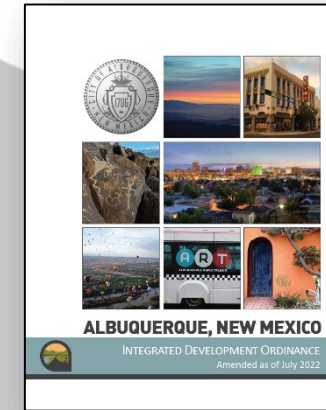


INTEGRATED DEVELOPMENT ORDINANCE



IDO as of December 25, 2022

<https://tinyurl.com/CABQ-IDO-12-2022>

Public Notice

Fall 2022

Mikaela Renz-Whitmore

UDD Division Manager

mrenz@cabq.gov

Comments? Requests?

Email: abcto@cabq.gov

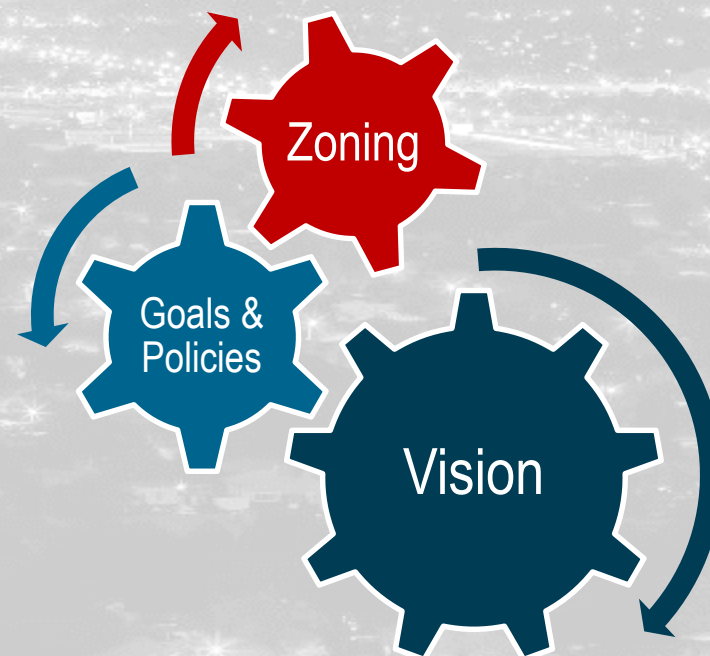
**ONE
ALBUQUE
RQUE**

WHAT IS ZONING?

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

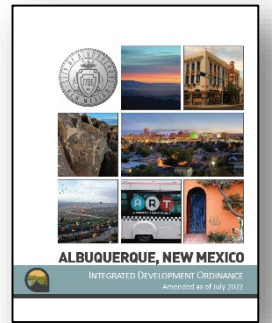
U.S. Constitution

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



EFFECTIVE DOCUMENT

Integrated
Development
Ordinance



<https://tinyurl.com/CABQ-IDO-12-2022>

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

Uses

5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

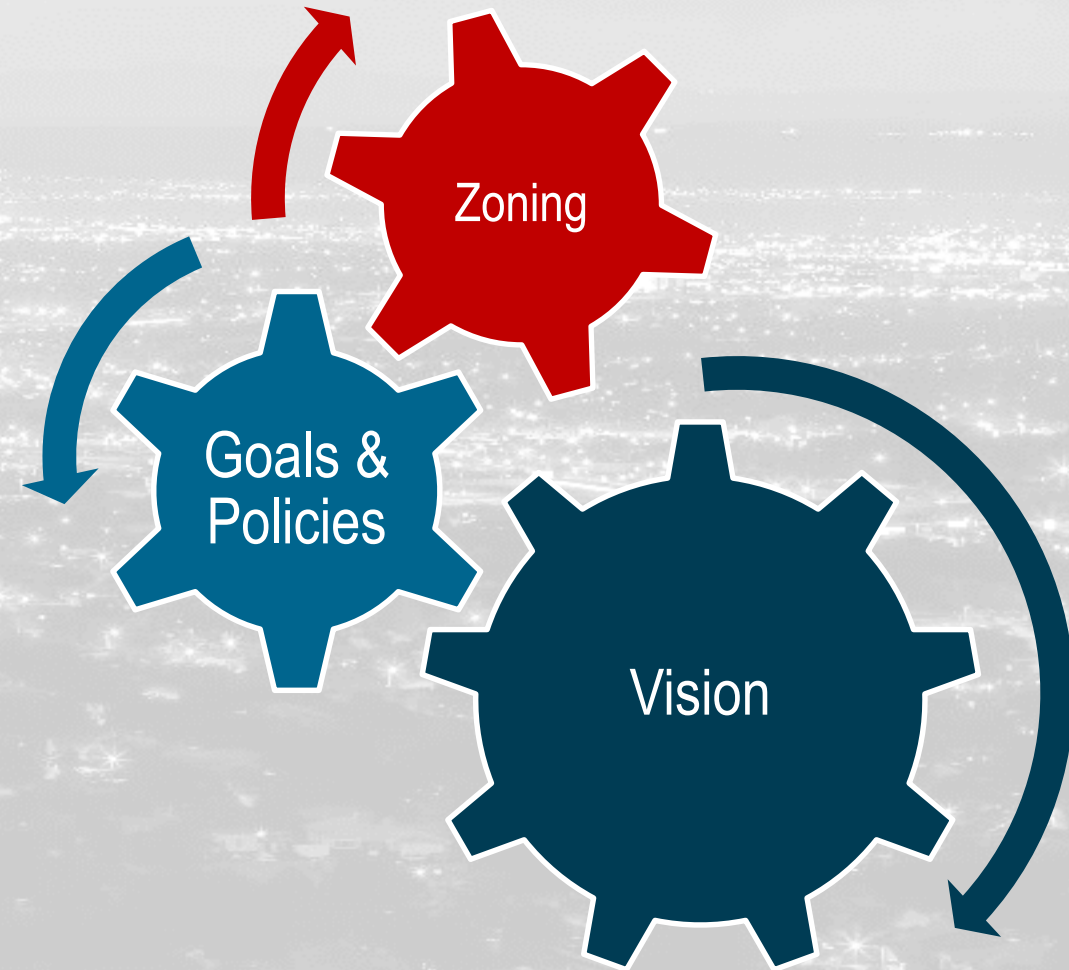
IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

