



**Environmental
Planning
Commission**

Agenda Number: 1
Project #: PR-2018-001843
Plan #: TA-2025-00002
Special Hearing Date: October 28, 2025
Continued Hearing Date: November 20, 2025

Supplemental Staff Report

Applicant City of Albuquerque Planning
Department

Request Amendment to Integrated
Development Ordinance (IDO)
Text – Citywide

Location Citywide

Staff Recommendation

That a recommendation of APPROVAL of PR-2018-001843/TA-2025-00002 be forwarded to the City Council based on the Findings and subject to the Recommended Conditions of Approval in this report.

Staff Planners
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The request is for various legislative amendments to the text of the Integrated Development Ordinance (IDO) for the IDO Biennial Update required by IDO § 14-16-6-3(D). This request was heard at the October 28, 2025 special hearing and was continued to the regular November 20, 2025 hearing. This Supplemental Staff report includes additional analysis, revised findings, and revised Recommended Conditions of Approval based on the presentation, public comment and discussion by the EPC at the special hearing.

The proposed amendments are found in the spreadsheet “IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide.” (See attachment.) The spreadsheet provides the following information for each proposed change: item number, page number, IDO section reference, the proposed change, an explanation, and the source of the proposed change. The spreadsheet is the main component of the request.

The request is generally consistent with applicable Comprehensive Plan Goals and Policies that pertain to land use, implementation processes, and housing. The proposed changes are intended to address community-wide issues, foster economic development, and clarify regulatory procedures, while balancing these needs with the Comprehensive Plan Goals to protect and enhance existing neighborhoods.

As of this writing, Staff has received several public comments during the continuance period, mostly concerning housing. Staff recommends that the EPC forward a recommendation of Approval, subject to conditions, to the City Council. The conditions are needed to provide clarity and consistency moving forward.

Comments received before November 5th at 9 AM are attached to and addressed in this Staff Report.

Comments received before November 11th at 9 AM are attached, but not addressed in the staff report.

Statements of support or opposition received before November 18th at 9 AM (after publication of this report and more than 48 hours before the hearing) will be forwarded to the EPC for consideration at the hearing and are not attached to this report.

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I. INTRODUCTION

This request is for various citywide amendments to the text of the Integrated Development Ordinance (IDO) for the Biennial Update required by IDO § 14-16-6-3(D). The request, which would apply Citywide and constitutes the 2025 Biennial Update, was first heard at the October 28, 2025 special Environmental Planning Commission (EPC) hearing. After hearing staff presentations and taking public comment, the EPC voted to continue the hearing for a month the November 20, 2025 EPC hearing.

An application for a small area text amendment to CPO-7 – Martineztown/Santa Barbara was submitted separately and was reviewed and recommended for approval by the EPC at the October 28, 2025 meeting.

A spreadsheet¹ of approximately 150 proposed changes provides the following information:

- item number for tracking purposes,
- the page and section of the Effective IDO that would be changed,
- the page of the IDO Redline Exhibit that shows the change,
- the text proposed to change,
- an explanation of the purpose and/or intent of the change,
- its source, and
- a topic, if there are multiple, related changes.

The original Staff report includes the spreadsheet as an attachment, along with the previous Staff analysis and supporting materials from the October 28, 2025 EPC special hearing. This Supplemental Staff report includes additional analysis, revised findings, and revised Recommended Conditions of Approval based on the presentation, public comments, and discussion by the EPC at the special hearing.²

→ For subsections regarding Background, Request, Applicability and Environmental Planning Commission (EPC) Role, please refer to Section I. Introduction beginning on p. 4 of the October 28, 2025 Staff report.

II. ANALYSIS OF ORDINANCES, PLANS, AND POLICIES

→ Please refer to p. 5-22 of the October 28, 2025 Staff report for Staff's analysis of the review and decision criteria for Amendment to IDO Text – Citywide [IDO 14-16-6-7(D)(3)(a-c)], the City Charter, and Comprehensive Plan as applied to the request.

¹ Spreadsheet of Proposed Changes – Citywide: <https://abq-zone.com/node/1953>

² EPC Agendas, Cases, & Actions: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

III. PROPOSED AMENDMENTS & DISCUSSION

The proposed citywide text amendments are presented and explained in the spreadsheet “IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide.”³ (See [Attachment A](#)).

→ Please refer to p. 22-100 of the October 28, 2025 Staff report for Staff’s full analysis of key substantive, proposed changes.

The following section focuses on the proposed text amendments discussed at the October 28, 2025 EPC hearing for which significant comments were provided and/or questions were raised, as well as those amendments that have received additional comment by November 11, 2025. If a proposed text amendment was not discussed at the hearing and/or was not the subject of substantive comments, please refer to the original Staff report for an explanation.

For those amendments requiring additional discussion, an explanation of the proposed amendment is provided in plain text, followed by additional Staff analysis in *italic text*. For purposes of the Supplemental Staff report, the original policy analysis is not included, but a summary of the applicable policies is provided for reference. The emphasis is on what changes occurred during the continuance period.

Housing Changes to Allow More Options

→ Please refer to p. 22-40 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Dwelling, Multi-family – Use-specific Standards [IDO § 14-16-4-3(B)(8) – [Item #97](#)]

Amendment Summary:

The original proposal was to add a use-specific standard limiting the size of multi-family residential developments adjacent to low-density zone districts. Specifically, the original proposal would prohibit more than 6 dwelling units per building on lots that share a rear or side lot line with R-A or R-1 zone districts, or are across an alley from such zone districts, unless located in an Urban Center (UC), Main Street (MS), or Premium Transit (PT) area.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 4.1 Character, Goal 5.1 Centers & Corridors, and Goal 5.6 City Development Areas and their related policies and sub-policies, because it promotes transition in scale between higher-density residential uses and adjacent low-density residential uses and supports context-sensitive infill by restricting density.

The proposed amendment conflicts with Comp Plan Goal 9.1 Supply and Goal 9.3 Density:

³ Spreadsheet of Proposed Amendments: <https://abq-zone.com/2025-update-epc-spreadsheet-proposed-changes>

GOAL 9.1 SUPPLY: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The proposed amendment may conflict with Goal 9.1 by restricting the number of dwelling units per building in areas near low-density residential zones, which could reduce the overall housing supply and limit the feasibility of certain multi-family developments. By capping unit counts based on adjacency rather than infrastructure capacity or context, the amendment may constrain opportunities to provide a broader range of housing types in infill areas where they are otherwise allowed.

GOAL 9.3 DENSITY: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment may conflict with Goal 9.3 by limiting housing density in locations where multi-family development is otherwise allowed, including areas near Centers and Corridors. By imposing a unit cap based solely on adjacency to lower-density zones, regardless of infrastructure, services, or amenities, it may hinder efforts to locate higher-density housing in appropriate infill locations and reduce the effectiveness of other strategies aimed at supporting compact, efficient growth.

Update: During the public comment portion of the public hearing, there were members of the public and agency representatives who spoke against this amendment, expressing concern that restricting density where multi-family uses are allowed undermines the intent of expanding housing options citywide and encouraging more housing.

Since the October 28, 2025 hearing, staff received approximately three additional public comments in opposition to the proposal, citing concerns that this proposal unreasonably restricts density.

At the October 2025 EPC special hearing, staff presented a range of potential revisions to address concerns with the proposed amendment. These included adjusting where the limitation would apply, adjusting the number of units permitted, or combining both changes. EPC determined that the amendment should be removed in its entirety. Staff has prepared a recommended Condition of Approval for EPC review to reflect this change.

Dwelling, Single-family in the MX-T Zone District [Multiple IDO Sections – [Item #30](#)]

Amendment Summary:

The proposed amendment removes single-family dwellings as a permissive use in the MX-T zone district, which is intended to transition between residential neighborhoods and more intense commercial areas. Detached single-family dwellings do not support this transition and have been used as a standalone use (particularly on the West Side, where Zoning Map Amendments to residential zone districts in general and single-family developments in particular, are discouraged by the Comprehensive Plan [Sub-policy 5.2.1.j]). The amendment also removes

cluster development and cottage development (which typically consist of single-family dwellings) as allowed uses in MX-T in Table 4-2-1. It also revises the use-specific standards for cottage development in IDO § 14-16-4-3(B)(4) to remove reference to MX-T.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 5.2 Complete Communities, Goal 5.3 Efficient Development Patterns, and Goal 9.1 Supply and their related policies and sub-policies, because it would have prohibited new low-density, single-use residential development in mixed-use transition areas to reinforce the role of the MX-T zone district in supporting higher-intensity, mixed-use development patterns.

The proposed amendment may conflict with Comp Plan Goal 5.7 Implementation Processes, because removing single-family uses from the MX-T zone district could create new nonconformities, which may reduce predictability for property owners, and may undermine public trust in zoning processes intended to provide consistency and clarity.

Update: During the October 2025 EPC special hearing, Commissioners raised concerns that the amendment could limit housing choice and unnecessarily restrict market flexibility. Some questioned prohibiting single-family homes in the MX-T zone district while expanding other housing types in other zone districts, and noted that it could create nonconformities. Staff has prepared a condition to remove this amendment from the IDO update for EPC Review.

Overnight Shelter – Use Table and Use-specific Standards [Table 4-2-1 and IDO § 14-16-4-3(C)(6) – [Item #C-8](#)]

Amendment Summary:

This amendment proposed by Councilor Fiebelkorn modifies IDO Table 4-2-1 and IDO § 14-16-4-3(C)(6) to revise the standards for overnight shelters by allowing the use permissively in the zone districts where the use is allowed conditionally today, including MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM, if the shelter contains 10 or fewer beds, while continuing to require a Conditional Use approval for facilities with more than 10 beds.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 5.7 and Goal 9.4 Homelessness, because it addresses regulatory barriers for small-scale shelters and facilitates broader access to services for unhoused individuals by allowing these facilities in more locations without requiring the conditional use process.

The proposed amendment conflicts with Comp Plan Goal 4.2 Process:

GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

The proposed amendment may conflict with Comp Plan Goal 4.2 Process, because allowing small overnight shelters permissively would remove the Conditional Use process and associated public hearing, reducing opportunities for community input.

***Update:** During the October 2025 EPC special hearing, Commissioners expressed mixed views on the amendment. Some supported streamlining the process for smaller shelters to expand access to services more quickly, while others emphasized the importance of maintaining a public hearing process to ensure neighborhood input. The majority of Commissioners favored keeping the Conditional Use requirement for all overnight shelters to preserve the opportunity for public comment. Staff has prepared a condition to remove this amendment from the IDO update for EPC review.*

Safe Outdoor Spaces [IDO § 14-16-4-3(G)(9) – Items [#M-1](#), [#C-5](#), [#C-6](#)]

There are three competing proposals for changes to the use-specific standard for Safe Outdoor Spaces (SOS), submitted by Councilor Fiebelkorn, Councilor Rogers, and the Mayor. A full discussion for each change and a table comparing the amendments is provided on p. 37-40 of the October 28, 2025 Staff report.

1. SOS Amendment – Councilor Fiebelkorn (Item #C-6)

Amendment Summary:

This amendment to IDO § 14-16-4-3(G)(9)(e) revises the use-specific standards for SOS to remove the requirement that restrooms, hand washing stations, and showers be plumbed within two years of approval.

***Update:** The proposal in Item #C-6 to remove the permanent plumbing requirement for Safe Outdoor Spaces is reflected in the selected revised amendment, Item #C-5, as discussed below. As a result, the condition for Item #C-6 recommends not approving this item, since its content is addressed through the approval of Item #C-5 as revised.*

2. SOS Amendment – Councilor Rogers (Item #C-5)

Amendment Summary:

This amendment builds on Item #C-6 by removing the requirement for permanent plumbing, while adding further changes to increase flexibility. It allows Temporary Use permit extensions every 2 years following a compliance inspection, revises staffing requirements based on facility size, and allows supportive services to be provided off-site or through mobile providers.

***Update:** During the October 2025 EPC special hearing, Commissioners supported adopting Item #C-5, with revisions to incorporate select elements from the Item #M-1 proposal. Specifically, the EPC directed staff to retain the base of Item #C-5 and add the increased number of spaces/occupants that require distance separation, as well as include “income support services” in the list of supportive services. Staff has drafted a Condition of Approval reflecting these revisions for EPC review. The comparison chart below highlights the components from Item #M-1 that will be included in the proposed Condition of Approval for Item #C-5.*

3. SOS Amendment – Mayor (Item #M-1)

Amendment Summary:

This amendment to IDO § 14-16-4-3(G)(9) makes additional changes to Item #C-5. Proposed additions to Item #C-5 include extending the Temporary Use permit term from 2 to 5 years with 2-year renewals. It raises the thresholds for spacing requirements between SOS sites to more than 20 designated spaces or 30 occupants, with an exemption for sites under shared management. It also expands allowable supportive services to include income support services and revises staffing requirements to allow 24-hour on-call contact instead of on-site staffing for larger sites.

***Update:** During the October 2025 EPC special hearing, the EPC directed staff to revise the Condition of Approval for Item #C-5 to incorporate select elements from Item #M-1, specifically the increased threshold for when distance separation applies and the addition of “income support services” to the list of acceptable supportive services. As a result, the condition for Item #M-1 recommends not approving this item, since some of its content is addressed through the approval of Item #C-5 as revised.*

Amendment Comparison:

The table below summarizes the similarities and differences among these amendments, with red text indicating which elements were incorporated into the proposed Condition of Approval.

Topic	Item #M-1	Item #C-5	Item #C-6
Time Limit / Renewal	5-year limit, renewable every 2 years with inspection	2-year limit, renewable every 2 years with inspection	No change to the IDO
Distance Separation to other Safe Outdoor Spaces	- Increases number of spaces/occupants requiring distance separation from 10 to 20 spaces and 15 to 30 occupants - Specifies that separation distances don’t apply to sites operated by the same entity with a shared agreement/plan	No change to the IDO	No change to the IDO

Toilets / Showers / Plumbing	Removes permanent plumbing requirement	Removes permanent plumbing requirement	Removes permanent plumbing requirement
Security & Management Plans	<20 spaces: On-call support from 8 AM – 5 PM Monday through Friday >20 spaces: 24-hour on call-support - Contact information for on-call support provided to the City	<20 spaces: On-call support from 8 AM – 5 PM Monday through Friday >20 spaces: 24-hour on call-support - Contact information for on-call support available to residents, public, ABQ HHH Department	No change to the IDO
Supportive Services	- Requires 3 types of supportive services (on or off-site) within 90 days - Adds “income support services” to service list	- Requires 3 types of supportive services (on or off-site) within 90 days - Provides list of types of services that can be provided	No change to the IDO

Housing Changes to Lower Costs and Remove Barriers

→ Please refer to p. 40-58 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Contextual Residential Development Standards – Minimum Lot Size Requirements [IDO § 14-16-5-1(C)(2)(b) – [Item #C-9](#)]

Amendment Summary:

This amendment proposed by Councilor Baca removes the contextual standards for minimum lot size in IDO § 14-16-5-1(C)(4), which requires new low-density residential development to meet a percentage of the average lot size on the block. Specifically, the deleted provisions prohibit development on a lot smaller than 75% of the average lot size on the block, or 50% in or within 1,320 feet (1/4 mile) of Urban Centers, Main Street Corridors, and Premium Transit Corridors.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 9.3 Density and related policies, because it removes contextual lot size standards that can prevent subdivisions in existing neighborhoods. By allowing subdivisions based on base zone district standards, the amendment supports increased residential density in areas already served by infrastructure, enabling infill development that aligns with long-term growth and housing goals.

The proposed amendment conflicts with Comp Plan Goal 4.1 Character, 11.2 Goal Historic Assets, and may conflict with portions of Goal 9.3 Density and related policies, because it removes contextual lot size standards that help preserve the scale and pattern of established neighborhoods and subdivisions. While the proposed amendment supports increased density, it removes regulations that ensures new subdivisions will align with surrounding development, particularly in areas where lot size is a key component of neighborhood character.

Update: During the October 2025 EPC special hearing, Commissioners expressed concerns about the amendment's potential to conflict with adopted policies and emphasized the importance of maintaining context-sensitive development standards. With the approval of Item #92, which already reduces minimum residential lot sizes in the R-1 zone district, the majority of EPC commissioners did not support this amendment, since the broader IDO update addresses minimum lot size standards through other proposed changes. Staff has prepared a condition to remove this amendment from the IDO update for EPC review.

