

INTEGRATED DEVELOPMENT ORDINANCE



IDO as of August 2024

<https://abq-zone.com>

UNM SAAP

October 2024

Site Plans

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ONE
ALBUQUE
RQUE

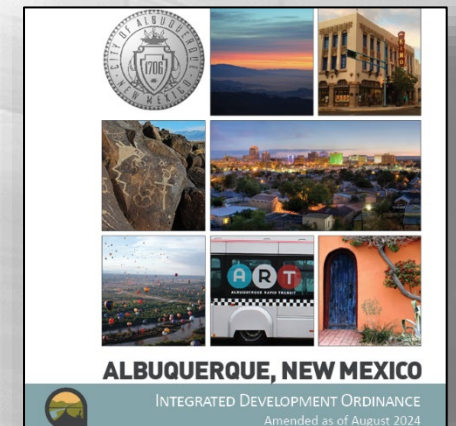
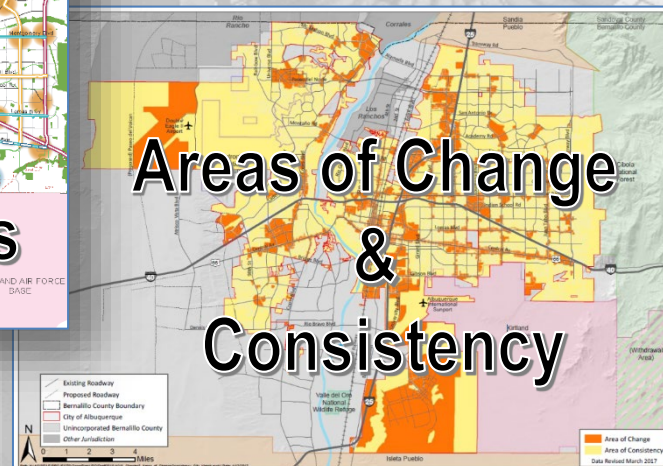
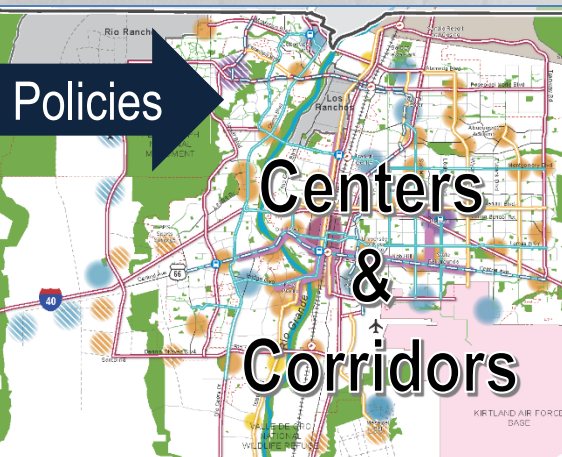
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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

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



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

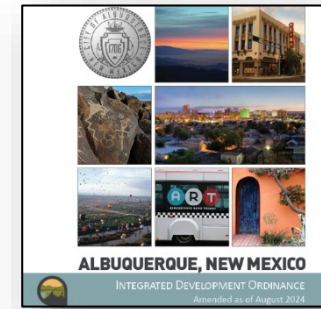
5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms



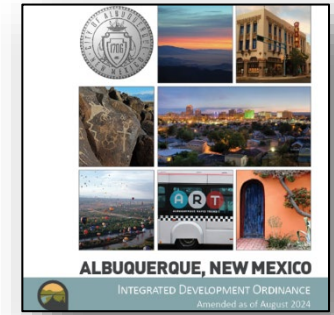
<https://abq-zone.com>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

DUE DILIGENCE



<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

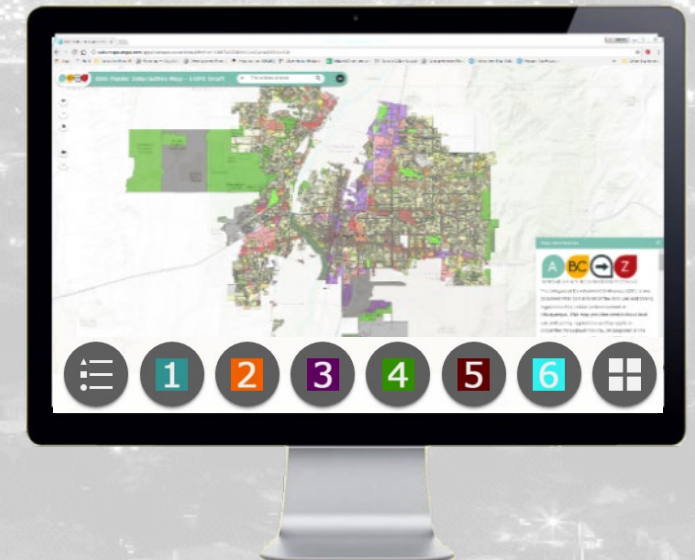
Hierarchy of Rules



1-8

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IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