WHAT MAKES A GOOD ZONING SYSTEM?

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



FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



ONE
ALB
UQU
ER
QUE

FINDING THE BALANCE

Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

Citywide

Standardized rules

- Less complexity
- Easier to enforce



FINDING THE BALANCE

Community Input

Early consultation
& more public notice

Streamlined Approval Process

More administrative review

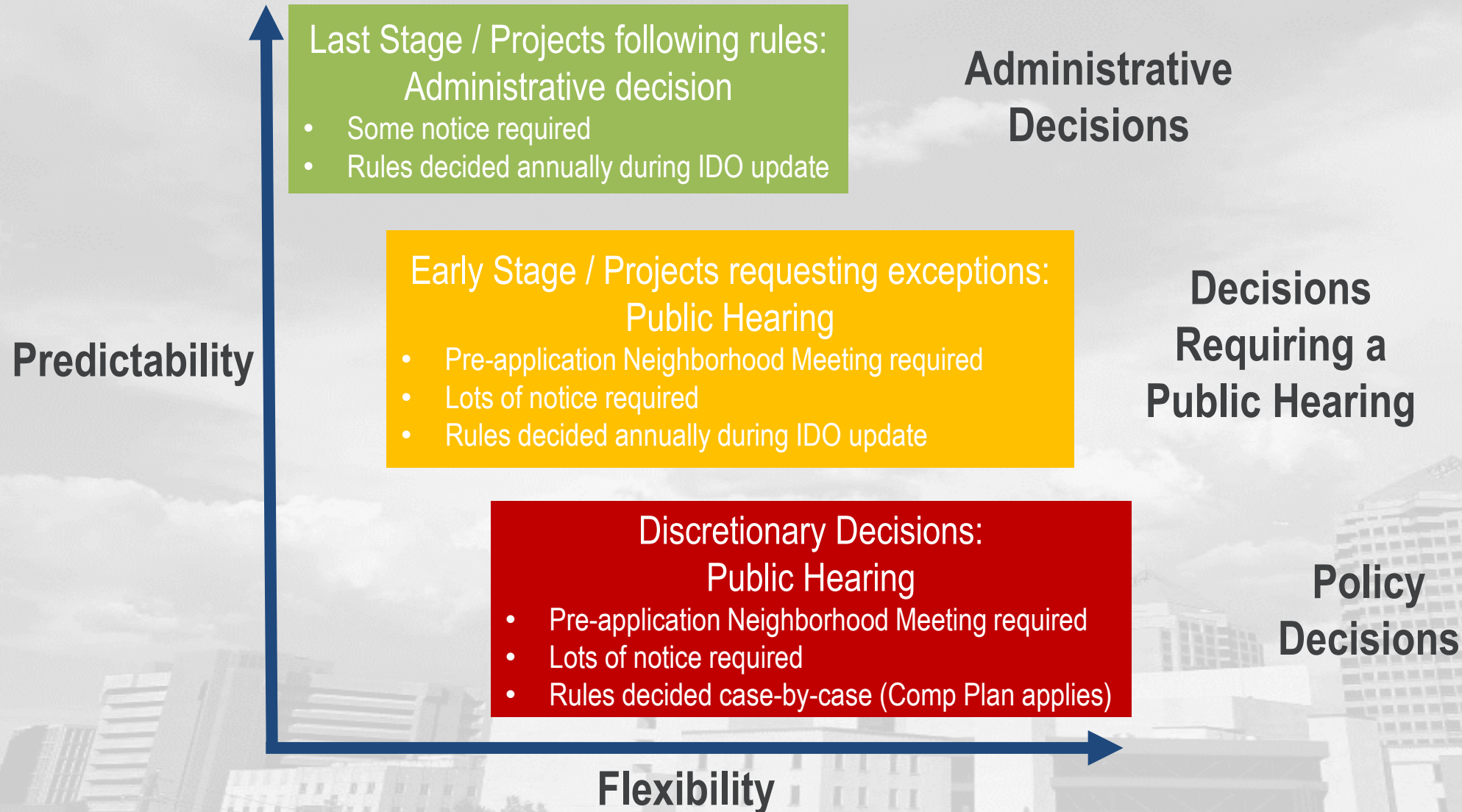


Intent

- If we get the rules right – and we need to continually work to get the rules right – and projects follow those rules, they get approved quickly.
- Asking for exceptions means more notice, more public input, and a longer process.