Parking

1. Minimum Parking Requirement for Accessory Dwelling Units [IDO Table 5-5-1 – [*Item #C-10*](#)]

Amendment Summary:

This amendment removes the off-street parking requirement for accessory dwelling units (ADUs), also known as casitas. This change aims to reduce barriers to constructing ADUs, particularly on smaller lots where adding a separate parking space may be physically infeasible.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 5.3 Efficient Development Patterns, Goal 7.4 Context-Sensitive Parking, Goal 9.1 Supply, and Goal 9.3 Density and related policies, because it supports efficient land use and housing density by removing parking requirements, enabling more feasible construction of accessory dwelling units while maintaining a context-sensitive approach to parking and site design.

The proposed amendment conflicts with Comp Plan Goal 4.1 Character:

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposed amendment may conflict with Comp Plan Goal 4.1 Character, because removing the off-street parking requirement for ADUs may lead to increased on-street parking in low-density residential areas, potentially impacting neighborhood character and generating concerns about compatibility with existing development patterns.

Update: During the October 2025 EPC special hearing, Commissioners expressed mixed views on the proposed removal of off-street parking requirements for accessory dwelling units (ADUs). While some supported reducing barriers to casita construction, others raised concerns about potential parking impacts in R-1 neighborhoods and emphasized that requiring at least one off-street space was reasonable in areas with limited parking availability. The majority of EPC Commissioners did not support this amendment. Staff has prepared a condition to remove this amendment from the IDO update for EPC review.

2. Parking Maximums [IDO § 14-16-5-5(C)(7) – [Item #C-11](#)]

Amendment Summary:

This amendment proposed by Councilor Fiebelkorn reduces the maximum number of off-street parking spaces by 20% in areas where parking maximums currently apply, including UC-AC-MS-PT areas.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 5.1 Centers & Corridors, Goal 5.3 Efficient Development Patterns, and Goal 7.4 Context-Sensitive Parking and related policies, because it encourages more efficient use of land and supports multimodal, walkable development patterns in Centers and Corridors by reducing excessive parking supply and promoting context-sensitive parking design.

The proposed amendment conflicts with Comp Plan Goal 5.7 Implementation Processes:

GOAL 5.7 IMPLEMENTATION PROCESSES: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The proposed amendment may conflict with Comp Plan Goal 5.7 Implementation Processes, because applying a flat 20% reduction to parking maximums may create administrative challenges, such as fractional parking calculations, that complicate implementation and reduce clarity for both applicants and staff.

Update: During the October 2025 EPC special hearing, Commissioners expressed mixed views on the proposed amendment. Some supported staff's broader approach to refine parking standards, which are reflected in Item #40, which Commissioners supported and included targeted reductions to minimum parking, added maximums for non-residential development, and eliminated minimums in Centers and Corridors. EPC discussed the need for changes to parking maximums and concerns about administrative complexity, particularly the unintended result of fractional parking ratios from applying a flat 20% reduction. The majority of EPC Commissioners did not support Item #C-11. Staff has prepared a condition to remove this amendment from the IDO update for EPC review.

3. Off-Street Parking Requirements [IDO § 14-16-5-5 – [Item #C-12](#)]

Amendment Summary:

This amendment comprehensively reduces off-street parking requirements by decreasing both the required minimum parking ratios for most land uses and increasing the parking reduction percentages available in designated growth areas. The amendment revises Table 5-5-1 by lowering the base parking ratios for multi-family, civic, commercial, and institutional uses by 20% across the board. Certain uses, such as single-family dwellings and temporary dwellings remain exempt from these reductions. Parking reductions as specified in IDO § 14-16-5-5(C)(5) for developments located within Centers, Corridors, and near transit or parks are also proposed to increase by 20%. This amendment conflicts with staff amendments which were supported by the EPC, including the following:

- [Item #36](#), which proposes different minimums for multi-family parking.
- [Item #37](#), which sets a different parking minimum for self-storage uses).
- [Item #40](#), which eliminates parking minimums in Centers and Corridors, reduces parking maximums for non-residential development, and eliminates parking maximums for residential development.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 5.1 Centers & Corridors, Goal 5.3 Efficient Development Patterns, and Goal 7.4 Context-Sensitive Parking and related policies, because it encourages more efficient use of land and supports walkable, multimodal development in Centers and Corridors by reducing excessive parking requirements and aligning parking supply with area context and transportation options.

Update: During the October 2025 EPC special hearing, the Commission supported staff's more targeted parking reforms, including Items #36, #37, and #40, which reduce parking requirements for specific uses and locations; however, there was less consensus around the proposal in Item #C-12 to reduce required parking for most uses by 20%. Commissioners raised concerns about administrative complexity, particularly the creation of fractional parking requirements from a flat percentage reduction.

Further discussion is needed to determine whether the EPC supports this broader change. The table below highlights the parking-related items that received EPC support, while the 20% reduction in Item #C-12 needs further discussion. Staff has prepared a Condition of Approval and Exhibit – Fiebelkorn – F – Off-street Parking Requirements to address this item and reconcile any conflicts for EPC review.

Category	Councilor Amendments (Items # C-11 and #C-12)	Staff Amendments
Parking Minimums (Reductions)	Item #C-12 - Reduces required parking for most uses by 20% [Needs further discussion]. - Exempts single-family detached, accessory dwelling units, campgrounds, and temporary dwellings. - Adds a 20% reduction in designated growth areas (centers, corridors, transit).	Item #36 - Reduces parking for multi-family dwellings. - Adds a built-in reduction for Workforce Housing. Item #37 - Reduces required parking for self-storage uses, citing low trip generation.
Parking Maximums	Item #C-11 Decreases maximum parking spaces by 20% where applicable.	Item #40 - Eliminates minimum parking in Centers + Corridors. - Adds maximums for non-residential development in Centers + Corridors.
Overall Approach	- Apply a uniform 20% reduction across most uses (with some exemptions) - Simplifies reductions but does not tailor standards to specific use types. - Percentage-based reductions can result in fractional parking requirements that are less intuitive to apply.	- Apply use-specific reductions (multi-family, self-storage) and structural changes (removing minimums, adding maximums). - More targeted to land use context and trip generation patterns, with standards calibrated to rounder ratios rather than broad percentage reductions that result in fractional requirements.

Motor Vehicle-related Uses

→ Please refer to p. 58-60 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Light Vehicle Fueling Station – Use-specific Standards [IDO § 14-16-4-3(D)(18) – [Items #24 and #25](#)]

Amendment Summary:

Amendments to IDO § 14-16-4-3(D)(18) revise the standards for Light Vehicle Fueling Stations to prohibit this use within 330 feet of any residential use in any Residential or Mixed-use zone district, rather than only in the MX-M and higher zone districts. A second amendment to § 14-16-4-3(D)(18)(m) removes the UC-MS-PT geographic qualifiers, so that an opaque wall or vegetative screen at least 3 feet high is now required along all street frontages citywide.

Policy Analysis Recap: The proposed amendment is consistent with Comp Plan Goal 5.3 Efficient Development Patterns, Goal 7.2 Pedestrian-Accessible Design, and Goal 13.5 Community Health and related policies, because it refines how potentially objectionable uses are located and designed, ensuring that fueling stations are more equitably distributed, better screened, and separated from residential areas. These changes promote efficient and context-sensitive development patterns, support pedestrian-friendly design, and protect community health by minimizing conflicts between incompatible uses.

The proposed amendment conflicts with Comp Plan Goal 5.7 Implementation Processes:

GOAL 5.7 IMPLEMENTATION PROCESSES: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The proposed amendment may conflict with Comp Plan Goal 5.7 Implementation Processes, because expanding distance and screening requirements for fueling stations may complicate implementation through added restrictions on development and create uncertainty for applicants.

Update: During the October 2025 EPC special hearing, Commissioners expressed mixed views on the proposed changes to fueling station standards. Some Commissioners supported the amendment, noting concerns about fumes, traffic impacts, and the need to protect residential neighborhoods from the health and quality-of-life impacts of nearby fueling stations. Others questioned whether additional restrictions were necessary, citing a lack of complaints in areas where gas stations are already located near homes and expressed concern about limiting access to fueling infrastructure in parts of the city. The majority of EPC Commissioners did not support the proposed amendments to light vehicle fueling stations. Staff has prepared a condition to remove this amendment from the IDO update for EPC review.

Food Systems

→ Please refer to p. 60-66 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Bodega – Use Table and Use-specific Standards [Table 4-2-1, IDO §14-16-4-3(B)(7), IDO §14-16-4-3(D)(37), IDO §14-16-4-3(D)(38) – Items [#M-2](#) and [#C-7](#)]

Amendment Summary:

Amendments to IDO Table 4-2-1 and related use-specific standards revise where and how small-scale retail uses (“bodegas” or “tienditas”) are allowed in residential zone districts. The changes allow general retail, grocery, and restaurant uses up to 5,000 square feet on corner lots in R-1, R-T, and R-ML zone districts, with additional provisions for live-work uses and a maximum size of either 3,000 square feet (Item #C-7) or 5,000 square feet (Item #M-2). Both amendments allow grocery stores up to 10,000 square feet in the MX-T zone district. Item #M-2 includes also adds restrictions on cannabis and nicotine retail in live-work dwellings. These changes support greater access to fresh food and neighborhood-serving businesses while maintaining limits on size and location to preserve residential character.

Update: During the October 2025 EPC special hearing, the Commission expressed support for Item #M-2, which includes many of the same provisions as Item #C-7 but allows a larger maximum building size of 5,000 square feet and prohibits cannabis and nicotine retail uses in live-work dwellings. Staff prepared a Condition of Approval recommending adoption of Item #M-2 and with the recommendation to not approve Item #C-7, since its content is addressed through Item #M-2 as revised.

Amendment Comparison:

The following table summarizes the similarities and differences between these amendments and uses red text to indicate the selected approach from the EPC.

Category	Item #C-7 Councilor Rogers	Item #M-2 Mayor
Dwelling, Live-Work	• Permissive in R-1, R-T, and R-ML on corner lots $\geq 5,000$ square feet • R-1: Limited to Retail/grocery/restaurant • Retail/grocery/restaurant limited to a total $\leq 3,000$ square feet	• Same locational limits • Disallows cannabis retail, nicotine retail as Live-work • Retail/grocery/restaurant limited to a total $\leq 5,000$ square feet
General Retail (Small)	• Limited to $\leq 5,000$ square feet • Permissive in residential zones on corner lots with collector or arterial • Conditional in residential zones if on the corner of 2 local streets	Same as Councilor Rogers

Grocery Store	• In MX-T: ≤ 10,000 square feet • In residential zones: ≤ 5,000 square feet • Allowed only on corner lots w/ collector or arterial	Same as Councilor Rogers
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Composting – Composting Facility – Use Table [IDO Table 4-2-1 – Items [#11](#) and [#15](#)]; Composting Facility – Use-specific Standards [IDO § 14-16-4-3(D) and IDO § 14-16-3(E) – Items [#21](#) and [#27](#)]; Composting Related Definitions [IDO § 14-16-7-1 – Items [#74](#), [#75](#), [#79](#)]

1. Composting Facility, Small/Medium and Large – Use Table (Items #11 and #15)

Amendment Summary:

Two amendments add composting facilities to the Use Table as defined and regulated uses. Small and Medium Composting Facilities (Item #11) are categorized as Agriculture and Animal-related Commercial Uses, while Large Composting Facilities (Item #15) are categorized as Waste and Recycling Industrial Uses.

Update: During the October 2025 EPC special hearing, Commissioners expressed concerns about expanding the IDO to include definitions and regulations for small and medium-scale composting facilities, citing potential enforcement challenges, odor impacts, and questions about the necessity of regulating smaller-scale composting.

Staff has proposed deleting Item #21 and prepared a Condition of Approval that limits composting regulations to large, industrial-scale facilities only, as proposed in Item #27. The EPC is asked to provide further feedback on whether regulations for large-scale composting should move forward as proposed. To support sustainability goals while maintaining neighborhood compatibility, a minor revision is also proposed to the definition of “Other Use Accessory to Residential Primary Use” to clarify that composting is allowed as part of multi-family residential development. A use-specific standard has also been added to require a setback for compost containers near low-density residential uses.

2. Composting Facility, Small/Medium and Large – Use-specific Standards (Items #21 and #27)

Amendment Summary:

Two amendments add use-specific standards for composting facilities to ensure basic protections for surrounding properties. Item #21 creates a new section for Composting Facility, Small/Medium, establishing limits on outdoor compost pile height and compost placement and hours of operation near residential and mixed-use zones. Item #27 builds on these standards to regulate Composting Facility, Large, adding stricter distance requirements, prohibiting facilities near Major Public Open Space, and clarifying outdoor storage expectations.

***Update:** Based on feedback received at the October 2025 EPC special hearing, Item #21 is proposed to be deleted from the IDO amendments, as small and medium-scale composting facilities are no longer proposed to be regulated as a defined use with associated use-specific standards. Item #27, which addresses regulations for large composting facilities, remains under consideration and needs further discussion by the Commission to determine whether composting should be regulated as proposed. Staff has prepared a draft Condition of Approval that reflects this revised direction and provides a framework should the Commission choose to proceed with regulation of large-scale composting facilities.*

3. Composting Facility – Definitions (Item #75)

Amendment Summary:

The original proposed amendment adds a new definition for Composting Facility and categorizes composting into three size-based tiers when used as a primary use: Small (up to ½ acre), Medium (½ acre to 2 acres), and Large (2+ acres).

***Update:** This item has been revised to regulate only large-scale composting facilities, as discussed above. The proposed definition for “Composting Facility” has been updated accordingly and no longer references size thresholds or accessory uses. Instead, accessory composting activities are addressed separately through proposed revisions to the definition and use-specific standards for “Other Use Accessory to Residential Primary Use.”*

Other Changes Related to Uses

→ Please refer to p. 66-71 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Other Changes Related to Parking and Transportation

→ Please refer to p. 71-73 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Landscaping

→ Please refer to p. 73-79 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Signs

→ Please refer to p. 79-81 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Streets, Lots, and Lighting

- Please refer to p. 81-83 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Walls and Fences

- Please refer to p. 83-85 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Historic Resources

- Please refer to p. 85-87 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Historic Protection Overlay Zone - Frontages [IDO § 14-16-3-5 – [Item #7](#)]

Amendment Summary:

This amendment creates a new type of Historic Protection Overlay (HPO) that applies to the first 25 feet from the front lot line or 20 feet from any street-facing façade of an existing building. It is intended to protect historic frontages and façades that are not currently regulated as City Landmarks, part of an existing HPO, or listed on the National Register. The amendment does not designate any specific properties at this time but instead establishes the framework for applying the overlay in the future.

***Update:** During the October 2025 EPC hearing, Commissioners raised questions about the proposed new type of Historic Protection Overlay (HPO), particularly how it would be applied and whether it was needed. Staff clarified that this HPO type would be optional and follow the same application and review process as other HPOs. The proposed overlay is intended to provide a tailored option for established subdivisions with a cohesive development pattern that may not meet all criteria for historic designation.*

Since the October 28, 2025 special hearing, staff received two public comments in opposition to the proposal, citing concerns that this may be a barrier to redevelopment.

The EPC did not provide direction on whether to retain or remove this proposed tool, so additional feedback from the Commission is needed to determine next steps.

Demolition Outside of an HPO [IDO § 14-16-6-6(B)(1) – [Item #63](#)]

Amendment Summary:

This amendment updates demolition review requirements to apply to all structures 50 years or older, replacing the previous cutoff of 1945. The change ensures that demolition review evolves over time and continues to protect historically significant resources as they age. Demolition

requests for 50+ year-old structures will be reviewed by Historic Preservation staff, typically within one day, to determine whether the structure has historic significance or character. Only buildings found to have potential significance would be referred to the Landmarks Commission for a 120-day review period to consider alternatives to demolition or to allow for documentation.

***Update:** During the October 2025 EPC special hearing, some EPC Commissioners suggested adding a condition to establish a specific time limit for staff to make this determination. After the hearing, staff confirmed that this issue is already addressed in IDO § 14-16-6-6(B)(2)(a) and (b), which require staff to complete demolition review within 5 days and schedule Landmarks Commission hearings accordingly. Since these procedures are already codified, Staff does not propose adding a separate condition of approval.*

Since the October 28, 2025 special hearing, staff received two public comments in opposition to the proposal, citing concerns that this may be a barrier to redevelopment.

Guidance from the EPC is needed on whether they are supportive of this proposed amendment, with the understanding that the IDO already establishes time limits for demolition review.

