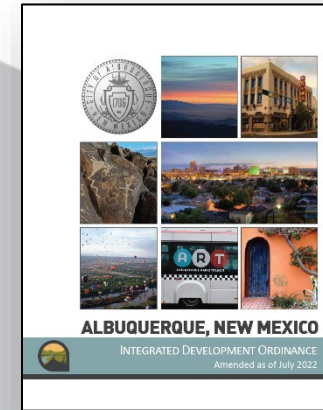


# INTEGRATED DEVELOPMENT ORDINANCE



**IDO as of July 2023**

<https://abq-zone.com>

**UNM SAAP**

**January 2023**

**Site Plans**

**Mikaela Renz-Whitmore**

UDD Division Manager

[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

**Silvia Bolivar**

Sr. Planner

[sbolivar@cabq.gov](mailto:sbolivar@cabq.gov)

**ONE  
ALBUQUE  
RQUE**

# PLANNING + ZONING

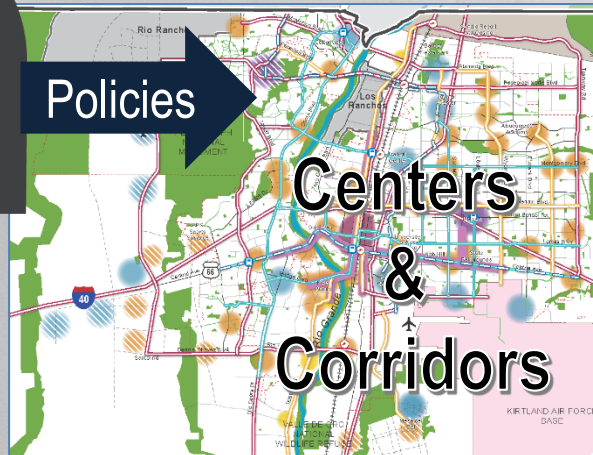
## ABC COMPREHENSIVE PLAN

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



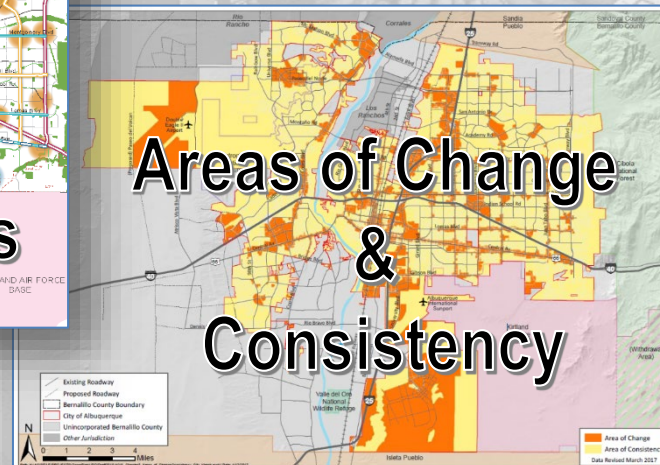
Vision

Policies



Centers  
&  
Corridors

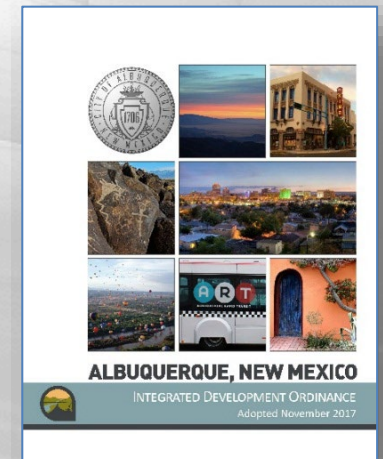
Areas of Change  
&  
Consistency



## INTEGRATED DEVELOPMENT ORDINANCE

- How to get there:
  - Tailored rules
    - Centers + Corridors
    - Areas of Consistency
    - Overlay Zones
    - Special places
  - Transitions / Edge Protections
    - Between Areas of Change + Consistency
    - Next to neighborhoods

Regulations



# FINDING THE BALANCE

## Protecting

Neighborhoods,  
special places,  
& City open space

## Incentivizing

High-quality  
development  
in appropriate areas



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# FINDING THE BALANCE

## Tailored

Rules for small areas

- Additional complexity
- Harder to enforce

## Citywide

Standardized rules

- Less complexity
- Easier to enforce



# STRUCTURE

## 1. General Provisions

## 2. Zone Districts

## 3. Overlay Zones

**Zones**

## 4. Use Regulations Allowable Use Table Use-specific Standards

**Uses**

## 5. Development Standards Dimensional Standards Tables General Regulations

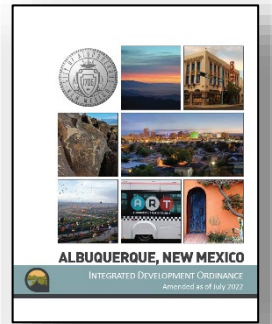
**Standards**

## 6. Administration & Enforcement

**Processes**

## 7. Definitions & Acronyms

Integrated  
Development  
Ordinance



<https://abq-zone.com>

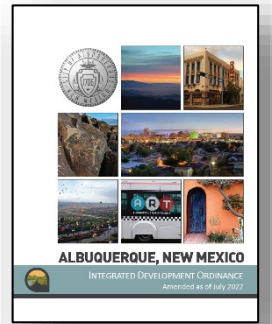
## IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

# DUE DILIGENCE

Integrated  
Development  
Ordinance



<https://abq-zone.com>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

What's the zoning on this property?  
Is it in an overlay zone?