FINDING THE BALANCE

Part
6



ONE
ALB
UQU
ER
QUE

**Table
6-1-1**

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission

ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer

X = Required [] = Public Hearing < > = Quasi-judicial Hearing

R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

| Subsection | Mtgs | | Public Notice | | | | | Review and Decision-making Bodies | | | | | | Specific Procedures | |
|---|------------------|-----------------|---------------|-----------|-------------|-----------|-------------|-----------------------------------|--------|--------|--------|--------|--------|-----------------------------|--------|
| | 6-4(B) | 6-4(C) | 6-4(K)(2) | 6-4(K)(3) | 6-4(K)(4) | 6-4(K)(5) | 6-4(K)(6) | 6-2(B) | 6-2(D) | 6-2(E) | 6-2(H) | 6-2(J) | 6-2(I) | | 6-2(A) |
| Application Type | Neighborhood | Pre-application | Email | Mailed | Posted Sign | Published | Web Posting | City Staff ^[1] | DHO | EPC | LC | ZHE | LUHO | City Council ^[2] | |
| Permit – Wall or Fence – Minor | | | X | | | | X | D | | | | | <AR> | <AD> | 6-5(F) |
| Site Plan – Administrative ^[4] | X ^[5] | | X | | X | | X | D | | | | | <AR> | <AD> | 6-5(G) |



REVIEW/DECISION

Part 6

Table 6-1-1

ido.abc-zone.com



Some notice.
Administrative review.
Decided on IDO rules only.

Neighborhood Meeting.
More notice.
Public meeting or hearing.
Decided on IDO rules only.

Neighborhood Meeting.
Lots of notice.
Public hearing.
Rules decided case-by-case.
Comp Plan policies AND IDO regulations apply.

| Table 6-1-1: Summary of Development Review Procedures | | | | | | | | | | | | | | | | |
|--|------------------|-----------------|---------------|-----------|-------------|-----------|-----------------------------------|------------|--------|--------|--------|--------|---------------------|--------------|--------|--|
| DHO=Development Hearing Officer; EPC=Environmental Planning Commission; LC=Landmarks Commission | | | | | | | | | | | | | | | | |
| ZHE=Zoning Hearing Examiner; LUHO=Land Use Hearing Officer | | | | | | | | | | | | | | | | |
| X=Required; []=Public Hearing; <>=Quasi-judicial Hearing | | | | | | | | | | | | | | | | |
| R=Review/Recommend; D=Review and Decide; AR=Appeal Review/Recommend; AD=Appeal Review and Decide | | | | | | | | | | | | | | | | |
| Subsection | Mtg | | Public Notice | | | | Review and Decision-making Bodies | | | | | | Specific Procedures | | | |
| | 6-4(B) | 6-4(C) | 6-4(K)(2) | 6-4(K)(3) | 6-4(K)(4) | 6-4(K)(5) | 6-4(K)(6) | 6-2(B) | 6-2(D) | 6-2(E) | 6-2(H) | 6-2(J) | | 6-2(I) | 6-2(A) | |
| Application Type | Neighborhood | Pre-application | Email | Mailed | Posted-Sign | Published | Web-Posting | City-Staff | DHO | EPC | LC | ZHE | LUHO | City-Council | | |
| Administrative Decisions | | | | | | | | | | | | | | | | |
| Historic Certificate of Appropriateness—Minor | X | X | X | X | X | X | X | D | X | X | <AD> | X | <AR> | <AD> | 6-5(B) | |
| Permit—Sign | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| Permit | X | X | X | X | X | X | X | D | X | X | X | X | <AR> | <AD> | 6-5(C) | |
| Alternative Signage Plans | X | X | X | X | X | X | X | D | X | X | X | X | <AR> | <AD> | 6-5(C) | |
| Permit—Wall or Fence—Minor | X | X | X | X | X | X | X | D | X | X | X | X | <AR> | <AD> | 6-5(F) | |
| Site Plan—Administrative ⁽¹⁾ | X ⁽¹⁾ | X | X | X | X | X | X | D | X | X | X | X | <AR> | <AD> | 6-5(G) | |
| Decisions Requiring a Public Hearing | | | | | | | | | | | | | | | | |
| Conditional Use Approval | X | X | X | X | X | X | X | R | X | X | X | <D> | <AR> | <AD> | 6-6(A) | |
| Demolition Outside of an HPO ⁽⁶⁾ | X | X | X | X | X | X | X | R | X | X | <D> | X | <AR> | <AD> | 6-6(B) | |
| Expansion of Nonconforming Use or Structure | X | X | X | X | X | X | X | R | X | X | X | <D> | <AR> | <AD> | 6-6(C) | |
| Historic Certificate of Appropriateness—Major | X | X | X | X | X | X | X | R | X | X | <D> | X | <AR> | <AD> | 6-6(D) | |
| Permit—Carport | X | X | X | X | X | X | X | R | X | X | X | <D> | <AR> | <AD> | 6-6(G) | |
| Permit—Wall or Fence—Major | X | X | X | X | X | X | X | R | X | X | X | <D> | <AR> | <AD> | 6-6(H) | |
| Site Plan—EPC | X | X | X | X | X | X | X | R | X | <D> | X | X | <AR> | <AD> | 6-6(I) | |
| Subdivision of Land—Minor | X | X | X | X | X | X | X | R | <D> | X | X | X | <AR> | <AD> | 6-6(K) | |
| Subdivision of Land—Major | X | X | X | X | X | X | X | R | <D> | X | X | X | <AR> | <AD> | 6-6(L) | |
| Variance—EPC | X | X | X | X | X | X | X | R | X | <D> | X | X | <AR> | <AD> | 6-6(N) | |
| Variance—ZHE | X | X | X | X | X | X | X | R | X | X | X | <D> | <AR> | <AD> | 6-6(O) | |
| Waiver—DHO | X | X | X | X | X | X | X | R | <D> | X | X | X | <AR> | <AD> | 6-6(P) | |
| Policy Decisions | | | | | | | | | | | | | | | | |
| Adoption or Amendment of Comprehensive Plan | X | X | X | X | X | X | X | R | X | [R] | X | X | X | [D] | 6-7(A) | |
| Amendment to IDO Text—Citywide | X | X | X | X | X | X | X | R | X | [R] | X | X | X | [D] | 6-7(D) | |
| Amendment to IDO Text—Small Area | X | X | X | X | X | X | X | R | X | <R> | X | X | X | <D> | 6-7(E) | |
| Zoning Map Amendment—EPC | X | X | X | X | X | X | X | R | X | X | <D> | X | <AR> | <AD> | 6-7(G) | |