Infrastructure and Stormwater Management

→ Please refer to p. 87-91 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Negotiable Zone Districts

→ Please refer to p. 91-94 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Procedures

→ Please refer to p. 94-100 of the October 28, 2025 Staff report for a summary, explanation, and policy analysis for this topic.

Small Area Text Amendments [IDO § 14-16-6-4(D)(1) and Multiple IDO Subsections – [Item #M-3](#)]

Amendment Summary:

This amendment shifts legislative authority for creating or amending Character Protection Overlays (CPOs) and Historic Protection Overlays (HPOs) from City Council to the Environmental Planning Commission (EPC) and Landmarks Commission (LC), respectively, aligning the process with other zoning and historic designation decisions in the IDO. In addition, the amendment clarifies that at least 51% of property owners in a proposed Overlay Zone must agree in writing in order to request a new or amended overlay, ensuring that such requests reflect a clear majority of neighborhood support.

Policy Analysis Recap: The proposed amendment is consistent with Goal 5.7 Implementation Process and its related policies and sub-policies, because it clarifies and streamlines the process for establishing or amending Character and Historic Protection Overlays by assigning review authority to the appropriate appointed bodies.

The proposed amendment conflicts with Comp Plan Goal 4.2 Process:

GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

The proposed amendment conflicts with Comp Plan Goal 4.2 Process, because shifting decision-making authority from elected officials to appointed commissions may reduce perceived transparency and accountability in the public process, and conflicts with community expectations for how overlay zones should be created or amended.

***Update:** Public comment at the October 2025 EPC hearing was opposed to this amendment. Public comments stated a clear preference for keeping elected officials, rather than appointed commissions, as the decision-making bodies for creating or amending these overlays. EPC Commissioners also voiced concern that the proposed amendment was not aligned with public expectations and did not receive meaningful support.*

Since the October 28, 2025 hearing, staff received approximately two public comments in opposition to the proposal.

Based on this discussion, Staff has prepared a condition to remove this amendment from the IDO update for EPC review.

IV. PUBLIC OUTREACH

→ Please refer to p. 100 of the October 28, 2025 Staff report for information regarding meetings and presentations provided. All presentation materials can be found online at <https://abq-zone.com/ido-annual-update-2025>.

V. NOTICE

→ Please refer to p. 100-101 of the October 28, 2025 Staff report for information regarding required notice and additional notice provided.

VI. AGENCY & PUBLIC COMMENTS

→ Please refer to p. 101-102 of the October 28, 2025 Staff report for a discussion of comments from agencies, the public, and neighborhood representatives.

During the continuance period, Staff received several comments regarding the proposed Citywide text amendments. As of this writing, approximately 62 emails and/or attached letters were submitted related to the Citywide request, which are attached to this report.

The only Neighborhood Association submitted comments during the continuance period was the Santa Barbra Martineztown Neighborhood Association. The remaining comments were from individuals. Letters of support were provided by AARP New Mexico and Strong Towns Albuquerque. The individual comments are addressed in the body of the staff report in the relevant sections.

The majority of public comments expressed support for the proposed amendments, particularly those that increase housing options through duplexes, cottage developments, and casitas; reduce parking minimums; ease regulations for small overnight shelters and safe outdoor spaces; allow small-scale commercial uses such as bodegas in residential areas; and increase allowable building heights in targeted locations. Supportive comments highlighted the potential to improve housing affordability, support aging in place, and create more walkable, inclusive communities.

Additional letters raised objections to the cumulative effect of multiple changes to the IDO and expressed concerns about the erosion of neighborhood character and public input. One commenter raised concerns about the prevalence of template letters of support in the public record, arguing that they should carry less weight than original, detailed submissions that reflect individual perspectives. Staff notes, however, that all public comment is considered and included in the record for the commission to review, regardless of format, and it is not the role of staff to assign relative weight to different types of input.

VII. CONCLUSION

The request is for citywide text amendments to the IDO. The Planning Department has compiled approximately 150 proposed changes and analyzed them for the EPC's review and recommendation to the City Council. The request was heard at the October 28, 2025 Special EPC hearing and Continued to the regular November 20, 2025 hearing. This Supplemental Staff report includes additional analysis, revised findings, and revised Recommended Conditions of Approval based on the presentation, public comments, and discussion by the EPC at the special hearing.

The request meets relevant application and procedural requirements in [IDO § 14-16-6-7\(D\)](#) for citywide text amendments and is consistent with the Biennial Update process established by [IDO § 14-16-6-3\(D\)](#). This request meets the review and decision criteria for citywide text amendments in IDO § 14-16-6-7(D)(3).

The proposed changes are generally consistent with applicable Articles of the City Charter and a preponderance of applicable Comprehensive Plan Goals and Policies from Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 7: Urban Design, Chapter 8: Economic Development, Chapter 9: Housing, Chapter 11: Heritage Conservation, and Chapter 13: Resilience and Sustainability.

Planning Staff held online study sessions and open houses regarding the proposed changes. The request was announced in the Albuquerque Journal, on the ABC-Z project webpage, and by e-mail. The Planning Department provided notice to neighborhood representatives via e-mail as required, and via mail for those without an e-mail address on file.

Interested parties, including various neighborhood organizations and individuals, provided comments that address a variety of topics. Topics generating the most interest and/or concern are bodegas and increasing housing options. Some commenters expressed concern about the IDO update process and have questions about some of the proposed text amendments.

Public comments were received prior to (and after) publication of the original October 28, 2025 Staff report. Additional comments were received during the continuance period leading up to publication of the November 20, 2025 supplemental staff report.

Staff recommends that the EPC forward a recommendation of Approval to the City Council, subject to conditions for recommendation of Approval needed to provide consistency and clarity.

RECOMMENDED FINDINGS – TA-2025-00002

1. The request is for various Citywide, legislative amendments to the text of the Integrated Development Ordinance (IDO) for the Biennial Update required by IDO Subsection 14-16-6-3(D). The proposed Citywide amendments, when combined with the proposed Small-area amendments, are collectively known as the 2025 IDO Biennial Update.
2. These Citywide text amendments are accompanied by a proposed text amendment to a Small Area (Martineztown/Santa Barbara Character Protection Overlay Zone [CPO-7]) in the City, which was submitted separately pursuant to IDO Subsection 14-16-6-7(E) and is the subject of a separate staff report and a quasi-judicial action by the EPC.
3. The EPC's task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. This request is a legislative matter.
4. Since the 2023 update, Planning Staff identified amendments to the IDO that could be made to improve the clarity, enforcement, and effectiveness of existing regulations. Changes were also collected from the public, the Mayor, and City Councilors. Collectively, approximately 150 amendments have been gathered.
5. The citywide text amendments are presented and explained in a spreadsheet "[IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide](#)," which provides the following information: item number for tracking purposes, the page and section of the IDO that would be modified, the text proposed to change, an explanation of the purpose and/or intent of the change, and its source.

6. The City Charter, the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The proposed IDO text amendments apply citywide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands owned or controlled by another jurisdiction, such as the State of New Mexico or federal lands. Properties in unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.
8. The request is generally consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive Plan and help guide future legislation.
 - B. Article IX, Environmental Protection. The proposed citywide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the implementation instrument for the City's Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees would have updated and clarified regulations to help facilitate effective administration of City policy in this area.
 - C. Article XVII, Planning.
 - i. Section 1. Amending the IDO through the biennial update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the city is consistent with the intent of any other plans and ordinances that the Council adopts.
 - ii. Section 2. Amending the IDO through the biennial update process will help the Administration to implement the Comprehensive Plan vision for future growth and development and will help with the enforcement and administration of land use plans.
9. The Comprehensive Plan and the IDO were developed together and are mutually supportive. The overarching purpose of the IDO is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public [§ 14-16-1-3].
10. The request is generally consistent with the following, applicable Goal and Policies in Chapter 4: Community Identity:
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities

The proposed amendments would expand housing options, particularly in Centers and Corridors, while retaining contextual standards and neighborhood edge protections to help ensure that new development protects and preserves existing neighborhood character. These changes enable more diverse housing types that meet evolving community needs without compromising the identity of established neighborhoods.

- B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendments allow a broader range of residential development options such as duplexes, townhouses, multi-family, and cottage developments at a scale that protects the identity and cohesiveness of existing neighborhoods. Updated dimensional standards, use-specific standards, and articulation requirements ensure that new development is compatible in form and character. The proposed zoning map conversions focus growth near Major Transit areas and Activity Centers, helping to minimize development pressure on neighborhoods.

- C. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality

The proposed amendments enhance neighborhood vitality through increased flexibility for context-appropriate housing, including cottage developments, duplexes, and accessory dwelling units (“casitas”). These same housing options are part of traditional communities that developed prior to the adoption of zoning, which limited residential options in most neighborhoods to single-family dwellings only. These housing options help meet changing household needs while preserving neighborhood scale and character. Protections such as contextual standards, neighborhood edge standards, and use-specific standards help ensure that new development does not disrupt existing communities. The amendments also refine allowed uses in certain zone districts to preserve their intended purpose, such as removing townhouses and multi-family housing from the R-MC zone district to maintain manufactured home communities, which typically offer more affordable housing options. Similarly, removing single-family detached housing from the MX-T zone district helps ensure that land near transit and commercial areas remain available for mixed-use development.

11. The request is generally consistent with the following, applicable Goals and Policies in Chapter 5: Land Use:

- A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors

The proposed amendments focus growth in Centers and Corridors through zoning map conversions and increased development potential in transit-served areas and areas with existing infrastructure. Height bonuses, elimination of parking minimums, and establishment of parking maximums in Urban Centers, Premium Transit, and Main Street areas incentivize higher-density, walkable development in the places designated by the Comprehensive Plan as the most appropriate to absorb growth, increase density, and develop in a transit-oriented, walkable pattern. Expanded housing options at a neighborhood scale, combined with targeted zoning strategies, help reinforce a connected network of vibrant, multi-modal places that support both local character and citywide mobility.

- B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed amendments direct regional growth toward Centers and Corridors through both legislative zoning conversions and targeted development incentives. Legislative zoning conversions expand the range of permissive uses and allowable heights in Major Transit and Activity Centers, reinforcing these areas as appropriate for new housing and mixed-use development. Reductions in parking minimums, establishment of parking maximums for non-residential uses, and added bonuses for height in transit-served areas incentivize additional density and walkable projects where infrastructure already exists. Together, these changes help shape growth into more sustainable patterns that align with the Comprehensive Plan vision for a connected network of vibrant Centers and Corridors.

- C. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The proposed amendments direct more intense development to designated Centers and Corridors while maintaining stability in surrounding neighborhoods. Legislative zoning conversions concentrate higher-density residential and mixed-use options near Major Transit and Activity Centers, reinforcing these areas as appropriate locations for growth. Height bonuses, reduced parking requirements, and new parking maximums further incentivize intensity in these development areas, while contextual and edge standards remain in place to ensure compatible scale in Areas of Consistency. In addition, the removal of single-family uses from the MX-T zone district would ensure that land near transit and commercial corridors is reserved for higher-intensity mixed-use development.

- D. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The proposed amendments foster mixed-use Activity Centers with a broader range of housing, services, and amenities. Legislative zoning conversions expand opportunities for residential and non-residential uses in these areas, ensuring that growth is concentrated where infrastructure and transit access already exist. Height bonuses and parking reforms further incentivize compact, walkable development patterns that integrate housing with nearby businesses and services. These changes reinforce Activity Centers as vibrant, mixed-use places that meet the daily needs of residents and support healthy, active lifestyles.

- E. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.
- F. The proposed amendments prioritize pedestrian-oriented, transit-supportive development along Major Transit corridors. Legislative zoning conversions expand residential and mixed-use options within Major Transit corridors, focusing growth in areas most accessible to frequent transit service. Height bonuses, reduced parking requirements, and new parking maximums for non-residential development incentivize denser, walkable development patterns that shift emphasis away from auto-oriented design and toward pedestrian comfort and connectivity. Together, these changes help strengthen Major Transit Corridors as vibrant, mixed-use places that support high-frequency transit and active pedestrian activity.
- G. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The proposed amendments enable a broader mix of housing types such as duplexes, townhouses, multi-family, and cottage developments in Major Transit areas and Activity Centers, connecting residential opportunities to areas with essential non-residential uses like grocery stores and medical offices. Other amendments that would make it easier to build casitas, expand housing options to reflect changing household needs and lifestyles. Together, these changes build on Center and Corridor policies to foster more complete, resilient communities where residents can access housing, jobs, and services in the same area

- H. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendments allow a wider range of residential uses in Activity Centers and Major Transit Corridors to increase housing options within close proximity to goods and services. Zoning conversions to mixed-use zone districts and proposed changes to allow retail, grocery stores, and live-work uses closer to neighborhoods open opportunities to make goods and services more accessible existing households. Updates to use permissions in specific zone districts, such as reserving MX-T for mixed-use development and R-MC for manufactured home communities, help ensure land is used efficiently to support healthy, sustainable, and distinct communities.

- I. Sub-policy 5.2.1.e: Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors;

The proposed amendments encourage higher-density housing in designated Centers and Corridors through legislative zoning conversions, height bonuses, and reduced parking requirements. These changes focus residential growth in transit-served areas where increased density is most appropriate and sustainable.

- ii. In areas with good street connectivity and convenient access to transit;

The proposed amendments direct higher-density housing to areas with strong street networks and transit access. Height bonuses, reduced parking requirements, and legislative zoning conversions reinforce compact development patterns that maximize connectivity and support transit use.

- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;

The proposed amendments allow higher-density housing in areas where mixed densities already exist and infrastructure can support additional growth.

- iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;

The proposed amendments expand housing options in single-family areas where conditions support transitions to higher density zone districts. Contextual and edge buffer standards ensure new development remains compatible with adjacent residential character.

- v. In areas where a transition is needed between single-family homes and much more intensive development.

The proposed amendments encourage higher-density housing and more housing options as a transition between single-family neighborhoods and more intensive development. Dimensional and design standards help maintain compatibility and provide an appropriate buffer in these areas

- J. Sub-policy 5.2.1.g: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed amendments encourage infill development through expanded allowances for duplexes, townhouses, cottage developments, and accessory dwelling units. Updated standards ensure these housing types add complementary options while remaining compatible in form and scale with surrounding neighborhoods.

- K. Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed amendments encourage more efficient use of land through expanded housing options that can make better use of underutilized lots without requiring new infrastructure. Changes to dimensional standards, parking requirements, and building heights in key growth areas help maximize development potential in places already served by transit, utilities, and public services. These updates support infill and redevelopment that leverages existing investments to benefit the broader community.

- L. Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed amendments aim to refine how potentially objectionable uses are regulated to ensure they are more equitably and consistently distributed across the city. Car washes and light vehicle repair are proposed to be changed to conditional uses in some mixed-use zone districts to reflect how they are allowed elsewhere, requiring case-by-case review and appropriate mitigation of impacts. For gas stations, new requirements citywide include screening along street frontages and increased separation from residential uses, helping ensure that these uses are located and designed in a way that respects surrounding communities while still serving citywide needs. Similarly, updated standards for overnight shelters and Safe Outdoor Spaces establish clear requirements to ensure compatibility with surrounding neighborhoods while continuing to provide these important services to residents in need.

- M. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed amendments facilitate infill development in areas with existing infrastructure and services, particularly within designated Centers and Corridors. These areas have been identified as having the greatest capacity to accommodate growth due to their access to transit, utilities, and public facilities. Amendments that increase housing flexibility and allow for higher-intensity development in these locations help direct growth where it can be most efficiently supported, reducing pressure to extend infrastructure into undeveloped areas.

- N. Policy 5.4.1 Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

The proposed amendments encourage higher-density housing types such as multi-family, duplexes, and townhouses in areas near jobs, including Activity Centers and Major Transit areas. At the same time, single-family detached housing is being removed as a permissive use in the MX-T zone to ensure that land near employment centers remains available for mixed-use or higher-intensity residential development. These changes help align housing opportunities with job access, reduce commute times, and add infill housing options east of the Rio Grande, where the majority of the city's jobs are located.

O. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

Sub-policy 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The proposed amendments would add capacity for job growth on the West Side through zoning conversions from Residential to Mixed-use zone districts along Major Transit Corridors (Coors Blvd. and Golf Course Rd.) and in Activity Centers (West Route 66, 98th/Gibson). Expanded allowed uses to commercial and office uses, combined with reduced parking requirements with new maximums, increase the feasibility of employment-generating development west of the Rio Grande and helps foster job creation closer to where people live, reducing pressure on river crossings.

P. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed amendments encourage more intense development and a broader mix of housing options in Areas of Change, including through zoning conversions in Activity Centers and Major Transit Corridors. These changes help focus growth where infrastructure and services already exist. At the same time, development in and near Areas of Consistency remains subject to contextual and neighborhood edge standards that ensure new projects align with the scale and character of surrounding neighborhoods. This approach balances growth with preservation to support a more intentional development pattern citywide

Q. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas, where change is encouraged.

The proposed amendments allow additional housing choices in Activity Centers and Major Transit areas, along with increased building heights in all Centers and Corridors to support more intensive development in these areas. Several amendments also focus specifically on Metropolitan Redevelopment Areas, including expanded usable open space options for residential conversions in Downtown and the removal of minimum parking requirements, with new parking maximums established in Centers and Corridors to support more efficient, walkable development.

- R. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed amendments reinforce the character of existing single-family neighborhoods and other Areas of Consistency through context-sensitive development standards, such as limiting the number of multi-family units near R-A and R-1 properties. Several amendments also enhance the protection of parks and Major Public Open Space by adding the City's Parks and Recreation Department as a reviewing agency for EPC site plans that are within 660 feet of Major Public Open Space.

- S. Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The proposed amendments strengthen standards that ensure appropriate transitions between more intensive development in Areas of Change and established neighborhoods in Areas of Consistency. Additional contextual design standards, such as façade articulation requirements for multi-family development, further reinforce compatibility by breaking up building mass and ensuring that larger projects respond to surrounding neighborhood character. Together, these amendments help balance the need for growth in designated Centers and Corridors with the protection of nearby established neighborhoods, creating a more intentional and context-sensitive transition

- T. Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

The proposed amendments remove regulatory barriers to implement Comp Plan Goals and Policies for housing options, infill development, and transit-oriented development. Housing updates include new allowances for cottage development, casita height and size flexibility, and zoning conversions near Activity Centers and Major Transit. Parking changes eliminate minimums in Centers and Corridors, introduce maximums for non-residential uses, and revise EV requirements to reduce costs while meeting demand. Other amendments establish modern regulations for composting facilities, clarify use standards in NR-SU zones, and add protections for historic building frontages. Together, these changes reflect priorities around housing, climate resilience, and neighborhood character, making the IDO more adaptable to current and future needs.

- U. Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

The proposed amendments streamline key development processes to reduce delays and improve clarity in processes. Updates include streamlining requirements for Alternative Signage Plans, allowing more changes to be handled as Minor Amendments (such as additional housing units, with a total cumulative maximum increase of 10% or 5 units, whichever is higher), and clarifying the process for amending Framework Plans and Pre-IDO approvals. Bulk land plat procedures are also revised to align with Site Plan timing, and clarifying the procedures for development in negotiable zone districts. These changes help make the review process faster, more predictable, and easier to navigate.

12. The request is generally consistent with the following, applicable Goals and policies in Chapter 7: Urban Design:

A. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposed amendments reinforce design standards that respond to local context and character. Updates include stronger façade articulation requirements for multi-family housing outside of UC-MS-PT areas, added protections for historic building frontages, updated landscaping standards, and standards which allow for more neon signage in Main Street areas. These changes preserve existing community features while establishing reasonable requirements for new development to ensure harmonious design.

B. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed amendments provide incentives that reinforce local identity. Updates to signage regulations expand incentives for neon signs in Main Street areas and allow for the relocation of historic signage, supporting the unique character of corridors like Central and Broadway where vintage signage is part of the streetscape and neighborhood character. Landscaping updates further reinforce community character by emphasizing climate-appropriate plantings and healthier soil standards that enhance the look and feel of neighborhoods while reflecting their distinct desert identity. Together, these changes help preserve and celebrate neighborhood personality, especially in mixed-use areas where visual identity plays a key role in placemaking.

i. Action 7.3.2.3: Establish regulatory protections for single-family residential neighborhoods and historic areas to ensure compatible new development.

The proposed amendments help implement an action for Policy 7.3.2 by strengthening protections for historic resources that contribute to neighborhood identity and sense of place. A new type of Historic Protection Overlay zone would help preserve the street-facing facades of older buildings, particularly in areas that are not otherwise designated for historic protection. In addition, the City would review demolition requests for any structure over 50 years old, which would replace the 1945 cutoff to better protect mid-century buildings that shape the character of Albuquerque's older neighborhoods. These changes ensure that context and community identity are considered before permanent alterations occur

- C. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendments expand infill opportunities that correlate to neighborhood form and scale. Allowing cottage development on more parcels throughout the city encourages context-sensitive housing that fits within lots on existing blocks. Revised building height and footprint limits for accessory dwelling units also make it easier to build modest infill that complements existing homes. Paired with targeted zoning conversions near Centers and Corridors, these changes enable more flexible housing types without disrupting the visual character of established neighborhoods.

- D. Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The proposed amendments would improve design standards that shape development across the city. Updates include strengthened articulation requirements for multi-family façades outside of UC-MS-PT areas, additional screening standards for gas stations, and more flexibility for neon signage in Main Street areas.

- E. Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

The proposed amendments adjust parking requirements based on their context, aligning parking requirements with the form and function of different areas across the city. In Centers and Corridors, where infrastructure, transit access, and planning policy support more intensive development, new parking maximums would be established for non-residential uses to discourage oversized surface parking lots and support walkable, mixed-use development. At the same time, minimum parking requirements would be eliminated in Centers and Corridors, allowing developers to tailor parking supply to the demand of the specific project, reducing barriers to infill, lowering development costs, and avoiding overbuilt parking lots to support more walkable, mixed-use environments. In addition, parking calculations for multi-family housing, EV charging, and self-storage have been refined to reflect development trends and ensure that parking requirements better match the operations of these uses. Together, these changes support more human-focused design and help reduce the dominance of parking in areas intended for higher-intensity, transit-oriented growth.

- F. Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

The proposed amendments reduce the likelihood of overbuilt, visually dominant parking lots in Centers and Corridors. New parking maximums for non-residential uses in Centers and Corridors help prevent excessive parking that detracts from the built environment and undermines walkability. Where additional parking is proposed, incentives are provided for higher-quality design: shade structures, permeable paving, bioswales, larger trees, and EV infrastructure can all exempt parking spaces from counting toward the maximum. Overall, the amendments support more efficient, sustainable, and attractive parking facilities that align with the context of compact, human-scaled development.

- G. Goal 7.5 Context-sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed amendments promote development patterns and site design strategies that are adapted to Albuquerque's arid climate. New language references the Bernalillo County Green Stormwater Infrastructure standards, ensuring that landscape and drainage design incorporates low-impact techniques that reduce runoff and improve water quality. Landscaping updates strengthen climate responsiveness by requiring planting suited to Albuquerque's high desert conditions and integrating vegetative coverage standards that conserve water while improving shade, stormwater retention, and cooling benefits. Reduced parking requirements and new parking maximums for non-residential uses in Centers and Corridors help limit impervious surfaces, while expanded allowances for infill housing makes more efficient use of land and reduces pressure to extend development into undeveloped areas. Together, these changes support a more climate-responsive built environment that uses land and water more sustainably.

- H. Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed amendments encourage landscape treatments that are adapted to Albuquerque's high desert climate while also enhancing ecological function and design flexibility. Updates to the purpose statement for landscaping requirements expand the intent to include climate resilience and public health benefits, such as stormwater retention, air purification, and mitigation of the urban heat island effect. Edits related to the use of the Official Albuquerque Plant Palette, minimum soil depth, and required tree/shrub placement reinforce climate-appropriate planting strategies and long-term vegetation health. By clarifying the use of overlapping vegetative coverage and expanding acceptable groundcover and buffer materials, the amendments support sustainable, water-wise landscaping without sacrificing visual quality or coverage requirements. Flexibility to use alternative plant species (if they meet City and Water Authority criteria) further enables creative site design that still respects the regional landscape. Together, these changes promote a consistent desert-appropriate aesthetic while reinforcing Albuquerque's identity and sense of place through intentional, context-sensitive landscaping.

- I. Goal 7.6 Context-sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed amendments align infrastructure design with intended densities and development patterns to promote efficient growth and conserve resources. Legislative zoning conversions focus higher-intensity development in Centers, Corridors, and transit-served areas, making more effective use of existing infrastructure and minimizing the need for costly extensions. Parking amendments reduce impervious surfaces and stormwater runoff, while updated landscaping standards incorporate climate-appropriate plantings, soil health requirements, and stormwater retention practices. Clarified standards for utilities and site design ensure that infrastructure is placed and maintained in a way that protects surrounding neighborhoods and reduces long-term maintenance costs. Together, these changes support a more sustainable development pattern that matches infrastructure investment to context and need.

- J. Policy 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The proposed amendments tailor stormwater treatment practices to the scale and intensity of development. References to the Bernalillo County Green Stormwater Infrastructure (GSI) standards ensure that techniques such as permeable surfaces, vegetated areas, and decentralized retention systems are integrated into new projects in ways that match their context. Updates to landscaping, soil depth requirements, and parking regulations reinforce on-site stormwater management, reducing runoff and aligning stormwater practices with the density and design of each development type, consistent with Policy 7.6.1 Stormwater Treatments.

- i. Action 7.6.1.1 Stormwater Treatments: Develop technical standards that follow best practices for stormwater design and management in each development context.

Staff notes that the proposed amendments help accomplish Action 7.6.1.1 by incorporating the Bernalillo County Green Stormwater Infrastructure (GSI) standards into IDO requirements for new development. These standards promote low-impact, decentralized stormwater solutions, such as permeable pavement, bioswales, and vegetated buffers, that are best suited to the high desert climate. By integrating these best practices into the IDO, the amendments ensure that stormwater is managed on-site in ways that reduce runoff, improves water quality, and supports long-term resilience. Parking-related updates also incentivize green infrastructure in areas with established parking maximums, by exempting permeable and bioswale-connected spaces from new parking maximums, reinforcing the link between site design and environmental performance

13. The request is generally consistent with the following, applicable Goals and Policies in Chapter 8: Economic Development:

A. Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The proposed amendments are intended to foster vibrant, enduring places where both residents and businesses can thrive. Expanded housing options, including duplexes, townhouses, cottage developments, and accessory dwelling units, provide choices at densities that support households across all life stages while reinforcing mixed-use activity in Centers and Corridors. Administrative updates streamline development procedures, while refinements to use-specific standards to allow more permissive uses such as bodegas helps sustain local enterprise. Updates to landscaping and required parking further enhance the public realm, supporting placemaking that attracts talent, investment, and long-term community vitality.

B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed amendments help foster a wider range of places with varying intensities, uses, and building forms that encourage economic opportunity. Zoning conversions and building height changes in Major Transit and Activity Centers expand capacity for higher-density, mixed-use development, while expanded housing types and small business flexibility broaden the mix of options citywide. These updates create diverse contexts that support both local enterprise and long-term economic growth.

C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed amendments create more flexibility for reinvestment, entrepreneurship, and adaptive reuse. Updates like expanded opportunities for home daycare facilities, catering service, composting facilities and cottage development, clearer standards for live-work units, and reduced parking requirements in Centers and Corridors lower costs and make it easier for small businesses and infill housing developers to respond to market needs. Protecting historic

façades and allowing creative signage like rooftop signs and neon also helps reinforce local identity, which supports both economic vitality and quality of life.

14. The request is generally consistent with the following, applicable Goals and Policies in Chapter 9: Housing:

- A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The proposed amendments expand the types of housing allowed throughout the city and reducing barriers to their development. Cottage development would be allowed on smaller sites, and barriers to constructing accessory dwelling units are reduced by allowing more flexibility in height and footprint. Zoning map conversions in Activity Centers and Major Transit areas create more opportunities for housing types beyond single-family detached units. Reductions in parking requirements help lower development costs. Together, these changes make it easier to deliver a broader mix of housing types at a variety of price points.

- B. Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The proposed amendments expand housing choices for both property owners and future residents. Additional opportunities for accessory dwelling units offer flexibility to age in place, house a relative, or generate rental income on a single lot. New allowances from proposed residential up-zones make it possible to add additional units or a mixture of uses while maintaining neighborhood scale and creating opportunities for people to live in different types of homes at different price points. These changes support a wider range of living situations and give households more options to stay in the communities they already call home.

- C. Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed-income housing options throughout the area.

The proposed amendments encourage mixed-income housing through infill development and strategic up-zoning. Zoning conversions in Activity Centers and Major Transit areas allow a broader range of housing types, such as duplexes, townhouses, and multi-family, in areas with access to transit, infrastructure, and daily services. These changes support mixed-use and higher-density projects that can include units at different sizes, ownership options, and price points. By expanding where these options are allowed, the amendments help integrate affordable housing into more neighborhoods and reduce segregation by income, consistent with Policy 9.1.2 Affordability.

- D. Goal 9.2 Sustainable Design: Promote sustainable design that is compatible with surrounding contexts, including both the natural and built environments.

The proposed amendments promote sustainable design practices that respond to both the built and natural environment. Landscaping updates require climate-appropriate plantings, soil health standards, and stormwater retention measures that conserve water and support long-term resilience. Parking amendments reduce impervious surfaces and urban heat impacts, while contextual design standards ensure new development remains compatible with surrounding neighborhoods. Together, these changes align sustainable site and building design with the high desert climate and community context.

- E. Policy 9.2.3 Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

The proposed amendments enable more clustered housing types and providing flexible ways to meet open space requirements where traditional layouts are not feasible. Updates to cottage development standards allow this small-scale, community-oriented housing type to be built on smaller lots, creating shared open spaces within compact infill projects. In the MX-FB-UD zone, new alternatives are provided for residential conversions in existing buildings that physically cannot accommodate new open space. These changes expand housing choices while continuing to prioritize quality of life and shared gathering spaces.

- F. Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

The proposed amendments encourage infill development in areas with existing infrastructure, where housing can be developed more efficiently and at lower cost. Removing parking minimums in Centers and Corridors, help further lower development costs and allow more flexibility in site design. To support a more efficient review process, preliminary and final plats have been consolidated into a single review step, streamlining the process for applicable projects without reducing standards.

- G. Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs.

The proposed amendments align development standards with the goals of local affordable housing initiatives. Reduced parking requirements for workforce housing units help lower upfront construction costs and ongoing maintenance expenses, making affordable projects more feasible. Updates to allow smaller-scale housing types, such as duplexes, casitas, and cottage developments, in more zone districts also increase the range of affordable housing options that can be pursued without the need for discretionary approvals. These regulatory adjustments function as incentives by removing barriers and increasing predictability for affordable housing providers.

15. The request is generally consistent with Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity, from Chapter 11: Heritage Conservation.

The proposed amendments expand protections for buildings that contribute to the city's historic character. A new Historic Protection Overlay frontage zone can be used to help preserve the façades and architectural features of significant buildings, even when they are not formally designated landmarks or within a designated HPO-district. Demolition review has been updated to apply to structures 50 years or older, replacing the arbitrary 1945 threshold. This review is completed administratively by historic preservation staff and is not anticipated to add time or cost for properties without historic significance. These changes ensure the City has the opportunity to evaluate buildings that may reflect community history before demolition, while avoiding unnecessary delays for routine development.

16. The request is generally consistent with the following Goal and Policy in Chapter 13: Resilience and Sustainability.

- A. Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The proposed amendments promote more compact, resource-efficient development patterns. Allowing more infill development in Centers and Corridors helps reduce sprawl and vehicle miles traveled. Eliminating parking minimums and introducing parking maximums for non-residential uses in these areas also reduces impervious surface and encourages alternative transportation. In addition, new requirements to use Bernalillo County's Green Stormwater Infrastructure standards support climate adaptation by improving water quality and promoting on-site infiltration. In addition, composting is introduced and regulated as a defined use, providing a framework to support waste reduction and more sustainable resource management. Together, these changes help lower emissions and make the built environment more resilient to climate impacts.

- B. Policy 13.1.1 Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.

The proposed amendments promote development that uses land, water, and energy more efficiently. Infill housing options reduce pressure to expand into undeveloped areas, preserving natural land and minimizing the need for new infrastructure. Parking reforms, such as eliminating minimums and introducing context-sensitive maximums, reduce paved surfaces and support less car-dependent lifestyles. Updates also encourage the use of green infrastructure, such as permeable pavement and bioswales, which help manage stormwater while enhancing natural systems in the urban environment.