Zones

Part  
2/3

What use or uses will be on this property?  
Is the use allowed in this zone?  
In this area? Any special regs?

Uses

Part  
4

What are the development standards?  
In this zone?  
In this area? Any special regs?

Standards

Part  
5

What is the review/decision process?  
In this area? Any special procedures?

Processes

Part  
6



# LEVERS FOR REGULATIONS

## Overlay Zones

- Character, Historic, View Protections

## Context

- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

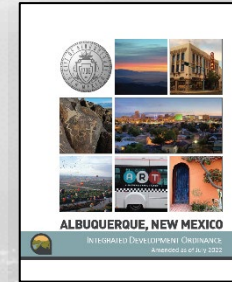
## Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

## Zoning

- Residential
- Mixed-use
- Non-residential
- Planned Development

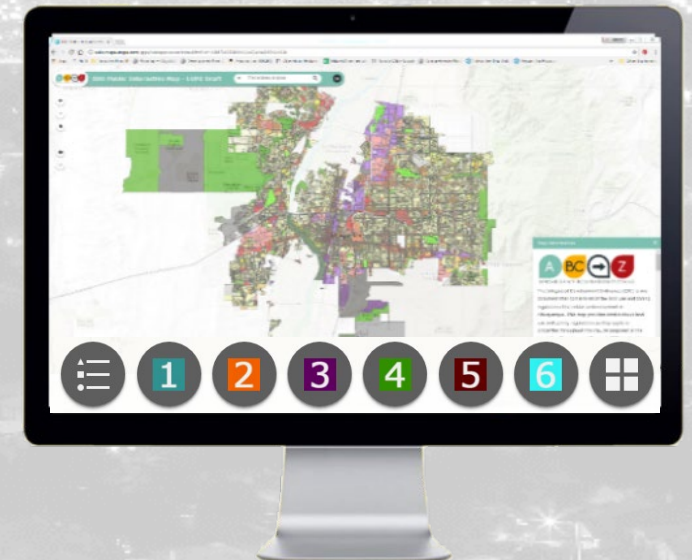
### Hierarchy of Rules



1-8

<https://abq-zone.com>

### IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

# TAILORED PROTECTIONS

Historic  
Character

View  
Protection

**IDO Part 3**  
Overlay Zones

Use-specific  
Standards

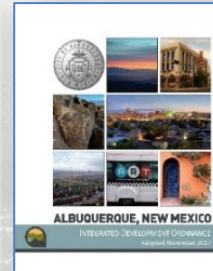
**IDO Part 4**  
Allowable Uses

Small Area  
Standards

**IDO Part 5**  
Development Standards

Review  
Procedures

**IDO Part 6**  
Admin & Enforcement



<https://abq-zone.com>

Table I  
Small Area  
Indexes

Table II

	Page
University Neighborhood	152
Uptown Area	153
Volcano Mesa Area (Volcano Heights UC / Volcano Mesa CPO-11)	153
Barrio - CPO-1	153
Downtown Neighborhood Area - CPO-3	153
High Desert Area	156
Hunting Highland Area	156
South Broadway Area	157
University Neighborhoods Area	157
Volcano Mesa - CPO-11	157

## IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>



# IMPLEMENTING CENTERS & CORRIDORS


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

Table  
III

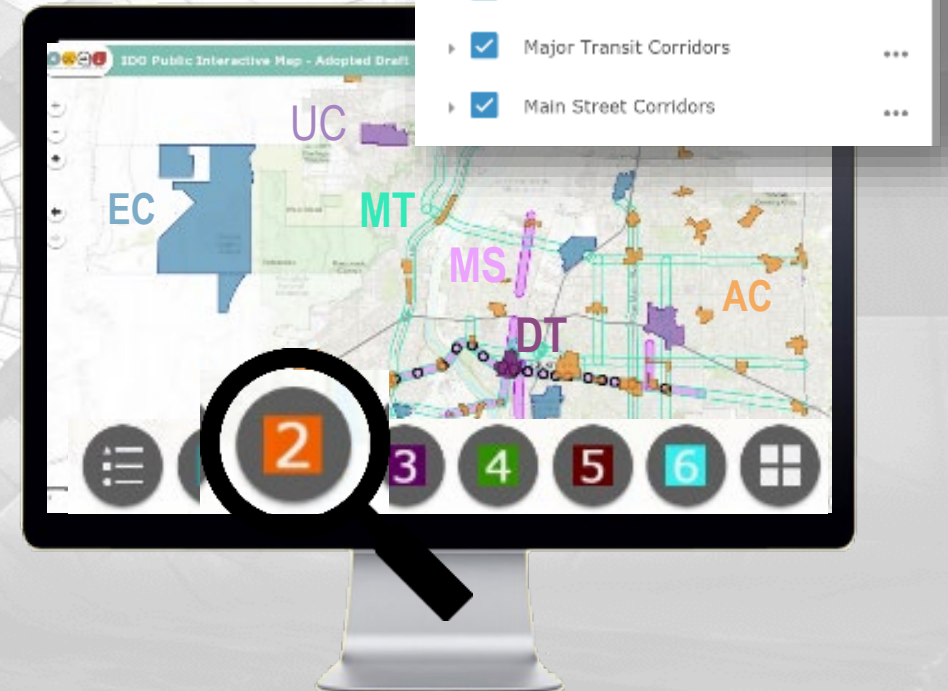
**Table III: IDO Provisions for ABC Comp Plan Centers & Corridor Areas**  
DT = Downtown UC = Urban Center AC = Activity Center EC = Employment Center  
MS = Main Street Area PT = Premium Transit Area MT = Major Transit Area  
*This table is for reference purposes only to index provisions for Centers & Corridors in the IDO.*