ONE
SALB
SQUARE
M



PUBLIC NOTICE

<https://www.cabq.gov/planning/urban-design-development/public-notice>

BEFORE APPLICATION

6-4(B) Pre-submittal Neighborhood Meeting

6-4(K)2 Emailed notice to Neigh.
Assoc/Coalitions

6-4(K)3 Mailed notice to Property Owners

AFTER APPLICATION

6-4(K)4 Posted Sign (Applicant)

6-4(K)5 Published notice (CABQ)

- Public Meetings / Hearings
<https://www.cabq.gov/planning/boards-commissions>
- Administrative
 - <https://posse.cabq.gov/posse/pub/lms/Default.aspx?PossePresentation=PermitSearchByAddress>

| Subsection | Mtgs | | Public Notice | | | | |
|------------------|--------------|-----------------|---------------|-----------|-------------|-----------|-------------|
| | 6-4(B) | 6-4(C) | 6-4(K)(2) | 6-4(K)(3) | 6-4(K)(4) | 6-4(K)(5) | 6-4(K)(6) |
| Application Type | Neighborhood | Pre-application | Email | Mailed | Posted Sign | Published | Web Posting |

Table
6-1-1

ON
SAL
M
C
B
R
O
M

PRE-SUBMITTAL NEIGHBORHOOD MEETING

Table 6-1-1 + Section 6-4(C): ido.abc-zone.com

Forms: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**Section
6-4(B)**

Table 6-1-1: Summary of Development Review Procedures
 DHO = Development Hearing Officer EPC = Environmental Planning Commission
 ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer
 X = Required [] = Public Hearing < > = Quasi-judicial Hearing
 R = Review/Recommend D = Review and Decide AR = Approval

| Subsection | Mtgs | |
|---|------------------|-----------------|
| | 6-4(B) | 6-4(C) |
| Application Type | Neighborhood | Pre-application |
| Administrative Decisions | | |
| Site Plan – Administrative ^[4] | X ^[5] | [] |
| Decisions Requiring a Public Hearing | | |
| Conditional Use Approval | X | [] |
| Demolition Outside of an HPO ^[6] | X | [] |
| Expansion of Nonconforming Use or Structure | X | [] |
| Historic Design Standards and Guidelines | X | [] |
| Master Development Plan | X | [] |
| Site Plan – EPC | X | [] |
| Vacation of Easement, Private Way, or Public Right-of-way | [] | [] |
| Vacation of Public Right-of-way – Council | X | X |
| Vacation of Public Right-of-way – DHO | X | X |
| Variance – EPC | X | [] |
| Variance – ZHE | X | [] |
| Waiver – DHO | X | [] |
| Policy Decisions | | |
| Adoption or Amendment of Historic Designation | X | X |
| Amendment to IDO Text – Small Area | X | [] |
| Zoning Map Amendment – EPC | X | [] |
| Zoning Map Amendment – Council ^[8] | X | [] |

- Required content
- Required forms
- Email notice to Neigh Association reps
- Timing
 - NA reps have 15 days to respond yes/no
 - Meeting must be scheduled w/in 30 days of yes
- Facilitated by CABQ Alternative Dispute Resolution
- Report emailed to all who participated
- Applicant responds to discussion/concerns in submittal
- Report/response reviewed by decision-maker

MAILED / EMAILED NOTICE

6-4(K)