TAILORED PROTECTIONS

Historic View
Character Protection

IDO Part 3
Overlay Zones

Use-specific Standards

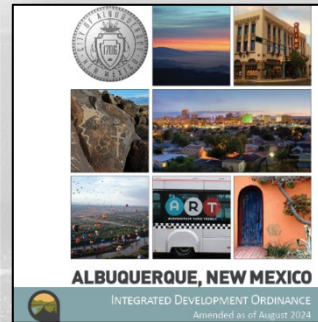
IDO Part 4
Allowable Uses

Small Area Standards

IDO Part 5
Development Standards

Review Procedures

IDO Part 6
Admin & Enforcement



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Table I
Small Area Indexes

Table II

	Page
University Neighborhood	152
Uptown Area	153
Volcano Mesa Area	153
Volcano Heights UC / Volcano Mesa CPO-11	154
Barata - CPO-1	154
Downtown Neighborhood Area - CPO-3	154
High Desert Area	155
Hunting Highland Area	155
South Broadway Area	157
University Neighborhood Area	157
Volcano Mesa - CPO-11	157

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

IMPLEMENTING CENTERS & CORRIDORS








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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.

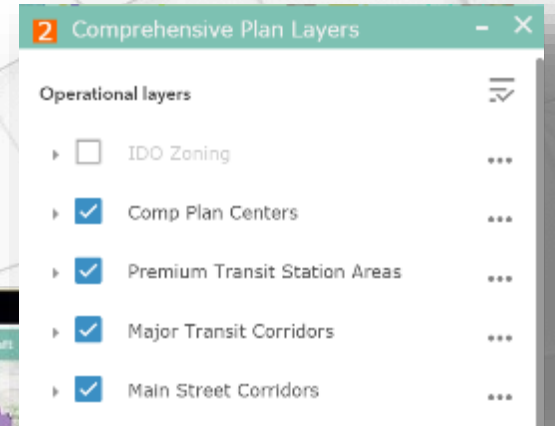
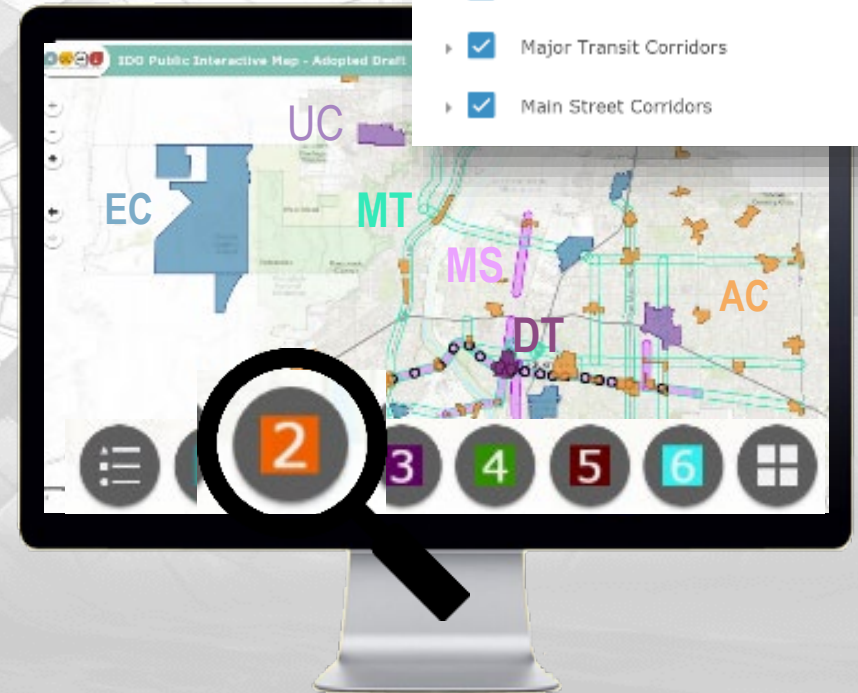
Subsection	Page	Header (Topic)	Center or Corridor Area					
			DT	UC	AC	EC	MS	PT
Part 14-16-2: Zone Districts								
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC			
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(6)(a)4	150	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT
14-16-4-3(B)(6)(d)	150	Dwelling, Townhouse (Second Floor)		UC				PT
14-16-4-3(B)(8)(a)	150	Dwelling, Multi-family (Low-rise)	DT				MS	PT
14-16-4-3(B)(8)(b)	151	Dwelling, Multi-family (Ground floor Commercial Use)						PT
14-16-4-3(B)(8)(d)	152	Dwelling, Multi-family (High-rise)	DT	UC				
14-16-4-3(D)(17)(l)	162	Light Vehicle Fueling Station		UC	AC		MS	PT
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