Subsection	Page	Header (Topic)	Center or Corridor Area						
			DT	UC	AC	EC	MS	PT	MT
<b>Part 14-16-2: Zone Districts</b>									
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC				
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT	
<b>Part 14-16-4: Use Regulations</b>									
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT	
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Ground Floor Commercial Use)		UC				PT	MT
14-16-4-3(B)(8)(a)	151	Dwelling, Multi-family (Large Units)	DT				MS	PT	
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground Floor Commercial Use)						PT	MT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (Commercial Use)	DT	UC					
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT	MT
14-16-4-3(D)(17)(m)	162	Light Vehicle Fueling Station		UC			MS	PT	
14-16-4-3(D)(28)	169	Self-storage		UC	AC		MS	PT	
14-16-4-3(E)(17)	186	Wholesaling and Distribution Center		UC			MS	PT	
14-16-4-3(F)(4)	187	Drive-through or Drive-up Facility		UC					

## Center/Corridor Index

-  **DT = Downtown**
-  **UC = Urban Center**
-  **AC = Activity Center**
-  **EC = Employment Center**
-  **MS = 660 feet from Main Street**
-  **PT = 660 feet from Premium Transit station**
-  **MT = 660 feet from Major Transit**

## IDO Zoning Map

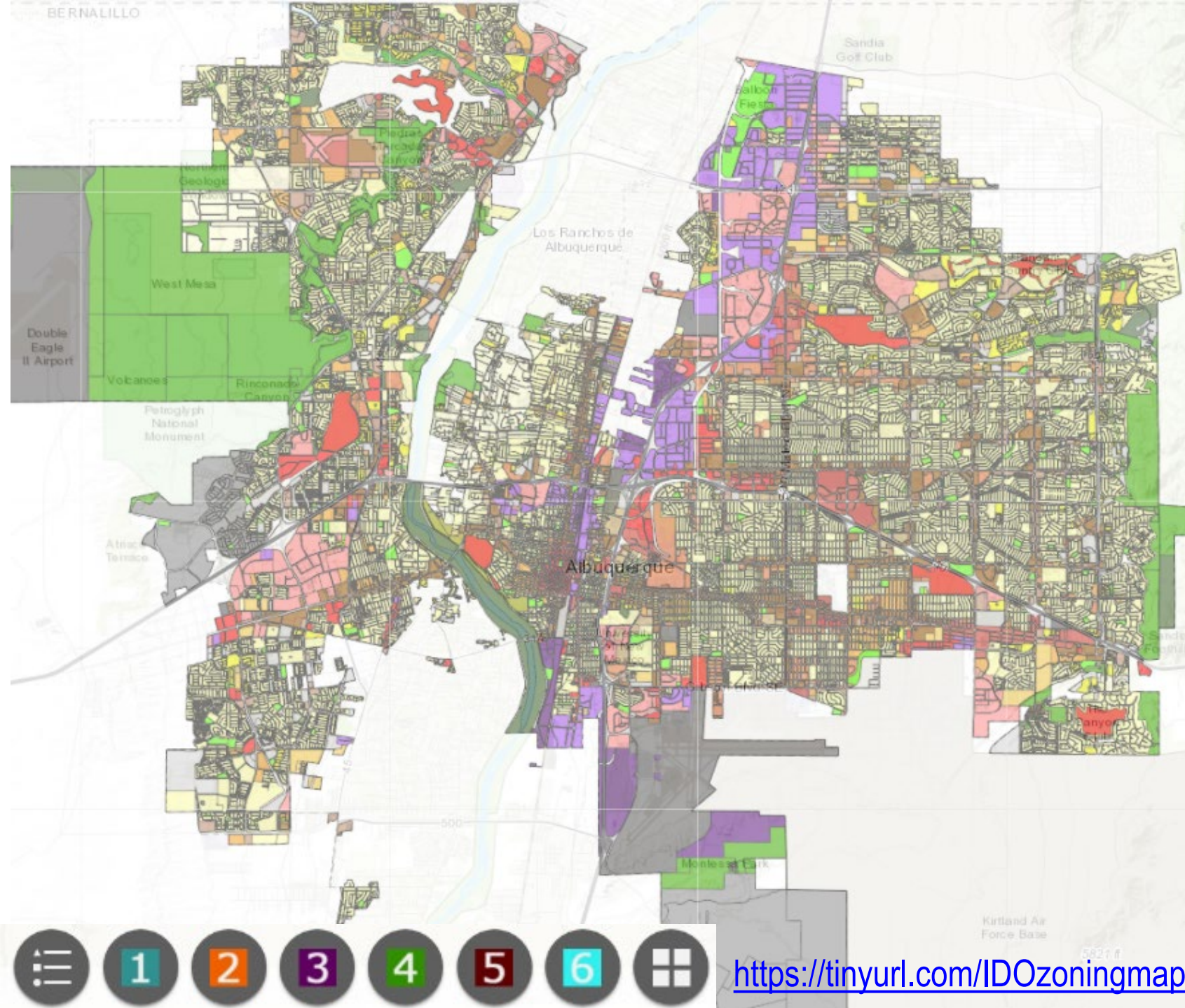


<https://tinyurl.com/IDOzoningmap>





# ZONING



IDO Zoning	
	R-A
	R-1A
	R-1B
	R-1C
	R-1D
	R-T
	R-MC
	R-ML
	R-MH
Residential Zone Districts	
	MX-T
	MX-L
	MX-M
	MX-H
	MX-FB-ID
	MX-FB-FX
	MX-FB-UD
Mixed-use Zone Districts	
	NR-C
	NR-BP
	NR-LM
	NR-GM
	NR-SU
	NR-PO-A
	NR-PO-B
	NR-PO-C
	NR-PO-D
Non-residential Zone Districts	
	PD Planned Development Zone Districts
	PC
	UNCL Unclassified

<https://tinyurl.com/IDOzoningmap>



# OVERLAY ZONES

**IDO Interactive Map** Find an address

**Part 3**

**3 Overlay Zone Layers**

**Layers**

- ☒ (APO) - Airport Protection Overlay Zone (3-3)
- ☒ (CPO) - Character Protection Overlay Zone (3-4)
- ☒ (HPO) - Historic Protection Overlay Zone (3-5)