Table 6-1-1: Summary of Development Review Procedures
 DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Land Use Commission
 ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer
 X = Required [] = Public Hearing < > = Quasi-judicial Hearing
 R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD =

| Subsection | Mtg | | Public Notice | | | | | 6-2(B) |
|---|------------------------------|--------------|---------------|-----------|-------------|---------------------------|-----------|--------|
| | 6-4(B) | 6-4(C) | 6-4(K)(2) | 6-4(K)(3) | 6-4(K)(4) | 6-4(K)(5) | 6-4(K)(6) | |
| Application Type | Neighborhood Pre-application | Email Mailed | Posted Sign | Published | Web Posting | City Staff ⁽¹⁾ | | |
| Administrative Decisions | | | | | | | | |
| Historic Certificate of Appropriateness – Minor | | X | | X | | | D | |
| Permit – Sign | | | X | | | X | D | |
| Permit – Alternative Signage Plan | | X | | X | | X | D | |
| Permit – Temporary Window Wrap | | | X | | | | D | |
| Permit – Wall or Fence – Minor | | X | | | | X | D | |
| Site Plan – Administrative ⁽⁴⁾ | X ⁽⁵⁾ | X | X | X | X | X | D | |
| Wireless Telecommunications Facility Approval | | X | | | | | D | |
| Decisions Requiring a Public Hearing | | | | | | | | |
| Conditional Use Approval | X | X | X | X | X | X | R | |
| Demolition Outside of an HPO ⁽⁶⁾ | X | X | X | X | X | X | R | |
| Expansion of Nonconforming Use or Structure | X | X | X | X | X | X | R | |
| Historic Certificate of Appropriateness – Major | X | X | X | X | X | X | R | |
| Historic Design Standards and Guidelines | X | X | X | X | X | X | R | |
| Master Development Plan | X | X | X | X | X | X | R | |
| Permit – Carport | | X | X | X | X | X | R | |
| Permit – Wall or Fence – Major | | X | X | X | X | X | R | |
| Site Plan – EPC | X | X | X | X | X | X | R | |
| Subdivision of Land – Bulk Land | X | X | X | X | X | X | R | |
| Subdivision of Land – Minor | | X | | | | X | R | |
| Subdivision of Land – Major | X | X | X | X | X | X | R | |
| Vacation of Easement, Private Way, or Public Right-of-way | | | | | | | | |
| Vacation of Public Right-of-way – Council | X | X | X | X | X | X | R | |
| Vacation of Public Right-of-way – DHO | X | X | X | X | X | X | R | |
| Variance – EPC | X | X | X | X | X | X | R | |
| Variance – ZHE | X | X | X | X | X | X | R | |
| Waiver – DHO | X | X | X | X | X | X | R | |
| Waiver – Wireless Telecommunications Facility | | X | X | X | X | X | R | |
| Policy Decisions | | | | | | | | |
| Adoption or Amendment of Comprehensive Plan | | X | X | X | X | X | R | |
| Adoption or Amendment of Facility Plan | | X | X | X | X | X | R | |
| Adoption or Amendment of Historic Designation | X | X | X | X | X | X | R | |
| Amendment to IDO Text – Citywide | | X | X | X | X | X | R | |
| Amendment to IDO Text – Small Area | X | X | X | X | X | X | R | |
| Annexation of Land | | X | X | X | X | X | R | |
| Zoning Map Amendment – EPC | X | X | X | X | X | X | R | |
| Zoning Map Amendment – Council ⁽⁸⁾ | X | X | X | X | X | X | R | |

Table 6-1-1 + Section 6-4(K): ido.abc-zone.com

Forms: <http://www.cabq.gov/planning/urban-design-development/public-notice>

- Required content
- Required forms
- Notice to Neigh Association reps - no mail if email
- Mailed notice to property owners w/in 100 feet
- Proof of notice submitted with application

PUBLIC NOTICE

6-4(K)