17. In addition to the general Goals and Policies noted above, Key substantive changes were analyzed further. These amendments include: Housing Changes to Allow More Options; Housing Changes to Lower Costs and Remove Barriers; Motor Vehicle-related Uses; Food System; Other Changes Related to Uses; Changes Related to Parking and Transportation; Landscaping; Signs; Streets, Lots, and Lighting; Walls and Fences; Historic Resources Infrastructure and Stormwater Management; Negotiable Zone Districts; and Procedures. These changes were analyzed further and a discussion is provided in the October 28, 2025 Staff Report.

18. The amendments regarding Housing Changes are consistent with the following Goals and Policies from the Comp Plan:

- A. Sub-policy 5.2.1.j: Discourage zone changes to detached single-family residential uses on the West Side.

The proposed housing amendments discourage further expansion of detached single-family housing on the West Side. Removing single-family dwellings as an allowed use in the MX-T zone and focusing zoning conversions in Major Transit areas and Activity Centers helps prevent additional low-density development where it is inconsistent with the Comprehensive Plan. These changes reinforce the intent to balance jobs and housing across the city and reduce development patterns that exacerbate congestion at river crossings, consistent with Sub-policy 5.2.1.j.

- B. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposed amendments remove regulatory barriers that limit residential development in established areas with existing employment and services. By simplifying dimensional standards and eliminating contextual lot size requirements, the amendments make it easier to add housing options on infill sites east of the river where jobs are concentrated, helping to reduce commute pressures and congestion at river crossings. At the same time, related zoning conversions in Major Transit and Activity Center areas expand opportunities for mixed-use development that can integrate both housing and employment. Together, these changes promote a more balanced distribution of jobs and housing across the city while reinforcing targeted job growth opportunities on the West Side.

- C. Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The proposed housing amendments convert lower-density residential zones to mixed-use and higher-intensity zone districts within Major Transit areas and Activity Centers, ensuring that appropriately zoned land is available to accommodate employment growth. By allowing a broader range of non-residential and mixed-use development in these strategic locations, the amendments help maintain land capacity for future job centers while balancing housing needs. This approach directs employment opportunities to areas with transit access and existing infrastructure, supporting long-term economic vitality and sustainable growth.

- D. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

- i. The proposed amendments generally allow increased housing density in Major Transit and Activity Center areas, where infrastructure is already in place. Revisions to use-specific standards for residential uses expand opportunities for a mix of housing types as infill development in areas near services and amenities. Concentrating additional housing in these locations reinforces compact, mixed-use development patterns and ensures efficient use of existing infrastructure.

- ii. The proposed amendment in Item #C-9 would remove contextual lot size standards that can prevent subdivision on infill sites, particularly in older neighborhoods with irregular lot patterns. By allowing subdivisions to default to the base zone district minimums, the amendment enables additional housing opportunities in areas that are already served by infrastructure and services. This approach supports increased density in appropriate locations while maintaining access requirements and utility easements to ensure new development can be adequately supported.
- E. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.
- F. The proposed amendments expand housing options such as duplexes, townhouses, accessory dwelling units, and cottage developments in residential areas while maintaining many contextual standards that respect surrounding scale. These changes encourage modest density increases near existing services and complementary uses, helping to integrate new housing into established neighborhoods without disrupting their character.
- G. Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

The proposed amendments update standards for overnight shelters and Safe Outdoor Spaces (SOS) to expand access to services for people experiencing homelessness while ensuring compatibility with surrounding neighborhoods. Smaller-scale shelters have been allowed more permissively to reduce barriers to entry. Proposed revisions to SOS standards provide more flexibility in operations and management while requiring access to supportive services. Together, these amendments balance neighborhood compatibility with the City's commitment to making homelessness rare, brief, and non-recurring.
- H. Policy 9.4.1 Best Practices: Implement an appropriate and effective model to address chronic homelessness.

The proposed amendments revise standards for Safe Outdoor Spaces (SOS) to make them more viable as a short-term housing option and pathway to stability. Updates provide greater flexibility in management and infrastructure requirements, ensuring these sites can adapt to evolving best practices while maintaining health and safety standards. In addition, allowing small overnight shelters permissively across the city reduces barriers to establishing supportive facilities where they are most needed. Together, these changes expand the range of effective models available to address chronic homelessness.
- I. Policy 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed amendments expand options for shelters and related services that assist people experiencing temporary homelessness. Updates to overnight shelter standards allow smaller facilities permissively in more zone districts, making it easier to provide services closer to those in need. Similarly, revisions to Safe Outdoor Spaces ensure reasonable operational standards while streamlining approvals, supporting a wider range of service models that help connect residents to housing, health care, and employment resources.

19. The amendments regarding Motor Vehicle Related Uses are consistent with the following Goals and Policies within the Comp Plan:

- A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments require car washes and light vehicle repair in certain mixed-use districts to go through a Conditional Use approval process and by strengthening location and screening standards for fueling stations. These changes help ensure that auto-oriented uses are carefully reviewed and designed to minimize conflicts with surrounding development, reinforcing the distinct character of communities while allowing context-sensitive development to proceed where appropriate.

- B. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments limit the predominance of auto-oriented uses in mixed-use areas through requiring Conditional Use approval rather than allowing them permissively. This additional layer of review, combined with stronger location and screening standards for fueling stations, helps reduce conflicts between vehicles and pedestrians, encourages safer site design, and supports the development of walkable, pedestrian-oriented environments.

- C. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments reduce the prevalence of auto-oriented uses in mixed-use areas and strengthening standards for their design and location. By shifting car washes and light vehicle repair to Conditional Uses and increasing screening requirements for fueling stations, the amendments help minimize exposure to noise, air pollution, and traffic impacts, creating healthier and safer environments for nearby residents and pedestrians.

- D. Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

The proposed amendments strengthen standards for auto-oriented uses that can create environmental hazards. Increased separation requirements for fueling stations and the need for Conditional Use review of car washes and light vehicle repair reduce potential conflicts with

nearby residential areas, helping to limit exposure to air emissions, noise, runoff, and other land use impacts that could compromise public health and environmental quality.

20. The amendments regarding Food Systems are consistent with the following Goal and Policies within the Comp Plan:

- A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Action 5.2.1.1: Localize systems of production, for example agriculture and food processing, to reduce transportation time and emissions.

The proposed amendments expand opportunities for neighborhood-scale food production, distribution, and access. Allowing small grocery, retail, and food-based live-work uses in residential and mixed-use districts helps localize food systems and reduce reliance on long-distance transportation for daily needs. Clarifying definitions for grocery stores, warehousing, and distribution to include donation-based operations such as food banks ensures that food can be processed and distributed locally in a more equitable way. New composting standards further reinforce localized food systems by turning organic waste into a community resource, reducing hauling and associated emissions. Together, these changes align zoning with the Comprehensive Plan's goal of reducing transportation time and emissions through more localized systems of food production and distribution.

- B. Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The proposed amendments expand opportunities for small-scale entrepreneurship in food systems. Allowing neighborhood-serving bodegas, grocery, and food-based live-work uses in residential and mixed-use districts provides more accessible paths for local business creation. Clarifying standards for catering services to align with the New Mexico Homemade Food Act reduces regulatory barriers for home-based entrepreneurs and supports small food businesses. Together, these changes encourage creative, community-serving enterprises and provide more flexible opportunities for private businesses to grow.

- C. Policy 8.2.1 Local Business: Local Business: Emphasize local business development.

The proposed amendments emphasize local business development through zoning changes that expand opportunities for small, neighborhood-based enterprises. Allowing bodegas and food-based live-work uses in residential areas encourages local ownership and entrepreneurship while improving access to daily needs. Clarifying standards for catering and food distribution, including food banks, ensures that local businesses and community-serving organizations can operate more effectively. These updates strengthen the role of locally based enterprises in meeting community needs and contributing to a resilient economy.

- D. Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that have sustainable economic characteristics.

The proposed amendments advance sustainable business opportunities within the food system. New composting use definitions and standards encourage the creation of enterprises that reduce waste and transform organic materials into community resources, supporting circular economy strategies. Allowing small-scale grocery and retail uses in residential and mixed-use districts reduces transportation needs and fosters walkable access to goods, which contributes to long-term sustainability. These changes help align business opportunities with both economic viability and environmental responsibility

21. The amendments regarding Changes to Related Uses are consistent with the following Goal and Polices within the Comp Plan:

- A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify the approval process for Family Home Day Care facilities. Changing the use from Conditional Accessory to Permissive Accessory in residential zones removes an unnecessary procedural step, since these applications are routinely approved by the Zoning Hearing Examiner. This update reduces barriers for providers, increases predictability for applicants, and streamlines the review process, reinforcing transparent and efficient permitting while supporting access to community-serving child care. In addition, legislative zoning conversions for police and fire stations align zoning with recent IDO text changes, ensuring that these essential public facilities can continue to function without requiring unnecessary approvals. Together, these changes streamline processes for both small-scale community services and critical civic infrastructure.

- B. Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

The proposed amendments update zoning to better facilitate essential services and community needs. Legislative zoning conversions for police and fire stations align zoning with current IDO provisions, ensuring that critical public safety facilities can continue to operate efficiently and predictably. Streamlined approvals for Family Home Day Care reduce barriers to child care, expanding access to an important community service. Updates to use-specific standards for veterinary hospitals, campgrounds, nicotine retail, and outdoor dining clarify requirements and improve consistency, reducing ambiguity for both applicants and staff. Together, these changes enhance the City's ability to deliver efficient, equitable, and environmentally sound services that protect residents' health, safety, and well-being.

- C. Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The proposed amendments update zoning for existing fire stations to ensure they remain functional and appropriately regulated. Converting facilities zoned NR-SU to MX-M or NR-C aligns zoning with recent IDO changes and removes unnecessary procedural requirements, allowing fire and rescue services to continue operating without regulatory obstacles. These updates provide long-term clarity for essential public safety infrastructure, helping ensure that fire and emergency medical services can reliably serve residents and protect lives, property, and the environment.

- D. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

The proposed amendments ensure that police stations are appropriately zoned to continue operating as essential public facilities. Converting existing NR-SU sites to MX-M or NR-C removes outdated zoning requirements and brings these facilities into alignment with surrounding land uses, reducing regulatory burdens and providing long-term clarity for their continued operation. This change helps maintain reliable police services and reinforces the City's ability to provide effective crime prevention, law enforcement, and community safety in coordination with other agencies and the public.

22. The amendments regarding Changes Related to Parking and Transportation are consistent with the following Goal and Policy within the Comp Plan:

- A. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments update parking and transportation standards to better encourage walking, biking, and transit use. Eliminating vehicle parking minimums and retaining bicycle parking requirements in the MX-FB zone reinforces multimodal access in dense, transit-served areas. Clarifying thresholds for traffic studies ensures that impacts are consistently assessed and mitigated while maintaining support for non-vehicular travel. Adjusting parking ratios for self-storage uses further aligns requirements with actual demand, reducing unnecessary pavement and supporting more compact development. Together, these changes improve mobility choices and strengthen the City's multimodal transportation network.

- B. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments reinforce bicycle and pedestrian connectivity in areas planned for higher-intensity development. Eliminating vehicle parking minimums in MX-FB while requiring baseline bicycle parking ensures that projects remain accessible to cyclists and pedestrians even when no off-street vehicle parking is provided. These changes prioritize active transportation infrastructure in urban contexts, supporting circulation within Centers and Corridors and strengthening access to jobs, housing, and services.

23. The amendments to Landscaping are consistent with the following Goals and Policies within the Comp Plan:

- A. Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments update landscaping standards to reflect Albuquerque's cultural and environmental context. Requirements for climate-appropriate plant selection, improved soil health, and integration of street trees reinforce the role of landscaping as part of the city's cultural identity, where desert-adapted vegetation and shade contribute to both livability. Expanded flexibility for alternative plant choices and buffer materials ensures that historic and cultural landscapes can be preserved and enhanced while accommodating new development. These changes help weave ecological function with cultural identity, reinforcing landscapes as a vital layer of community character.

- B. Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments modernize landscaping requirements to emphasize desert plantings and long-term resilience, which Albuquerque's high desert identity. Updates such as improved standards for street trees, planting near utilities, and the use of climate relevant vegetation help preserve the visual and ecological features that shape neighborhood character. By strengthening how landscape elements are integrated into site design, these changes ensure that natural and cultural features remain visible and celebrated as communities grow and evolve.

- C. Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments refine landscaping and site design standards to reduce water demand and improve long-term efficiency. Clarifications around plant selection, soil preparation, and irrigation encourage the use of climate-appropriate vegetation and healthier planting conditions that minimize water loss. These changes promote a built environment that balances growth with conservation of Albuquerque's limited water resources.

- D. 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments update landscaping standards to emphasize climate-appropriate plant selection and irrigation practices that minimize long-term water use. Requirements for street trees, planting near utilities, and more flexible groundcover options encourage healthier landscapes that use water more efficiently.

- E. Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The proposed amendments modernize landscaping standards to better reflect the ecological role of vegetation in Albuquerque's high desert environment. Updates promote healthier landscapes that support habitat, reduce erosion, and improve air and water quality. Clarifications to planting requirements also help ensure development contributes to long-term ecosystem resilience while maintaining compatibility with surrounding land uses.

- F. Policy 13.4.1 Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents.

The proposed amendments modernize the purpose statement for landscaping to explicitly acknowledge its public health benefits, including improved air quality. Incremental updates to landscaping standards, many of which respond directly to community and professional feedback, strengthen requirements in ways that enhance air filtration, reduce erosion, and minimize airborne particulates. Together, these measures strengthen the role of landscaping in safeguarding air quality and advancing healthier environments citywide.

- G. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments update landscaping regulations to better connect design requirements with public health outcomes. The new purpose statement explicitly recognizes benefits such as cleaner air, reduced stormwater runoff, and mitigation of heat impacts, highlighting the link between landscaping and healthier environments. Other changes, like ensuring trees and shrubs are planted at safe distances from utilities, clarifying soil depth and planting bed standards, and requiring street trees for new low-density residential projects, promote healthier plant growth and more consistent application of standards. These refinements strengthen the role of landscaping as everyday community infrastructure that supports safe, comfortable, and thriving neighborhoods.

- H. Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

The proposed amendments embed public health considerations into both public and private development standards. Landscaping updates strengthen the role of site design in providing shade, reducing heat exposure, and filtering pollutants, while street tree requirements for new residential development expand access to these benefits across neighborhoods. These changes

encourage development that contributes to safer, more comfortable, and health-supportive environments.

24. The amendments to Signs are consistent with the following Policies within the Comp Plan:

- A. Policy 4.3.12.6: Maintain the historic character of motor tourism along Route 66, especially neon signs.

The proposed amendments expand incentives for neon and historic signage along Route 66 and in other Main Street areas. The changes allow refurbished historic neon signs to be relocated, even if they do not meet current dimensional standards, subject to Landmarks Commission approval. These updates encourage the preservation and continued use of vintage neon as a defining feature of motor tourism along Route 66, while also supporting creative signage that reinforces the corridor's historic identity.

- B. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify and streamline the review process for signage. Updates to Alternative Signage Plans consolidate standards into one section and allow approvals through the Site Plan procedure, improving transparency and consistency in implementation. These changes align signage review with existing practices for landscaping, reduce ambiguity for applicants, and provide clearer expectations for both staff and businesses, resulting in a more efficient and customer-focused permitting process.

- C. Policy 7.3.3 Placemaking: Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed amendments expand flexibility for creative signage that enhances district identity. Updates to canopy, marquee, and rooftop signs provide businesses with more opportunities to create visible, context-appropriate signage in Centers and business districts. Incentives for neon and historic sign restoration, particularly in Main Street and Urban Center areas, reinforce the unique character of corridors and neighborhoods. Together, these changes promote signage as a placemaking tool that helps establish vibrant, recognizable destinations.

25. The amendments to Streets, lots and Lighting are consistent with the following Policies within the Comp Plan:

- A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments clarify definitions for lots, setbacks, and lighting to ensure development review is applied consistently across all contexts. Updates such as distinguishing "light trespass" from outdated terminology and refining how interior lots are defined help avoid

ambiguity and ensure projects are reviewed in a way that respects neighborhood form and character. By providing clearer standards, these changes encourage quality development that better aligns with the distinct identities of Albuquerque's communities.