- ☒ (VPO) - View Protection Overlay Zone (3-6)

[ido.abc-zone.com](http://ido.abc-zone.com)

<https://tinyurl.com/IDOzoningmap>



## Use-specific Standards

### IDO Part 4 Allowable Uses

Distance separations from residential and Open Space areas and between uses

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

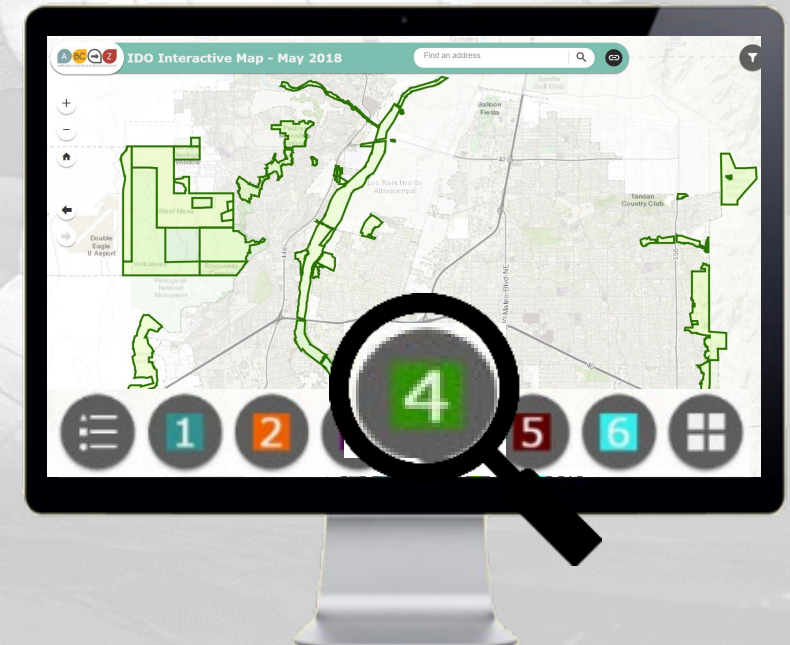
**From Open Space:** Car wash, Gas stations, Manufacturing, Solid Waste, etc.

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



[ido.abc-zone.com](http://ido.abc-zone.com)

### IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

# USE TABLE

# DEFINITIONS

## Table 4-2-1

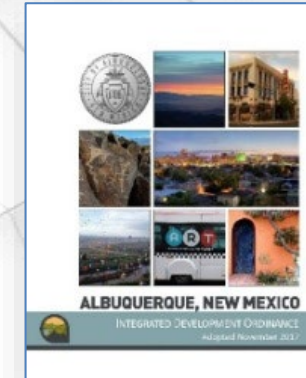
# 7-1

Table 4-2-1: Allowable Uses																				
P = Permissive Primary   C = Conditional Primary   A = Permissive Accessory   CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years   T = Temporary   CT = Conditional Temporary Blank Cell = Not Allowed																				
Zone District >>		Residential						Mixed-use				Non-residential						Use-specific Standards		
		R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A			NR-B
Land Uses																				
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Group Living																				
CIVIC AND INSTITUTIONAL USES																				
COMMERCIAL USES																				
Agriculture and Animal-related																				
Food, Beverage, and Indoor Entertainment																				
Lodging																				
Motor Vehicle-related																				
Offices and Services																				
Outdoor Recreation and Entertainment																				
Retail Sales																				
Transportation																				
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Telecommunications, Towers, and Utilities																				
Waste and Recycling																				
Wholesaling and Storage																				
ACCESSORY AND TEMPORARY USES																				
ACCESSORY USES																				
TEMPORARY USES																				