Table 6-1-1 + Section 6-4(K): ido.abc-zone.com

Forms: <http://www.cabq.gov/planning/urban-design-development/public-notice>

| Table 6-1-1: Summary of Development Review Procedures | | | | | | | | | |
|--|------------------------------|--------|---------------|-------------|-----------|-------------|---------------------------|---|--------|
| DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Land Use Hearing Examiner ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer | | | | | | | | | |
| X = Required [] = Public Hearing < > = Quasi-judicial Hearing | | | | | | | | | |
| R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = | | | | | | | | | |
| Subsection | Mtg | | Public Notice | | | | | | 6-2(B) |
| | 6-4(B) | 6-4(C) | 6-4(K)(2) | 6-4(K)(3) | 6-4(K)(4) | 6-4(K)(5) | 6-4(K)(6) | | |
| Application Type | Neighborhood Pre-application | Email | Mailed | Posted Sign | Published | Web Posting | City Staff ⁽¹⁾ | | |
| Administrative Decisions | | | | | | | | | |
| Historic Certificate of Appropriateness – Minor | | | X | X | | | | | D |
| Permit – Sign | | | | | | | | | D |
| Permit – Alternative Signage Plan | | | X | | X | | | X | D |
| Permit – Temporary Window Wrap | | | | X | | | | | D |
| Permit – Wall or Fence – Minor | | | X | | | | | X | D |
| Site Plan – Administrative ⁽⁴⁾ | X ⁽⁵⁾ | | X | X | | | | X | D |
| Wireless Telecommunications Facility Approval | | | | X | | | | | D |
| Decisions Requiring a Public Hearing | | | | | | | | | |
| Conditional Use Approval | X | | X | X | X | X | X | X | R |
| Demolition Outside of an HPO ⁽⁶⁾ | X | | X | X | X | X | X | X | R |
| Expansion of Nonconforming Use or Structure | X | | X | X | X | X | X | X | R |
| Historic Certificate of Appropriateness – Major | X | | X | X | X | X | X | X | R |
| Historic Design Standards and Guidelines | X | | X | X | X | X | X | X | R |
| Master Development Plan | X | | X | X | X | X | X | X | R |
| Permit – Carport | | | X | X | X | X | X | X | R |
| Permit – Wall or Fence – Major | | | X | X | X | X | X | X | R |
| Site Plan – EPC | X | | X | X | X | X | X | X | R |
| Subdivision of Land – Bulk Land | | X | X | X | X | X | X | X | R |
| Subdivision of Land – Minor | | | X | | | | | X | R |
| Subdivision of Land – Major | | X | X | X | X | X | X | X | R |
| Vacation of Easement, Private Way, or Public Right-of-way | | | | | | | | | |
| Vacation of Public Right-of-way – Council | X | X | X | X | X | X | X | X | R |
| Vacation of Public Right-of-way – DHO | X | X | X | X | X | X | X | X | R |
| Variance – EPC | X | | X | X | X | X | X | X | R |
| Variance – ZHE | X | | X | X | X | X | X | X | R |
| Waiver – DHO | X | | X | | | | | X | R |
| Waiver – Wireless Telecommunications Facility | | | X | X | X | X | X | X | R |
| Policy Decisions | | | | | | | | | |
| Adoption or Amendment of Comprehensive Plan | | | X | X | X | X | X | X | R |
| Adoption or Amendment of Facility Plan | | | X | X | X | X | X | X | R |
| Adoption or Amendment of Historic Designation | X | X | X | X | X | X | X | X | R |
| Amendment to IDO Text – Citywide | | | X | X | X | X | X | X | R |
| Amendment to IDO Text – Small Area | X | | X | X | X | X | X | X | R |
| Annexation of Land | | | X | X | X | X | X | X | R |
| Zoning Map Amendment – EPC | X | | X | X | X | X | X | X | R |
| Zoning Map Amendment – Council ⁽⁸⁾ | X | | X | X | X | X | X | X | R |

6-4(K)(1) Content of the Notice

6-4(K)(1)(a) All notice required by Table 6-1-1 shall include, at a minimum, all of the following information:

1. The address of the property listed in the application.
2. The name of the property owner.
3. The name of the applicant (if different from the property owner).
4. A short summary of the approval being requested (e.g. Conditional Use Approval to allow a particular use, Zoning Map Amendment from an existing zone district to a specified district, a Site Plan – EPC for a particular project, etc.).
5. Whether a public hearing will be required, and if so the date, time, and place of the public hearing.
6. An address, telephone number, or website where additional information about the application can be obtained.

PUBLIC NOTICE

6-4(K)

Table 6-1-1 + Section 6-4(K): ido.abc-zone.com

Forms: <http://www.cabq.gov/planning/urban-design-development/public-notice>

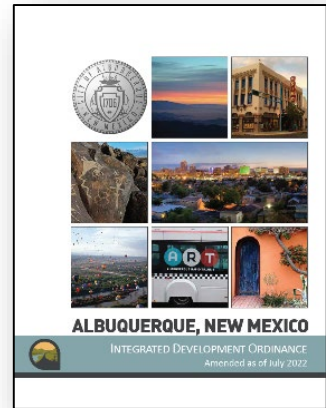
Table 6-1-1: Summary of Development Review Procedures
 DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Land Commission
 ZHE = Zoning Hearing Examiner LUHO = Land Use Hearing Officer
 X = Required [] = Public Hearing < > = Quasi-judicial Hearing
 R = Review/Recommend D = Review and Decide AR = Appeal Review / Reconsideration

| Subsection | Mtg | | Public Notice | | | | |
|--|------------------|-----------------|---------------|-----------|-------------|-----------|-------------|
| | 6-4(B) | 6-4(C) | 6-4(K)(2) | 6-4(K)(3) | 6-4(K)(4) | 6-4(K)(5) | 6-4(K)(6) |
| Application Type | Neighborhood | Pre-application | Email | Mailed | Posted Sign | Published | Web Posting |
| Administrative Decisions | | | | | | | |
| Historic Certificate of Appropriateness – Minor | | | X | | X | | |
| Permit – Sign | | | | X | | | X |
| Permit – Alternative Signage Plan | | | X | | X | | X |
| Permit – Temporary Window Wrap | | | | X | | | |
| Permit – Wall or Fence – Minor | | | X | | | | X |
| Site Plan – Administrative ⁽⁴⁾ | X ⁽⁵⁾ | [] | X | X | | | X |
| Wireless Telecommunications Facility Approval | | | | X | | | |
| Decisions Requiring a Public Hearing | | | | | | | |
| Conditional Use Approval | X | | X | X | X | X | X |
| Demolition Outside of an HPO ⁽⁶⁾ | X | | X | X | X | X | X |
| Expansion of Nonconforming Use or Structure | X | | X | X | X | X | X |
| Historic Certificate of Appropriateness – Major | | X | X | X | X | X | X |
| Historic Design Standards and Guidelines | X | | X | X | X | X | X |
| Master Development Plan | X | | X | X | X | X | X |
| Permit – Carport | | | X | X | X | | X |
| Permit – Wall or Fence – Major | | | X | X | X | | X |
| Site Plan – EPC | X | | X | X | X | X | X |
| Subdivision of Land – Bulk Land | | X | X | X | X | X | X |
| Subdivision of Land – Minor | | | X | | | | X |
| Subdivision of Land – Major | | X | X | X | X | X | X |
| Vacation of Easement, Private Way, or Public Right-of-way | | | | | | | |
| Vacation of Public Right-of-way – Council | X | X | X | X | X | X | X |
| Vacation of Public Right-of-way – DHO | X | | X | X | X | X | X |
| Variance – EPC | X | | X | X | X | X | X |
| Variance – ZHE | X | | X | X | X | X | X |
| Waiver – DHO | X | | X | | | | X |
| Waiver – Wireless Telecommunications Facility | | | X | X | X | X | X |
| Policy Decisions | | | | | | | |
| Adoption or Amendment of Comprehensive Plan | | | X | X | | X | X |
| Adoption or Amendment of Facility Plan | | | X | X | | X | X |
| Adoption or Amendment of Historic Designation | X | X | X | X | X | X | X |
| Amendment to IDO Text – Citywide | | | X | X | | X | X |
| Amendment to IDO Text – Small Area | X | | X | X | | X | X |
| Annexation of Land | | | X | X | X | X | X |
| Zoning Map Amendment – EPC | X | | X | X | X | X | X |
| Zoning Map Amendment – Council ⁽⁶⁾ | X | | X | X | X | X | X |