- B. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify terminology and clarifying definitions for lots, setbacks, and lighting, which reduces confusion for applicants and reviewers during the permitting process. Clearer language around "light trespass," "interior lots," and "abut" ensures more predictable outcomes and consistent application of standards, improving transparency and streamlining customer service in development review.

26. The amendments to Walls and Fences are consistent with the following Goals and Policies within the Comp Plan:

- A. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments clarify wall and fence standards to ensure consistent screening between industrial and non-industrial areas and by regulating the placement of barbed wire on non-residential walls. These changes help create safer and more visually consistent streetscapes, particularly along street-facing walls, which in turn supports a more comfortable environment for people walking, biking, or using transit. By improving clarity and predictability in how these features are applied, the amendments contribute to safer and more accessible corridors for all users.

- B. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments ensure that walls used for screening between industrial and non-industrial areas meet consistent opacity standards, reducing gaps or visual barriers that can disrupt the pedestrian or bicycle experience. Clarifying regulations for barbed wire also helps ensure that street-facing edges of non-residential sites remain safer and more welcoming. Together, these updates reinforce the intent of maintaining pedestrian- and bicycle-friendly environments around commercial, community, and residential areas.

- C. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments clarify wall and fence standards to create safer, more predictable edges between industrial and non-industrial areas. Requiring screening walls to be opaque at lower heights and refining rules for barbed wire on street-facing walls help reduce visual clutter

and reinforce pedestrian safety. These updates contribute to more consistent, walkable environments by ensuring that site design elements support comfort and security for people on foot in both urban and auto-oriented contexts.

- D. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed amendments clarify wall and fence regulations to reduce conflicts at site edges, helping create safer, more comfortable walking conditions along streets and between different land uses, ensuring convenient and comfortable pedestrian travel.

- E. Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The proposed amendments strengthen screening and wall standards that improve transitions between uses, contributing to safer, more attractive, and walkable neighborhoods

27. The amendments regarding Historic Resources are consistent with the following Goal and Policies within the Comp Plan:

- A. Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The proposed amendments strengthen processes that help identify and preserve historically significant resources. Expanding demolition review to include all structures 50 years or older ensures that buildings with potential local, state, or national significance are evaluated before being lost, creating opportunities for documentation or registration when appropriate. In addition, the new Historic Protection Overlay provides a flexible tool to preserve defining architectural features, such as façades, which may contribute to eligibility for historic designation. These changes improve the City's ability to recognize and protect resources of historical interest while supporting continued investment in existing neighborhoods.

- B. Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendments expand the City's ability to protect architectural features and structures that shape community identity. The new Historic Protection Overlay allows preservation of prominent façades and other visible elements that contribute to neighborhood character, even outside formally designated districts. Updated demolition review for buildings 50 years or older also ensures that culturally and historically significant resources are evaluated before removal, creating space to consider alternatives and preserve defining features. Together, these tools help safeguard the social and cultural landscapes that anchor community identity while still allowing compatible reinvestment and development.

- C. Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments introduce new tools to preserve and reuse historic resources that shape Albuquerque's cultural landscapes. The Historic Protection Overlay provides a flexible option to retain prominent façades and frontages while allowing compatible redevelopment, ensuring that visible architectural features remain part of the streetscape. Expanded demolition review for older structures also helps safeguard buildings and styles that contribute to the city's evolving cultural identity. Together, these changes protect defining elements of Albuquerque's built environment while supporting sensitive reinvestment that strengthens the link between heritage and community identity.

- D. Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments expand the City's ability to preserve cultural and architectural features that define community identity. The new Historic Protection Overlay allows for the protection of significant façades and streetscape elements without overly restricting redevelopment behind them, ensuring that visible features remain part of neighborhood character. Updates to demolition review for older structures also help identify and preserve buildings with cultural or historical significance, including mid-century and post-war architecture that contributes to Albuquerque's evolving identity.

28. The amendments regarding Infrastructure and Stormwater Management are consistent with the following Goals and Policies within the Comp Plan:

- A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify infrastructure and stormwater requirements to make the development process more predictable and consistent. Updates to Infrastructure Improvement Agreements specify when they apply across both Site Plan and Subdivision reviews, reducing confusion and aligning procedures. Revisions to floodplain definitions bring local terminology into alignment with federal standards, ensuring clearer application and review. Together, these changes improve transparency and customer service by giving applicants clearer expectations and reducing procedural ambiguity.

- B. Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The proposed amendments align stormwater and infrastructure standards with updated County and federal practices, ensuring that public dollars are spent consistently and effectively across jurisdictions. Clarifications to Infrastructure Improvement Agreements create clearer

expectations for when private development must contribute to infrastructure, helping the City allocate resources more strategically. Flexibility for sidewalks and drainage in certain low-density zones introduces short-term cost savings for infill, while recorded agreements preserve the City's ability to recover costs if improvements are built later. Together, these edits promote efficient infrastructure investment and long-term fiscal responsibility.

- C. Policy 12.5.1 Cost-Benefit Analysis: Evaluate the economic, social, and environmental costs and benefits of potential public infrastructure projects, community facilities, and public services.

The proposed amendments clarify infrastructure review procedures and requiring consistency with updated County green stormwater standards, ensuring that public projects are evaluated using current best practices. Flexibility introduced for sidewalks and underground drainage in certain low-density areas balances short-term development feasibility with long-term infrastructure needs by requiring recorded agreements for potential future improvements. These refinements help the City weigh costs and benefits more transparently, supporting infrastructure decisions that consider fiscal impacts, community needs, and environmental outcomes.

- D. Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments align City stormwater and drainage requirements with updated County green stormwater infrastructure standards, which emphasize infiltration, on-site water retention, and conservation practices. Clarifying definitions for floodplain management further strengthens the City's ability to protect water resources and safeguard public safety. By modernizing standards and coordinating across jurisdictions, these changes ensure that new development contributes to long-term water quality protection and more sustainable use of limited regional water supplies.

- E. 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments require new development that incorporates green stormwater infrastructure to follow updated County standards, which prioritize infiltration and water retention suited to Albuquerque's climate. Clarifications to landscaping and stormwater regulations ensure that infrastructure is designed to reduce runoff and maximize on-site water reuse, supporting more efficient use of limited water resources while promoting sustainable development patterns.

29. The amendments to Negotiable Zone Districts are consistent with the following Goal and Policy within the Comp Plan:

- A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify how negotiable zone districts such as NR-SU, NR-PO, PD, and PC are administered, ensuring that changes to allowable uses are reviewed through the Zoning Map Amendment process. These updates improve predictability and transparency by requiring public notice and quasi-judicial review, reinforcing due process and consistency across sites. Additional clarifications to the treatment of unlisted uses, the distinction between minor and major amendments, and the handling of pre-IDO Framework Plans further strengthen accountability and streamline administration, resulting in a more reliable and accessible permitting process for applicants and the public.

- B. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments clarify that changes in uses in the NR-SU zone district, which can include potentially sensitive uses such as stadiums, airports, waste or recycling transfer stations, and natural resource extraction, must be reviewed and approved through a Zoning Map Amendment rather than a Site Plan alone. This ensures that potentially high-impact or objectionable uses are evaluated through a transparent process with public notice and EPC review. By strengthening procedural safeguards and requiring that compatibility and mitigation measures be addressed upfront, the amendments help balance the community-wide benefits of these facilities with the need to protect surrounding neighborhoods and maintain healthy environments.

30. The amendments regarding Procedures are consistent with Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes within the Comp Plan:

The proposed amendments improve clarity, consistency, and transparency in development review procedures. Updates to requirements for Tribal Meetings, referrals to commenting agencies, and mailed notice for certain waivers ensure earlier and more meaningful public input. Clarifications to Subdivision, Site Plan, and annexation processes reinforce predictable sequencing and align procedures with current City practice, while changes to appeals, enforcement, and definitional standards make review more transparent and easier to apply. Together, these refinements simplify how applicants and the public navigate the IDO, ensuring permitting processes are clearer, more efficient, and more accessible.

31. For cases in which a proposed text amendment would conflict with applicable Comprehensive Plan Goals and/or policies, conditions for recommendation of approval are provided, which address conflicts and provide clarification.
32. The amendments regarding Contextual Residential Development Standards conflict with the following Comprehensive Plan Goals and Policies:

- A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed amendment may conflict with Goal 4.1 by removing contextual lot size standards that help preserve the established development pattern within existing neighborhoods. Since lot size is a key factor in defining neighborhood character, eliminating these requirements could result in subdivisions that are out of scale with surrounding development. While this change supports additional housing opportunities, it reduces one of the tools currently used to maintain the cohesiveness and distinct identity of established communities.

- B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment may conflict with Policy 4.1.2 by removing contextual lot size standards in Areas of Consistency that help ensure the scale of new subdivisions aligns with the surrounding development pattern. Without these requirements, smaller lots could be introduced on blocks with larger established lots, potentially disrupting neighborhood cohesiveness and altering the perceived character of the area. While the change promotes consistency in zoning standards, it may reduce protections that currently help preserve neighborhood identity.

- C. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment may conflict with Goal 9.3 by allowing subdivisions that create smaller lots without full consideration of the surrounding context. While this supports increased density, it does not ensure that higher densities are located only where adequate services and amenities exist. For example, adding a particularly small lot within a subdivision of much larger lots could create mismatched infrastructure needs.

- D. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendment may conflict with Policy 9.3.2 by removing contextual lot size standards that help maintain the scale of surrounding development. Allowing smaller lots without regard to existing block patterns could introduce density in areas that lack nearby services or result in new housing that is out of scale with established neighborhoods.

- E. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The proposed amendment may conflict with Goal 11.2 by eliminating contextual lot size standards that help maintain the established development patterns in older neighborhoods. In historic districts, where lot sizes often contribute to the character and identity of the area, removing these standards could allow subdivisions that alter the traditional block pattern and diminish the integrity of historic assets.

- F. Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendment may conflict with Policy 11.2.3 by allowing subdivisions that reduce lot sizes in established neighborhoods where larger lot patterns contribute to a distinct built environment. In areas with historic or culturally significant development patterns, the introduction of smaller lots could erode the social and physical features that help define community identity.

33. An application for an Amendment to IDO Text – Citywide may be approved if it meets all of the criteria in IDO Subsection 14-16-6-7(D)(3)(a-c). The request generally meets all of the Review and Decision criteria, as follows:

- A. Criterion a: The proposed citywide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). Staff’s policy analysis demonstrates that the proposed changes are consistent with Comprehensive Plan Goals and Policies from Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 7: Urban Design, Chapter 8: Economic Development, Chapter 9: Housing, Chapter 11: heritage Conservation, and Chapter 13: Resilience and Sustainability that direct the City to adopt and maintain an effective regulatory system for land use and zoning.
- B. Criterion b: The proposed amendment does not apply to only one lot or development project.

The proposed citywide text amendments would apply throughout the city and not to only one lot or development project. The changes would apply across a particular zone district, in all similarly situated properties in a designated Comprehensive Plan area, or for all applications of a designated type; therefore, the proposed citywide amendments are broad and legislative in nature. Proposed changes to specific zone districts (ex. Residential, Mixed-use, Non-residential, and Planned Development zone districts) would apply equally in all areas with the same Comp Plan designation and are not directed toward any specific lot or project. Procedural changes would apply to all applications of a certain type.

- C. Criterion c: The proposed amendment promotes public health, safety, and welfare.

The request generally promotes the public health, safety, and welfare of the City because overall the proposed text amendments are consistent with a preponderance of applicable Comprehensive Plan Goals and Policies, as demonstrated in Staff’s policy analysis. The proposed amendments are intended to address community-wide issues related to housing, food systems, infrastructure, parking, and landscaping and clarify regulatory procedures, while balancing the Comprehensive Plan Goal of protecting and enhancing existing neighborhoods.

34. For an Amendment to IDO Text-Citywide, the required notice must be published, mailed, and posted on the web [IDO Table 6-1-1]. A neighborhood meeting is not required. The City published notice

of the EPC hearing as a legal ad in the ABQ Journal newspaper. Emailed notice was sent to two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a) and 14-16-6-4(K)(3)(b). Mailed notice was sent via First Class mail to those representatives without an email address on file with the City. Notice was posted on the Planning Department website and on the project website.

35. In addition to the required notice, one e-mail notice was sent to the approximately 9,200 subscribers on the ABC-Z project update email list on July 11, 2025. An email notice announcing submittal of the EPC application was sent on September 16, 2025. That email also communicated the October 6, 2025 and October 14, 2025 public review meetings, October 16, 2025 EPC study session, and October 28, 2025 special EPC hearing. Additional reminder emails were sent on October 3 and October 17, 2025.
36. The proposed 2025 IDO Biennial Updates were reviewed at six online public study sessions in July and August 2025 via Zoom, prior to application submittal for the EPC process. Planning Staff presented the proposed text amendments and answered questions. The presentations, in .pdf format and in video format, are posted on the project webpage at: <https://abq-zone.com/pre-epc-submittal-ido-updates-2025#paragraphs-item-434>.
37. Two additional public meetings were held on October 6, 2025 and October 14, 2025 after the EPC application was submitted. A separate public study session focused solely on questions and answers and was held on October 8, 2025. A link to the presentation, in .pdf format and video format, is here: <https://abq-zone.com/ido-updates-2025>
38. The EPC held a study session regarding the proposed 2025 IDO Biennial Update on October 16, 2025. This meeting was publicly noticed, although no public input is received during Study Sessions [\[EPC Rules of Practice and Procedure, Article II, Section V\]](#).
39. Agency comments were received from the following entities: Albuquerque Metropolitan Arroyo Flood Control District, Bernalillo County Planning and Development Services Department, Mid-Region Metropolitan Planning Organization (MRMPO), Albuquerque Public Schools (APS), City of Albuquerque Health, Housing, and Homelessness Department, City of Albuquerque Parks and Recreation Department, City of Albuquerque Senior Affairs Department, City of Albuquerque Sustainability Office, City of Albuquerque Transit Department. See attached comments.
40. As of this writing, Staff has received 7 written comments regarding the proposed citywide text amendments. The comments are from Spruce Park NA and from various individuals. See attached comments. In general, these public comments express concerns about ad hoc approvals, reduced public notice, and administrative decisions replacing public hearings. Others emphasized that zoning changes should not be treated as one-size-fits-all solutions for complex issues like housing affordability or homelessness. Multiple letters questioned the long-term implications of

densification, citing impacts on infrastructure, neighborhood character, traffic, and public health, particularly in historically designated areas like Spruce Park.

41. As of this writing, Staff has received approximately 275 comments directly on the IDO Update Spreadsheet, Council Memos, and Exhibits, which were posted on the IDO project website. Topics generating the most interest and/or concern were bodegas and increasing housing options. Some commenters expressed concern about the IDO update process and have questions about some of the proposed text amendments.
42. Though some comments oppose individual proposed amendments, there is general support for the request as a whole, and particularly strong support for amendments that would increase housing supply and lower housing costs. The Conditions for Recommendation of Approval address some issues raised in the comments.

RECOMMENDATION – TA-2025-00002 – November 20, 2025

That a RECOMMENDATION OF APPROVAL of TA-2025-00002, a request for Citywide legislative text amendments to the IDO, be forwarded to the City Council based on the preceding Findings and subject to the following Recommended Conditions of Approval.

RECOMMENDED CONDITIONS OF APPROVAL – TA-2025-0002, November 20, 2025

1. Make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.
2. Make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.
3. Approve proposed amendments as shown in the EPC Redline Exhibit, except as adjusted by the Conditions below.
4. Adjust and approve the proposed amendment to Sidewalks and Stormwater Management in R-A and R-1 Zone Districts [Multiple IDO Subsections – Item #C-1] to revise text as shown in Exhibit – Bassan – A – Infrastructure. (See Attachment D.)
5. Approve Item #C-2 to revise Dwelling, Two-family Detached (Duplex) – Use-specific Standards [IDO § 14-16-4-3(B)(5)(b)] but remove duplexes as a permissive use in the R-MC district to be consistent with Item #31.
6. Approve the proposed amendments to Dwelling, Townhouse – Use-specific Standards [IDO § 14-16-4-3(B)(6)(d)[new] – Item #C-3] to allow townhouses in the R-1 zone district.