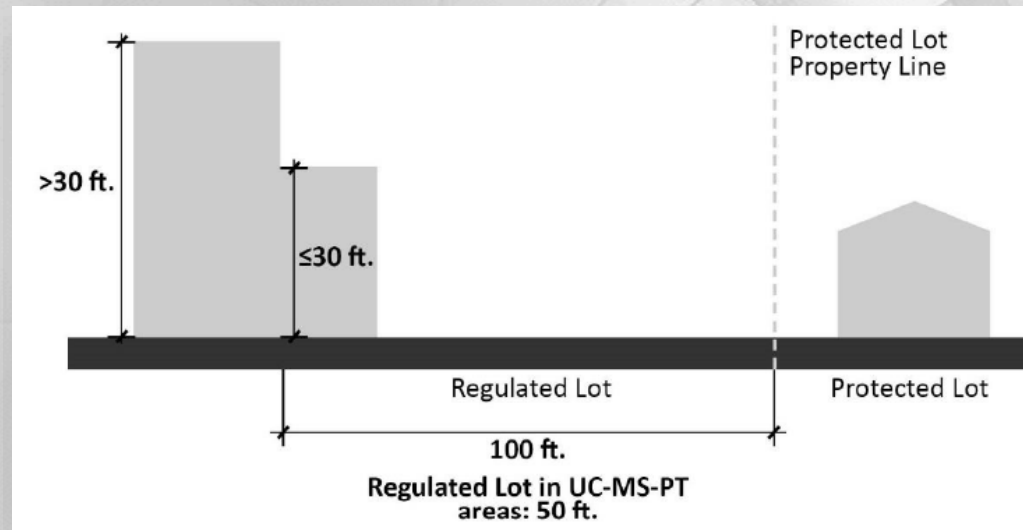
## Context Rules

# IDO Part 5 Development Standards

Rules that set quality standards for development

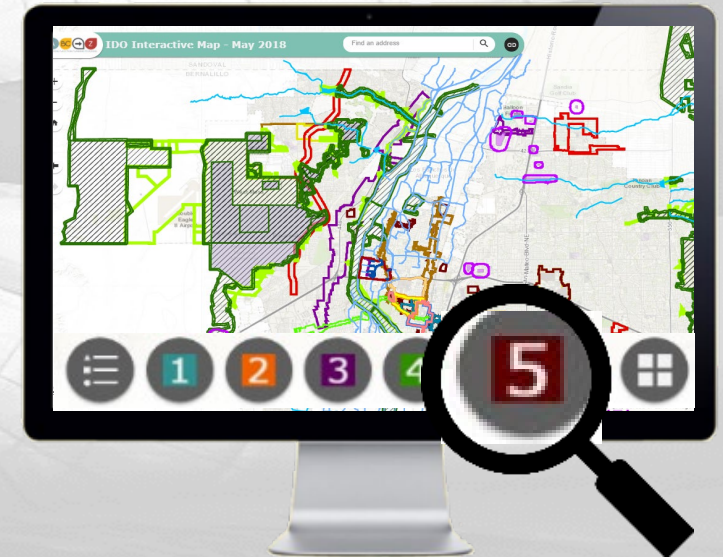


<https://tinyurl.com/CABQ-IDO-12-2022>



## Transitions:

Neighborhood Edges, Edge Buffers  
Major Public Open Space Edges



<https://tinyurl.com/IDOzoningmap>



# LIMITS ON DENSITY

Part 5

## CITYWIDE

- Building height
- Required usable open space
- Required parking
- Required landscaping
- Building design standards

## CONTEXTUAL

- Use-specific standards
  - Distance from residential
- Neighborhood Edges
- Edge Buffers
- Major Public Open Space Edge

# DIMENSIONAL STANDARD TABLES: BY ZONE CATEGORIES

5-1


**TABLE 5-1-2: Mixed-use Zone District Dimensional Standards**  
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan;  
EC = Employment Centers identified in the ABC Comp Plan; BR = bedroom; DU = dwelling units.  
(Dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Special Use Districts) applicable to the property shall supersede the standards in this table.)

Zones  
(By intensity)

Acronyms

Center  
Provisions

Categories

		MX-T	MX-L	MX-M	MX-H	
Site Standards						
Usable open space, minimum <sup>[1]</sup>		Efficiency or 1 BR: 200 sq. ft./unit 2 BR: 250 sq. ft./unit ≥3 BR: 300 sq. ft./unit  UC-MS-PT: 50% reduction				
Setbacks <sup>[2]</sup>						
Front, minimum		5 ft.  UC-MS-PT: 0 ft. 50% of front property line width must be occupied by the primary building constructed within 15 ft. of the property line. On a corner lot, the required 50% must begin at the corner.				
Front, maximum		N/A  UC-MS-PT: 15 ft.				
Side, minimum		Interior: 0 ft.; Street side of corner lots: 5 ft.  UC-MS-PT: 0 ft.				
Side, maximum		N/A  UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft.				
Rear, minimum		15 ft. Garage off alley: 3 ft.				
Rear, maximum		N/A				
Building Height						
Building height, maximum	30 ft.	35 ft.	45 ft.	65 ft.		
		UC-MS-PT: 55 ft.	UC-MS-PT: 65 ft.	UC-MS-PT: 75 ft.		
			No maximum for portions of building >100 ft. from all lot lines			
		UC-MS-PT: 12 ft. Structured Parking Bonus			UC-MS-PT: 24 ft. Structured Parking Bonus	
		UC-MS-PT: 12 ft. Workforce Housing Bonus				
<sup>[1]</sup> Where applicable, usable open space requirements apply to multi-family development only.						
<sup>[2]</sup> At corners and junctions with driveways or alleys, additional requirements related to clear sight triangles in the DPM may apply.						