1. A Zone Atlas page indicating the subject property.
2. Architectural drawings, elevations of the proposed building(s), or other illustrations of the proposed application, as relevant.
3. An explanation of any deviations, Variances, or Waivers being requested, if any.
4. The summary of the pre-submittal neighborhood meeting, if one occurred.
5. For notice associated with a Site Plan application, a site plan that shows, at a minimum, the following information shall be included:
 - a. The location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. The maximum height of any proposed structures, with building elevations.
 - d. For residential development: The maximum number of proposed dwelling units.
 - e. For non-residential development: The total gross floor area of the proposed project and the gross floor area for each proposed use.

- **Zoning Map Amendment – EPC**
 - What notice is required?
 - Who will make the decision?
 - What is the decision criteria?
 - Area of Change
 - Area of Consistency

Integrated Development Ordinance



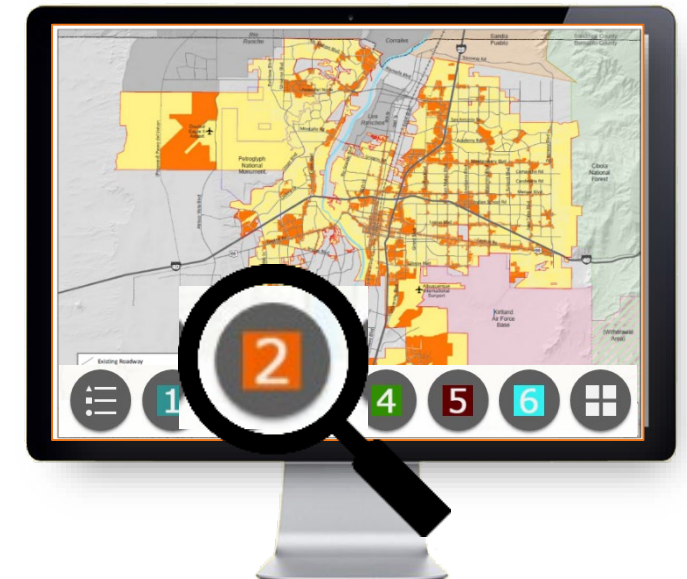
<https://tinyurl.com/CABQ-IDO-12-2022>

IDO Zoning Map

ABC Comp Plan



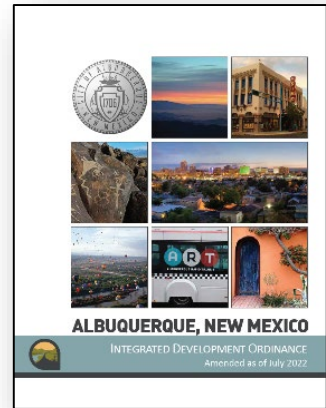
compplan.abc-zone.com



<https://tinyurl.com/IDOzoningmap>

- **Conditional Use**
 - What notice is required?
 - Who will make the decision?
 - What is the decision criteria?