7. Do not approve the proposed amendment to Dwelling, Multi-family – Use-specific Standards [IDO § 14-16-4-3(B)(8) [new] – Item #97] to limit the number of dwelling units next to R-A or R-1.
8. Approve the proposed amendments to Dwelling Unit, Accessory – Use-specific Standards – Attached and Detached [IDO § 14-16-4-3(F)(6)(a) – Item #C-4] and replace the proposed language in Item #28, and Item #29 as follows:
 - a. Item #28: “Where this use is allowed, only 1 accessory dwelling unit is allowed per lot, and size is limited as follows:
 - i. For attached ADUs: 750 square feet of gross floor area.
 - ii. For detached ADUs: 750 square feet of building footprint.
 - iii. A garage attached to the accessory dwelling unit shall not count toward this size limit.”
 - b. Item #29: “The maximum building height of a detached ~~an~~ accessory dwelling unit shall be 18 feet or as tall as no taller than the primary structure on the property, whichever is greater. An attached accessory dwelling unit or accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.”
9. Approve the proposed amendments to Safe Outdoor Spaces [IDO § 14-16-4-3(G)(9) – Items #C-5] with the following revisions:
 - a. Add the following items from Item #M-1:
 - i. “**4-3(G)(9)(c)** Safe outdoor spaces with more than **20** ~~10~~ designated spaces and **30** ~~15~~ or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than 10 designated spaces and 15 or more occupants.”
 - ii. In 4-3(G)(9)(i), add a new subsection with text as follows: “Income support services.”
 - b. Approve Item #C-6 as written, which includes the proposed changes to remove required permanent plumbing in Item #C-5.
10. Approve the proposed amendments to Dwelling, Live-work; General Retail, small; and Grocery Store to allow “bodegas” or “tienditas” [Table 4-2-1, IDO §14-16-4-3(B)(7), IDO §14-16-4-3(D)(37), IDO §14-16-4-3(D)(38) as written in Item #M-2] to allow 5,000 square feet and add restrictions on cannabis and nicotine retail in live-work settings.
 - a. Do not approve Item #C-7.
 - b. Revise each use-specific standard to require compliance with IDO § 14-16-5-6(G)(3) Loading, Service, and Refuse Areas, which otherwise would only be applicable for renovations that cost \$400,000 or more.
11. Do not approve the proposed amendment to Overnight Shelter [Table 4-2-1 and IDO § 14-16-4-3(C)(6) – Item #C-8].

12. Do not approve the proposed amendment to Contextual Standards [IDO § 14-16-5-1(C)(2)(b) – Item #C-9] to remove minimum lot size limit for subdivision in Areas of Consistency.
13. Do not approve the proposed amendment to Off-street Parking for Accessory Dwelling Units [Table 5-5-1 – Item #C-10] to remove the requirement for 1 off-street parking space.
14. Adjust the proposed amendments to Minimum Parking Requirement for Multi-family Dwellings [IDO Table 5-5-1 – Item #36 and Item #C-12] as follows:

[NOTE: EPC to select 1]

- a. Approve Item #36 and revise Item #C-12 to remove proposed changes to multi-family parking requirements, letting changes as proposed in Item #36 stand while approving the rest of Item #C-12, with a revision to adjust the ratios to eliminate decimals while still reducing parking requirements by approximately 20 percent.
- b. On page 282 of the Effective IDO (298 of Redline Exhibit), restore 5-5(C)(5)(d)2 and edit the text as follows:

“2. The minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet (1/4 mile) in any direction of PT-MT areas of any transit stop or transit station with a peak service frequency of 15 minutes or better.”

15. Adjust the proposed amendments to Minimum Parking Requirement for Self-storage [IDO Table 5-5-1 – Item #37 and Item #C-12] as follows:
 - a. Approve Item #37 as written.
 - b. Revise Item #C-12 to remove proposed change to self-storage, letting Item #37 stand while approving the rest of Item #C-12, with a revision to adjust the ratios to eliminate decimals while still reducing parking requirements by approximately 20 percent as shown in Exhibit – Fiebelkorn – F – Infrastructure. (See Attachment D.)
16. Approve the proposed amendments to Parking Maximums in UC-AC-MS-PT-MT Areas [IDO § 14-16-5-5] in Item #40, which removes minimum parking requirements and sets maximums for non-residential uses only, but do not approve Item #C-11.
17. Adjust Item #107 to revise § 14-16-5-6(D)(1)(e) as follows:

“Permeable materials that meet ADA requirements, including but not limited to ~~compacted~~ crusher fines, shall be used to provide a walkable surface in required tree planting areas. Tree grates may be used in constrained locations to accommodate pedestrian circulation.”
18. Adjust Item #42 to revise § 14-16-5-6(E)(4)(b)2 as follows:

“If no opaque wall at least 3 feet high is provided or exists, 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.”

19. Adjust Item #108 to revise the heading of § 14-16-5-11(E)(2) as follows to apply these building design rules to development within Major Transit (MT) areas:

“Urban Centers, Activity Centers, and Main Street, Major Transit, and Premium Transit Areas”

20. Do not approve the proposed amendment to Small Area Text Amendments [IDO § 14-16-6-4(D)(1) and Multiple IDO Subsections] in Item #M-3.

21. Approve the following proposed zoning conversion for properties within Major Transit areas as shown in the online Interactive Map [Item #ZC-3].

- a. R-1 converts to R-T.
- b. R-T converts to MX-T.
- c. R-ML converts to MX-L.

22. Approve the following proposed zoning conversion for properties within Activity Centers as shown in the online Interactive Map [Item #ZC-4].

- a. R-1 converts to R-T.
- b. R-T converts to MX-T.
- c. R-ML converts to MX-L.

23. Approve the following proposed zoning conversion for police and fire stations currently zoned NR-SU as shown in the online Interactive Map [Item #ZC-5].

- a. Convert police and fire stations zoned NR-SU east of the Rio Grande to MX-M.
- b. Convert police and fire stations zoned NR-SU west of the Rio Grande to NR-C.

24. Adjust Item #3 to revise text for Usable Open Space Alternatives in MX-FB-UD as follows:

“2. Green Wall.

- a. Green walls shall be installed on at least 50 percent of all street-facing façades or up to the total area of required usable open space in Table 2-4-11, whichever is less.”

3. Green Roof.

- a. A green roof shall be installed on at least 50 percent of the total surface area of the building’s roof or up to the total area of required usable open space in Table 2-4-11, whichever is less.”

25. Adjust proposed amendments for Composting Facilities in Table 4-2-1 and in Use-Specific Standards in § 14-16-4-3 as follows:

- a. Do not approve Item #11 [Table 4-2-1 on page 150 of the Effective IDO (page 160 of the Redline Exhibit)] that would have added Composting Facility, Small and Medium as new uses in the IDO or Item #21 that would have added use-specific standards [§ 14-16-4-3(D)(2) on page 180 of the Redline Exhibit].

- b. Revise “Other use accessory to residential primary use” as follows:

- i. On page 218 of the Effective IDO (page 233 of the Redline Exhibit), revise the use-specific standard in IDO § 14-16-4-3(F)(18) as follows:

4-3(F)(18)(a) The use must be intended for the exclusive use of residents of the premises on which the accessory use is located, and their invited guests.

4-3(F)(18)(b) This use may be operated outside an enclosed structure.

4-3(F)(18)(c) In any Mixed-use zone district, this use must be accessory to a primary residential use.

4-3(F)(18)(d) A composting facility shall use composting containers, which shall be located a minimum of 50 feet in any direction of any lot with a low-density residential development.

- ii. On page 604 of the Effective IDO (page 640 of the Redline Exhibit), revise the definition in IDO §14-16-7-1 as follows:

“A land use that is subordinate in use, area, or purpose to a primary residential land use on the same lot and serving a purpose naturally and normally incidental to such primary land use and that is not listed separately in Table 4-2-1. For residential uses other than multi-family dwellings, this use includes, but is not limited to, tennis courts, game rooms, patios, outdoor kitchens, swimming pools, and accessory buildings for storage, recreation, hobbies, and gardening for the use of the residents living in the dwellings on the same lot as this use. **For multi-family residential development**, this use includes, but is not limited to, sales of convenience items, personal service shop, rental/management office, concierge/doorman services, composting facility, and similar activities provided for residents of the multi-family or group living uses.”

- c. On page 152 of the Effective IDO (page 163 of the Redline Exhibit), adjust Item #15 for a new Composting Facility, Large as follows:
 - i. Revise the new use to “Composting Facility.”
 - ii. Revise Table 4-2-1 to make Composting Facility conditional in NR-LM.

- d. On page 193 of the Effective IDO (page 219 of the Redline Exhibit), adjust Item #27 to revise the use-specific standard for Composting Facility as follows:
- i. 4-3(E)(14)(a) This use shall comply with all applicable City, State, and federal regulations. This use must obtain all applicable State and Federal permits and/or approvals for this activity and comply with the terms of those permits and approvals throughout the duration of the use.
 - ii. ~~4-3(E)(14)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.~~
 - iii. 4-3(E)(14)(c) Outdoor storage shall comply with standards in Subsection 14-16-4-3(E)(19).
 - iv. 4-3(E)(14)(d) This use is prohibited within 330 feet of Major Public Open Space.
 - v. 4-3(E)(14)(e) Composting containers and/or composting piles shall be located a minimum of 50 feet in any direction of any Residential zone. This use is prohibited within 330 feet of any Residential zone district or residential use in a Mixed-use zone district.
- e. On page 278 of the Effective IDO (page 293 of the Redline Exhibit), revise Table 5-5-1 Minimum Off-street Parking Requirements to add “Composting Facility” to the category of Waste and Recycling, which has no parking required.
- f. On page 573 of the Effective IDO (page 605 of the Redline Exhibit), adjust Item #75 to revise the definition of Composting Facility as follows:

“A facility operated by more than one person or household that receives organic material to generate compost.

~~Composting Facility as a primary use is divided into 3 categories based on the size of the premises.~~

~~1. Small: 21,870 square feet (1/2 acre) or less.~~

~~2. Medium: Between 21,780 square feet (1/2 acre) and 2 acres.~~

~~3. Large: 2 or more acres.~~

~~Where accessory to a primary use, this use may be on a premises of any size.”~~

26. On page 174 of the Effective IDO (page 187 of the Redline Exhibit), do not approve proposed amendments for § 14-16-4-3(D)(18) in Item #24 and Item #25 to keep the following use-specific standards but revise § 14-16-4-3(D)(19)(j) as follows:

- a. 4-3(D)(19)(g) If located adjacent to any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
- b. 4-3(D)(19)(h) If located abutting or across an alley from any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall, fence, or vegetative screen at least 6 feet high is required.
- c. 4-3(D)(19)(i) In the MX-L zone district, this use shall be located where vehicular access is only from a street designated as a collector, arterial, or interstate highway.

- d. 4-3(D)(19)(j) In the MX-M, MX-H, NR-C, NR-BP, NR-LM, NR-GM ~~and higher~~ zone districts, if located on a local street, this use is prohibited within 330 feet in any direction of a lot containing a residential use in any Residential or Mixed-use zone district.
27. On page 149 of the Effective IDO (page 159 of the Redline Exhibit), do not approve proposed amendments to the MX-T zone district in Item #30 for the following uses and do not revise language in § 14-16-4-3(B)(4):
- a. Dwelling, Single-family.
 - b. Cluster Development.
 - c. Cottage Development.
28. On page 349 of the Effective IDO (page 367 of the Redline Exhibit) IDO § 14-16-5-9(B)(3) [New] “Neighborhood Edges apply regardless of area-specific regulations associated with a Center or Corridor designation.”
29. On page 413 of the Effective IDO (page 435 of the Redline Exhibit), revise text in § 14-16-6-3(E)(7) as follows:
- “The Planning Director shall report the findings and recommendations from each assessment to the EPC for review and recommendation to the City Council. Assessments shall be forwarded to the City Council for review and acceptance. ~~Staff shall prepare resolutions and/or ordinances to accompany the assessment that will implement the findings and recommendations of the assessment for the consideration of the City Council.~~ City Council shall review for adoption any associated resolutions and/or ordinances.”
-

Megan Jones

Megan Jones, MCRP
Principal Planner

Kate Clark

Kate Clark, AICP
Senior Planner

Notice of Decision cc list:

Eleanor Walther
Patricia Willson
Jane Baechle
Evelyn Rivera
Carlos Michelen

Bryan Dombrowski
Rhiannon Samuel
Yasmin Khan
Brandi Thompson
Brandon Caudle
Merideth Paxton
Peggy Norton
Tyler Richter
Luis Sutherlin
Marit Tully
Joseph Greenwood
Peggy Neff
Jordon McConnell
Ian Robertson
Sal Perdomo
Rene' Horvath
City Legal

List will be finalized subsequent to the EPC hearing on November 20, 2025.

CITY OF ALBUQUERQUE AGENCY COMMENTS

- ***For the full list of Agency Comments, please refer to the October 28, 2025 Staff Report.***

PLANNING DEPARTMENT

Zoning Enforcement

No comments.

Long Range Planning

No comments.

CITY ENGINEER

Transportation Development

No comments.

Hydrology Development

No comments.

New Mexico Department of Transportation (NMDOT)

No comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations (Department of Municipal Development)

No comments.

Street Maintenance (Department of Municipal Development)

No comments.

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Utility Services

No comments.

ECONOMIC DEVELOPMENT DEPARTMENT

See attached letter.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments.

Environmental Services Division

No comments.

HEALTH, HOUSING, AND HOMELESSNESS DEPARTMENT

The department submitted a letter in strong support of the proposed IDO amendments aimed at encouraging housing production, reducing per-unit costs, and increasing housing options at all income levels. The letter emphasizes that zoning reform is a necessary and urgent step to address the City's housing shortage, improve affordability, and enable more efficient and equitable land use. Key points include support for density, streamlined zoning, and the benefits of supply-side interventions to improve housing access for vulnerable populations, including seniors, low-income families, and essential workers. See attached letter.

METROPOLITAN REDEVELOPMENT AGENCY

See attached letter.

PARKS AND RECREATION DEPARTMENT

Planning and Design

No comments.

Open Space Division

No comments.

City Forester

"5-6(D)(1)(c) - Compacted crusher fines are not acceptable for use around base of street trees. Please amend to remove "compacted".

POLICE DEPARTMENT/Planning

No comments.

SENIOR AFFAIRS DEPARTMENT

City of Albuquerque Age-Friendly Action Committee

The City's Age-Friendly Action Committee submitted a letter in support of proposed IDO amendments that expand housing options. The letter highlights the benefits of ADUs/casitas, duplexes, townhouses, and cottage developments in creating more inclusive, multigenerational, and age-friendly neighborhoods. It emphasizes how these housing types support aging in place, improve livability across generations, and reduce isolation. The Committee also supports amendments that increase walkability and amenities near homes, noting the alignment with the City's Age-Friendly Action Plan goals and improved AARP Livability Score. See attached letter.

SUSTAINABILITY OFFICE

The City's Sustainability Office submitted a letter in support of the proposed compost-related amendments to the IDO. The letter emphasizes the environmental and community benefits of composting, including greenhouse gas reduction, improved soil health, water retention, and community engagement. It notes that the proposed changes are based on technical input from the Natural Resources Defense Council (NRDC) and the Environmental Law Institute, as well as collaboration with Planning staff since early 2025. The Office supports efforts to encourage composting through thoughtful zoning language, particularly by adding composting as an incidental activity in community gardens. See attached letter.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- no comment

FIRE DEPARTMENT/Planning

No comments.

TRANSIT DEPARTMENT

"The Transit Department supports amendments to the IDO (IDO updates 32, 33, C-11, 40, C-12, ZC-3, and ZC-4) which allow for increases in residential densities proximate to transit corridors, stations, and stops and also those which reduce the proliferation of parking spaces, as automobile parking is a non-economic consumption of valuable and developable land."

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No adverse comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

"AMAFCA does not recommend the proposed change to the amendment Item C-1 regarding the deferral of drainage improvements. The amendment lists no conditions to which a property zoned R-1 or R-A must meet in order to defer said drainage improvements and may result in 1) increased flood risk to properties where required drainage infrastructure is not constructed, 2) a likely deficiency of funding available to construct the needed infrastructure (future costs tend to be higher), and 3) a perpetual delay of needed drainage infrastructure.

AMAFCA recommends development of conditions/criteria for which a property zoned R-1 or R-A must meet in order to be exempt from underground drainage infrastructure improvements before such text amendment is approved."