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# OFF-STREET PARKING

Table 5-5-1

[ido.abc-zone.com](http://ido.abc-zone.com)

<https://tinyurl.com/IDOzoningmap>

## TABLE BY ALLOWABLE USE

## REDUCTIONS IN CENTERS + CORRIDORS

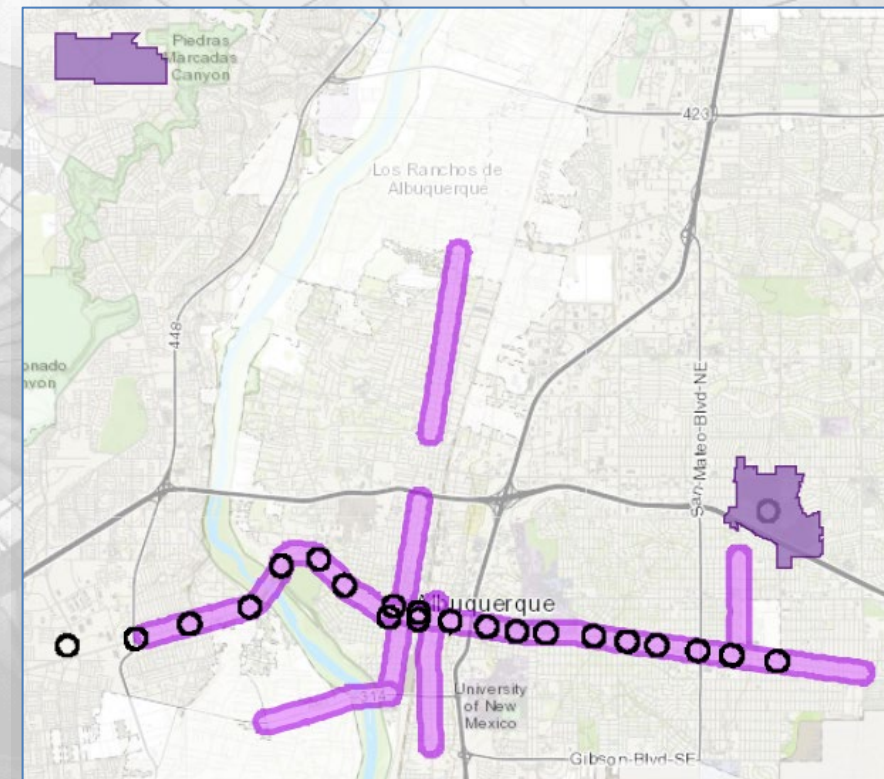
**Table 5-5-1: Minimum Off-street Parking Requirements**

UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area as identified in the ABC Comp Plan

DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area

Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

Use	IDO Parking Requirement
<b>PERMISSIVE PRIMARY USES</b>	
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	2 spaces / mobile home
Dwelling, cluster development	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family detached (duplex)	1 space / DU up to 2 BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR
Dwelling, live-work	2 spaces / DU UC-MS-PT: 1 space / DU
Dwelling, multi-family	1.5 spaces / DU UC-MS-PT: 1 space / DU



- UC = Urban Center
- MS = 660 feet from Main Street
- PT = 660 feet from Premium Transit station



# OFF-STREET PARKING

Section  
5-5(C)

## TABLE BY ALLOWABLE USE

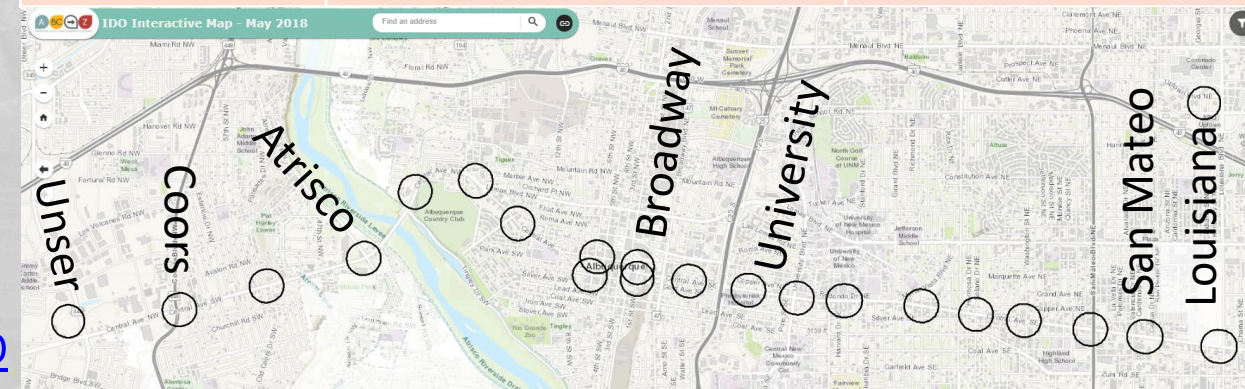
## REDUCTIONS FOR TRANSIT

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area as identified in the ABC Comp Plan	
DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area	
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater	
Use	IDO Parking Requirement
<b>PERMISSIVE PRIMARY USES</b>	
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Dwelling, single-family detached	1 space / DU up to 2 BR 2 spaces / DU with 3 or more BR
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Dwelling, cottage development	1 space / DU R-A and R-1: 2 additional spaces / project for visitors
Dwelling, two-family detached (duplex)	1 space / DU up to 2 BR
Dwelling, townhouse	2 spaces / DU with 3 or more BR
Dwelling, live-work	2 spaces / DU UC-MS-PT: 1 space / DU
Dwelling, multi-family	1.5 spaces / DU UC-MS-PT: 1 space / DU