Integrated Development Ordinance



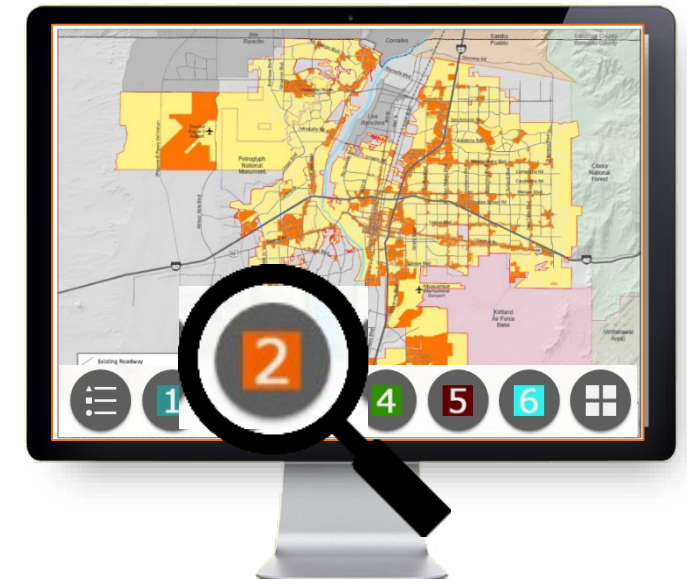
<https://tinyurl.com/CABQ-IDO-12-2022>

IDO Zoning Map

ABC Comp Plan



compplan.abc-zone.com



<https://tinyurl.com/IDOzoningmap>

COMMENT OPPORTUNITIES

2022 IDO Annual Update

- EPC Submittal – **October 27, 2022**
- Email abcto@cabq.gov



Interactive Integrated Development Ordinance

Home Resources Guides Topics

View Edit Pins Comments Report Embed

Page 5 of 9

Click anywhere in the document to add a comment. Select a bubble to view comments.

IDO Annual Update 2022 - Pre-EPC Submittal - Citywide
 (Page numbers refer to IDO Draft Effective December 2022: <https://tinyurl.com/CABQ-IDO-12-2022>)

| Page | Section | Change / Discussion | Explanation | Source |
|------|---------------|---|---|--------|
| 308 | Table 5-6-5 | Edge Landscape Buffers - Areas of Change and Consistency Revise and merge all three rows in the General Buffering column with one requirement for a "Landscaped buffer area ≥15 ft." | Applies a consistent buffer width for all Areas of Change next to Areas of Change that appear elsewhere would pre | |
| 321 | 5-7(D)(3)(a)2 | Walls & Fences - Front Yard Wall Revise text as follows: "For low-density residential development in or abutting a Residential zone district where wall height in any front or street side yard is restricted to 3 feet by Table 5-7-1, the maximum height of walls in any front yard is 5 feet if all the requirements of a request for a taller wall that meets the height and location standards in Table 5-7-2 are met shall require Permit - Wall. Major wall is prohibited pursuant to Subsection (3) be Strike note 1 in Table 5-7-2. | Allows 5 foot walls in at least 2 feet at top deletion of Permit - W 1 and Subsection 14-1 | |

Comments Close

Your name

E-mail

Add Comment

Comment Type

- None -

I have read and agree to the [Terms & Conditions](#) and [Privacy Policy](#).

I'm not a robot

reCAPTCHA Privacy - Terms

Add Comment

Get to Know Your IDO Training

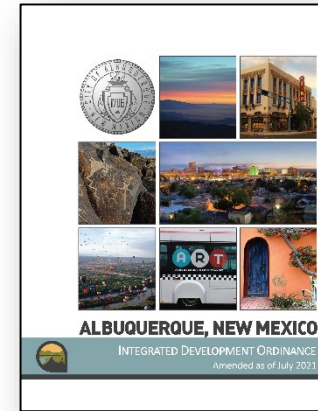
[Presentation](#) (PDF)

[Video](#)

IDO Annual Update Review Meetings

Presentation (PDF)

Video



IDO as of December 25, 2022

<https://tinyurl.com/CABQ-IDO-12-2022>

2022 Annual Update Webpage:

<https://abc-zone.com/ido-annual-update-2022>

IDO Zoning Map



tinyurl.com/idozoningmap



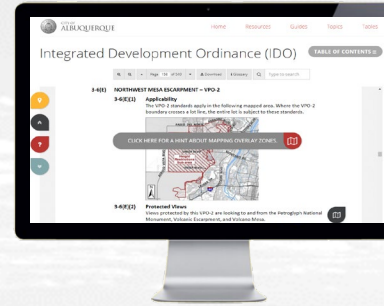
RESOURCES

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

Michael Vos
IDO/Zoning Team Lead
mrenz@cabq.gov

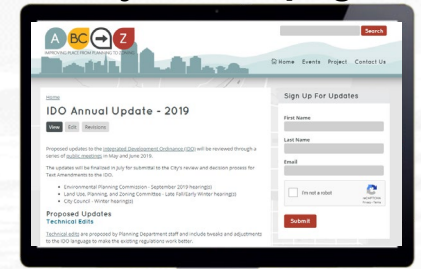
ABC-Z Project
abctoz@cabq.gov

Interactive IDO



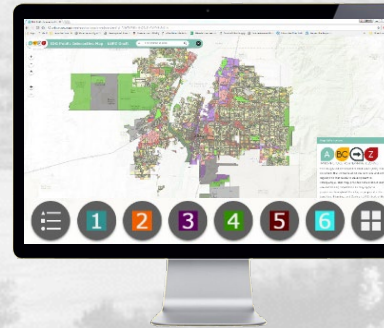
ido.abc-zone.com

Project Webpage



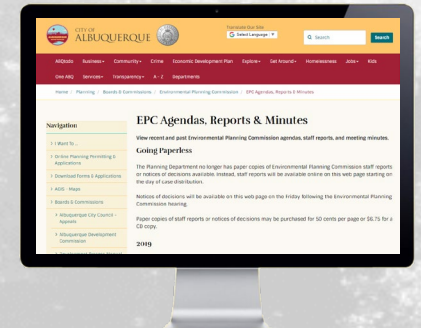
abc-zone.com

IDO Zoning Map



tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com