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS (MRMPO)

MRMPO submitted a letter in support of numerous proposed IDO amendments, particularly those that enable higher-intensity housing and commercial uses in Major Transit areas and Activity Centers. The letter highlights alignment with key goals from the Transitions 2045 Metropolitan Transportation Plan, including promoting mixed-use and higher-density zoning, supporting transit ridership, increasing housing near frequent transit routes, and incentivizing redevelopment. MRMPO also notes the region's housing shortage driven by rising single-person households and emphasizes the critical link between land use and transportation policy. See attached letter.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comments.

A) APPLICATION INFORMATION

- Please refer to the October 28, 2025 Staff report

B) PUBLIC NOTICE

- Please refer to the October 28, 2025
Staff report

C) PUBLIC COMMENT

- For Comments submitted prior to the October 20, 2025 9:00 a.m. Deadline please see the October 28, 2025 Staff Report
- For comments received after the October 20, 2025 deadline through the November 11, 2025 9: a.m. deadline, see separate attachment under the Supplemental Staff Report for the November 20, 2025 Hearing.

D) EXHIBITS FOR CONDITIONS

- Please refer to the October 28, 2025 Staff report for the infrastructure exhibit. See below Parking update.

Exhibit: Fiebelkorn – F – Off-street Parking Minimums

Note:

- Edits in **red** are proposed by Councilor Fiebelkorn.
- Edits in **blue** are revisions proposed by Staff.

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area	
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
Dwelling, mobile home	2 spaces / DU with 3 or more BR
Dwelling, cluster development	{2}[1.6] spaces / mobile home 8 spaces / 5 mobile homes
Dwelling, cottage development	{4}[0.8] space / DU up to 2 BR 4 spaces / 5 DU up to 2 BR
Dwelling, two-family detached (duplex)	{2}[1.6] spaces / DU with 3 or more BR 8 spaces / 5 DU with 3 or more BR
Dwelling, townhouse	{4}[0.8] space / DU 4 spaces / 5 DU
Dwelling, live-work	R-A and R-1: 2 additional spaces / project for visitors
Dwelling, multi-family	{4}[0.8] space / DU up to 2 BR 4 spaces / 5 DU up to 2 BR
	{2}[1.6] spaces / DU with 3 or more BR 8 spaces / 5 DU with 3 or more BR
	{2}[1.6] spaces / DU 8 spaces / 5 DU
	UC-MS-PT: {1}[0.8] space / DU —
	{1}[0.8] space / studio —
	{1.2}[0.96] spaces / DU with 1 BR —
	{1.6}[1.28] spaces / DU with 2 BR 1 space / DU with 2 or fewer BR
	{1.8}[1.44] spaces / DU with 3 or more BR 1.5 spaces / DU with 3 or more BR
	UC-MS-PT: {1}[0.8] space / DU —
Group Living	
Assisted living facility or nursing home	Assisted living facility: {4}[0.8] space / 3 beds 4 spaces / 15 beds
	Nursing home: {4}[0.8] space / 5 residential care beds, but not less than 2 spaces
	4 spaces / 25 beds
Community residential facility	{4}[0.8] space / 4 persons design capacity
Group home	1 space / 5 persons design capacity
Dormitory	{4}[0.8] space / 3 persons design capacity 4 spaces / 15 beds

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

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Use	IDO Parking Requirement
CIVIC AND INSTITUTIONAL USES	
Adult or child day care facility	1 space / {400} [480] sq. ft. GFA 1 space / 500 sq. ft. GFA
BioPark	UC-MS-PT: 1 space / {600} [720] sq. ft. GFA 1 space / 750 sq. ft. GFA Per BioPark Master Plan
Cemetery	No requirement
Community center or library	2 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 2,500 sq. ft. GFA
Correctional facility	3 spaces / {1,000} [1,200] sq. ft. GFA 6 spaces / 2,500 sq. ft. GFA
Elementary or middle school	{2} [1.6] spaces / classroom 8 spaces / 5 classrooms
Fire station or police station	2 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 2,500 sq. ft. GFA
High school	1 space / {4} [4.6] seats in main auditorium or {3} [2.4] spaces / classroom, whichever is greater 1 space / 5 seats in main auditorium or 12 spaces / 5 classrooms, whichever is greater
Hospital	{1} [0.8] space / 3 patient beds or 4 spaces / {1,000} [1,200] sq. ft. GFA, whichever is greater 4 spaces / 15 patient beds or 8 spaces / 2,500 sq. ft. GFA, whichever is greater
Museum or art gallery	3 spaces / {1,000} [1,200] sq. ft. GFA, but not less than 2 spaces 6 spaces / 2,500 sq. ft. GFA, but not less than 2 spaces UC-MS-PT: 2 spaces / {1,000}[1,200] sq. ft. GFA, but not less than 2 spaces
Overnight shelter	No requirement
Parks and open space	
Religious institution	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] 2 spaces / 2,500 sq. ft. GFA or 1 space / 5 seats in main assembly area, whichever is greater UC-MS-PT: 1 space / {1,500}[1,800] sq. ft. GFA or 1 space / {6}[7.2] seats in main assembly area, whichever is greater^[1]
Sports field	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch the recreation 8 spaces / 2,500 sq. ft. of site area where attendees circulate, participate, or watch the recreation
University or college	1 space / {500} [600] sq. ft. GFA of office, research, and library area plus 1 space / {200} [240] sq. ft. GFA of largest auditorium space 4 spaces / 2,500 sq. ft. GFA of office, research, and library area plus 1 space / 250 sq. ft. GFA of largest auditorium space
Vocational school	3 spaces / {1,000} [1,200] sq. ft. GFA 6 spaces / 2,500 sq. ft. GFA UC-MS-PT: 2 spaces / {1,000}[1,200] sq. ft. GFA

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

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

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Use	IDO Parking Requirement
COMMERCIAL USES	
Agriculture and Animal-related	
Community garden	No requirement
Equestrian facility	No requirement
General agriculture	No requirement
Kennel	2.5 spaces / {1,000} [1,200] sq. ft. GFA 2 spaces / 1,000 sq. ft. GFA
Nursery	2 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 2,500 sq. ft. GFA
Veterinary hospital	2.5 spaces / {1,000} [1,200] sq. ft. GFA 2 spaces / 1,000 sq. ft. GFA
Other pet services	
Food, Beverage, and Indoor Entertainment	
Adult entertainment	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] 2 spaces / 2,500 sq. ft. GFA or 1 space / 5 seats in main assembly area, whichever is greater
Auditorium or theater	UC-MS-PT: 1 space / {1,500}[1,800] sq. ft. GFA or 1 space / {6}[7.2] seats in main assembly area, whichever is greater^[1]
Bar	8 spaces / {1,000} [1,200] sq. ft. GFA 16 spaces / 2,500 sq. ft. GFA UC-MS-PT: 5 spaces / {1,000}[1,200] sq. ft. GFA
Catering service	2 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 2,500 sq. ft. GFA
Health club or gym	2.5 spaces / {1,000} [1,200] sq. ft. GFA 2 spaces / 1,000 sq. ft. GFA
Mobile food truck court	5 or more mobile food trucks on-site: {2} [1.6] parking spaces per mobile food truck 8 spaces / 5 mobile food trucks
Nightclub	5.6 spaces / {1,000} [1,200] sq. ft. GFA 5 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3.5 spaces / {1,000}[1,200] sq. ft. GFA
Residential community amenity	3 spaces / {1,000} [1,200] sq. ft. GFA plus requirements in Table 5-5-2 6 spaces / 2,500 sq. ft. GFA plus requirements in Table 5-5-2
Restaurant	5.6 spaces / {1,000} [1,200] sq. ft. GFA 5 spaces / 1,000 sq. ft. GFA
Tap room or tasting room	UC-MS-PT: 3.5 spaces / {1,000}[1,200] sq. ft. GFA
Other indoor entertainment	1 space / {3} [4] persons design capacity, or per Table 5-5-2, whichever is greater
Lodging	
Bed and breakfast	1 space for manager plus {1} [0.8] space / guest room 1 space for manager plus 4 spaces / 5 guest rooms
Campground or recreational vehicle park	1 space / designated camping or RV spot
Hotel or motel	{1} [0.8] space / guest room or 1 space per 2 beds, whichever is greater 4 spaces / 5 guest rooms or 2 spaces / 5 beds, whichever is greater UC-MS-PT: {2}[1.6] spaces / 3 guest rooms or 1 space per {4}[4.6] beds, whichever is greater

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

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

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Use	IDO Parking Requirement
Motor Vehicle-related	
Car wash	2 spaces / {1,000} [1,200] sq. ft. GFA of retail, office, and waiting area 4 spaces / 2,500 sq. ft. GFA of retail, office, and waiting area
Heavy vehicle and equipment sales, rental, fueling, and repair	1 space / {1,000} [1,200] sq. ft. GFA 2 spaces / 2,500 sq. ft. GFA
Light vehicle fueling station	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
Light vehicle repair	1 space / {1,000} [1,200] sq. ft. GFA 2 spaces / 2,500 sq. ft. GFA
Light vehicle sales and rental	2 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 2,500 sq. ft. GFA
Outdoor vehicle storage	No requirement
Paid parking lot	
Parking structure	
Offices and Services	
Bank	3 spaces / {1,000} [1,200] sq. ft. GFA 6 spaces / 2,500 sq. ft. GFA UC-MS-PT: 2 spaces / {1,000} [1,200] sq. ft. GFA
Blood services facility	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
	UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Club or event facility	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] 2 spaces / 2,500 sq. ft. GFA or 1 space / 5 seats in main assembly area, whichever is greater UC-MS-PT: 1 space / [1,500][1,800] sq. ft. GFA or 1 space / [6][7.2] seats in main assembly area, whichever is greater^[1]
Commercial services	3 spaces / {1,000} [1,200] sq. ft. GFA 6 spaces / 2,500 sq. ft. GFA
Construction contractor facility and yard	No requirement
Crematorium	1 space / {1,000} [1,200] sq. ft. GFA 2 spaces / 2,500 sq. ft. GFA
Medical or dental clinic	5 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 1,000 sq. ft. GFA UC-MS-PT: 3 spaces / {1,000} [1,200] sq. ft. GFA
Mortuary	1 space / {1,000} [1,200] sq. ft. GFA or 1 space / {4} [4.6] seats in main assembly area, whichever is greater ^[1] 2 spaces / 2,500 sq. ft. GFA or 1 space / 5 seats in main assembly area, whichever is greater 3.5 spaces / {1,000} [1,200] sq. ft. GFA 7 spaces / 2,500 sq. ft. GFA UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Office	
Personal and business services, small	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
Personal and business services, large	UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA
Research or testing facility	1.5 space / {1,000} [1,200] sq. ft. GFA 3 spaces / 2,500 sq. ft. GFA
Self-storage	1 space / {3,000} [3,600] sq. ft. GFA 1 space / 5,000 sq. ft. GFA

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

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area

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Use	IDO Parking Requirement
Outdoor Recreation and Entertainment	
Amphitheater	1 space / {4} [4.6] seats in main assembly area ^[1] 1 space / 5 seats in main assembly area
Balloon Fiesta Park events and activities	Per parking study or adopted Master Plan
Drive-in theater	No requirement
Fairgrounds	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch activities 8 spaces / 2,500 sq. ft. GFA of site area where attendees circulate, participate, or watch activities
Residential community amenity	3 spaces / {1,000} [1,200] sq. ft. GFA plus requirements in Table 5-5-2 6 spaces / 2,500 sq. ft. GFA plus requirements in Table 5-5-2
Stadium or racetrack	1 space / {4} [4.6] seats in main assembly area ^[1] 1 space / 5 seats in main assembly area
Other outdoor entertainment	3 spaces / {1,000} [1,200] sq. ft. GFA plus requirements in Table 5-5-2 6 spaces / 2,500 sq. ft. GFA plus requirements in Table 5-5-2
Retail Sales	
Adult retail	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
Bakery goods or confectionery shop	UC-MS-PT: 2.5 spaces / {1,000} [1,200] sq. ft. GFA-
Building and home improvement materials store	2 spaces / {1,000} [1,200] sq. ft. GFA 4 spaces / 2,500 sq. ft. GFA
Cannabis retail	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
Farmers' market	No requirement
General retail	Establishments ≤ 10,000 sq. ft. GFA: 3.5 spaces / {1,000} [1,200] sq. ft. GFA 7 spaces / 2,500 sq. ft. GFA Establishments > 10,000 sq. ft. – ≤50,000 sq. ft. GFA: 3 spaces / {1,000} [1,200] sq. ft. GFA 6 spaces / 2,500 sq. ft. GFA Establishments > 50,000 sq. ft. GFA: 2.3 spaces / {1,000} [1,200] sq. ft. GFA 4.5 spaces / 2,500 sq. ft. GFA
Grocery store	UC-MS-PT: 1.75 spaces / {1,000} [1,200] sq. ft. GFA-
Liquor retail	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
Pawn shop	4 spaces / {1,000} [1,200] sq. ft. GFA 8 spaces / 2,500 sq. ft. GFA
Transportation	
Airport	Determined by airport management
Freight terminal or dispatch center	No requirement
Helipad	No requirement
Park-and-ride lot	No requirement
Railroad yard	No requirement
Transit facility	Determined by transportation authority

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

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Use	IDO Parking Requirement
INDUSTRIAL USES	
Manufacturing, Fabrication, and Assembly	
Artisan manufacturing	1 space / [1,000] [1,200] sq. ft. GFA 2 spaces / 2,500 sq. ft. GFA
Cannabis cultivation	1 space / [1,000] [1,200] sq. ft. GFA 2 spaces / 2,500 sq. ft. GFA
Cannabis-derived products manufacturing	
Light manufacturing	
Heavy manufacturing	1 space / [5,000] [6,000] sq. ft. GFA 4 spaces / 25,000 sq. ft. GFA
Natural resource extraction	No requirement
Special manufacturing	1 space / [1,000] [1,200] sq. ft. GFA 2 spaces / 2,500 sq. ft. GFA
Telecommunications, Towers, and Utilities	
Electric utility	No requirement
Energy Storage Systems (ESS)	
Geothermal energy generation	
Major utility, other	
Solar energy generation	
Wind energy generation	
Wireless Telecommunications Facility (WTF)	
Waste and Recycling	
Recycling drop-off bin facility	No requirement
Solid waste convenience center	
Salvage yard	
Waste and/or recycling transfer station	
Wholesaling and Storage	
Above-ground storage of fuels or feed	No requirement
Outdoor storage	
Warehousing	
Wholesaling and distribution center	1 space / [2,000] [2,400] sq. ft. GFA 1 space / 2,500 sq. ft. GFA

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

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Use	IDO Parking Requirement
ACCESSORY AND TEMPORARY USES	
ACCESSORY USES	
Agriculture sales stand	No requirement
Animal keeping	
Automated Teller Machine (ATM)	No requirement ^[2]
Drive-through or drive-up facility	No requirement ^[2]
Dwelling unit, accessory	1 space / accessory dwelling unit
Family care facility	No requirement
Family home day care	
Garden	
Hobby breeder	
Home occupation	
Independent living facility	
Mobile food truck	No requirement
Mobile vending cart	
Outdoor animal run	
Outdoor dining area	3 spaces / {1,000} [1,200] sq. ft. GFA outdoor seating space 6 spaces / 2,500 sq. ft. GFA outdoor seating space UC-AC-MS-PT: No requirement
Second kitchen in a dwelling	{1} [0.8] additional space required No requirement
Other use accessory to non-residential primary use	No requirement
Other use accessory to residential primary use	
TEMPORARY USES	
Circus	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch activities 8 spaces / 2,500 sq. ft. of site area where attendees circulate, participate, or watch activities
Construction staging area, trailer, or office	No requirement
Dwelling, temporary	1 space / DU
Fair, festival, or theatrical performance	4 spaces / {1,000} [1,200] sq. ft. of site area where attendees circulate, participate, or watch activities 8 spaces / 2,500 sq. ft. of site area where attendees circulate, participate, or watch activities
Garage or yard sale	No requirement
Hot air balloon takeoff/landing	
Open air market	
Park-and-ride facility, temporary	
Real estate office or model home	2 spaces / {1,000} [1,200] sq. ft. of office 4 spaces / 2,500 sq. ft. of office
Safe outdoor space	{2} [1] spaces / project site
Seasonal outdoor sales	{2} [1.6] parking spaces per vendor stall 8 spaces / 5 vendor stalls
[1] 30 in. pew or bench space = 1 seat. If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity.	
[2] Stacking space requirements in Subsection 14-16-5-5(l) apply if designed to be accessed from motor vehicles.	

E) IDO REDLINE EXHIBIT

See Separate Attachment