Reduction	Location or Distance	Peak Service Frequency
50%	Premium Transit (PT) areas	$\leq 15$ min
30%	Within $\frac{1}{4}$ mile of stop/station	$\leq 15$ min
10%	Within 330 feet of stop/station	$\leq 45$ min

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<https://tinyurl.com/IDOzoningmap>



- **5-1 Dimensional Standards**
- **5-2 Site Design + Sensitive Lands**
- **5-3 Access + Connectivity**
- **5-4 Subdivision of Land**
- **5-5 Parking + Loading**
- **5-6 Landscaping, Buffering, + Screening**
- **5-7 Walls + Fences**
- **5-8 Outdoor + Site Lighting**
- **5-9 Neighborhood Edges**
- **5-10 Solar Access**
- **5-11 Signs**

# 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.



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 &lt; &gt; = 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	DHO	EPC	LC	ZHE	LUHO	City Council		
Administrative Decisions																
Historic Certificate of Appropriateness – Minor			X		X			D			<AD>		<AR>	<AD>	6-5(B)	
Permit – Sign																
Permit			X				X	D					<AR>	<AD>	6-5(C)	
Alternative Signage Plan			X		X		X	D					<AR>	<AD>	6-5(C)	
Permit – Wall or Fence – Minor			X				X	D					<AR>	<AD>	6-5(F)	
Site Plan – Administrative	X		X		X		X	D					<AR>	<AD>	6-5(G)	
Decisions Requiring a Public Hearing																
Conditional Use Approval	X		X	X	X	X	X	R					<D>	<AR>	<AD>	6-6(A)
Demolition Outside of an HPO	X		X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(B)	
Expansion of Nonconforming Use or Structure	X		X	X	X		X	R				<D>	<AR>	<AD>	6-6(C)	
Historic Certificate of Appropriateness – Major		X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(D)	
Historic Design Standards and Guidelines	X		X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(E)	
Permit – Carport			X	X	X		X					<D>	<AR>	<AD>	6-6(G)	
Permit – Wall or Fence – Major			X	X	X		X					<D>	<AR>	<AD>	6-6(H)	
Site Plan – EPC	X		X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)	
Subdivision of Land – Minor			X				X	R	<D>				<AR>	<AD>	6-6(K)	
Subdivision of Land – Major		X	X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(L)	
Variance – EPC	X		X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(N)	
Variance – ZHE	X		X	X	X	X	X	R				<D>	<AR>	<AD>	6-6(O)	
Policy Decisions																
Adoption or Amendment of Comprehensive Plan			X	X		X	X	R		[R]				[D]	6-7(A)	
Amendment to IDO Text – Citywide			X	X		X	X	R		[R]				[D]	6-7(D)	
Amendment to IDO Text – Small Area	X		X	X		X	X	R		<R>				<D>	6-7(E)	
Zoning Map Amendment – EPC	X		X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)	
Zoning Map Amendment – Council	X		X	X	X	X	X	R		<R>				<D>	6-7(H)	

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

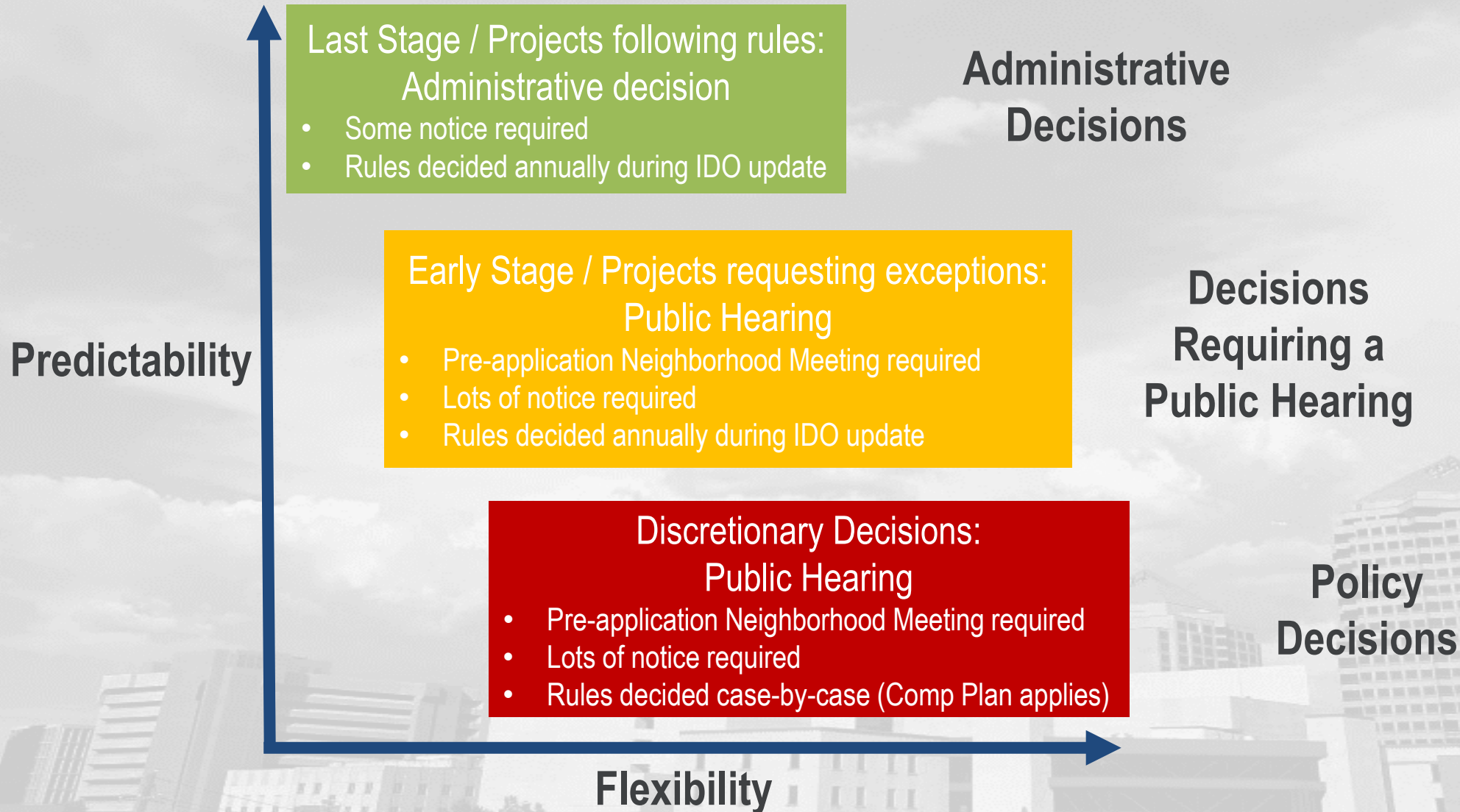
Neighborhood Meeting.  
More notice.  
Public hearing.  
Decided on IDO rules only.

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

ONE  
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# FINDING THE BALANCE

Part  
6



ONE  
ALB  
UQU  
ER  
QUE



**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

**Table  
6-1-1**

	Mtgs		Public Notice					Review and Decision-making Bodies							Specific Procedures
Subsection	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 <sup>[1]</sup>	DHO	EPC	LC	ZHE	LUHO	City Council <sup>[2]</sup>	
Permit – Wall or Fence – Minor			X				X	D					<AR>	<AD>	
Site Plan – Administrative <sup>[4]</sup>	X <sup>[5]</sup>		X		X		X	D					<AR>	<AD>	6-5(G)

[4] See Subsections 14-16-6-4(K)(4)(b) and 14-16-6-4(K)(5)(a) for exceptions to posted sign and electronic mail requirements for any Site Plan – Administrative for low-density residential development in that subdivision within 2 years after the approval for Subdivision of Land – Major.

[5] Required for applications that meet thresholds established in Subsection 14-16-6-4(B)(1)(b). (>100 multi-family units; >50,000 s.f. non-residential)



# RESOURCES

**Mikaela Renz-Whitmore**

Urban Design + Dev. Division Manager

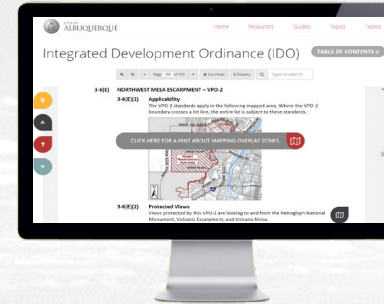
[mrenz@cabq.gov](mailto:mrenz@cabq.gov)

**Silvia Bolivar**

Sr. Planner

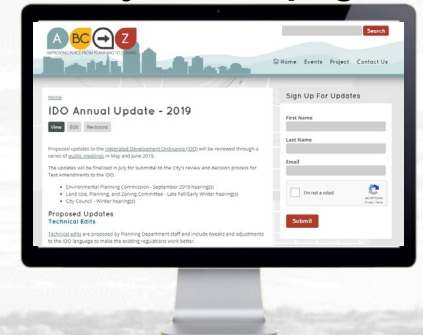
[sbolivar@cabq.gov](mailto:sbolivar@cabq.gov)

## Interactive IDO



[ido.abc-zone.com](http://ido.abc-zone.com)

## Project Webpage



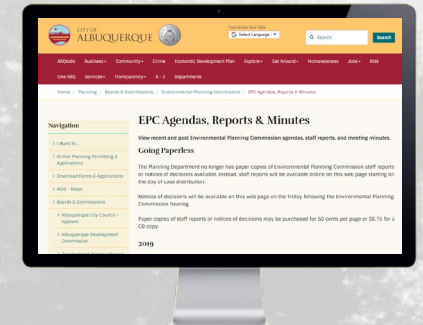
[abc-zone.com](http://abc-zone.com)

## IDO Zoning Map



[tinyurl.com/idozoningmap](http://tinyurl.com/idozoningmap)

## Planning Webpage



[cabq.gov/planning](http://cabq.gov/planning)

## ABC Comp Plan



[compplan.abc-zone.com](http://compplan.abc-zone.com)