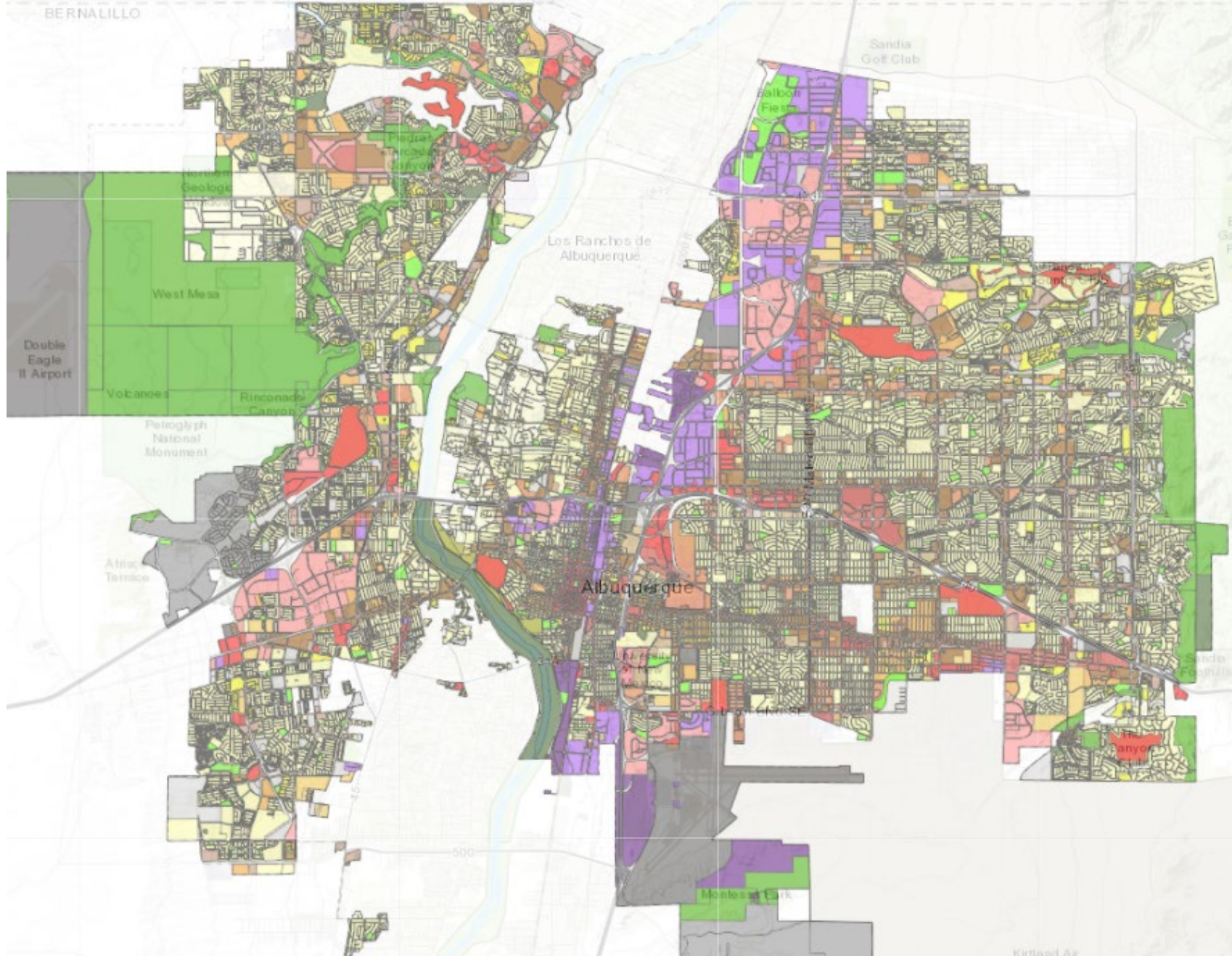


IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

ZONING



IDO Zoning

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

Navigation icons: a list icon, a teal circle with '1', an orange circle with '2', a purple circle with '3', a green circle with '4', a red circle with '5', a cyan circle with '6', and a window icon.

<https://tinyurl.com/IDOzoningmap>

OVERLAY ZONES

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

<https://tinyurl.com/IDOzoningmap>

Use-specific Standards

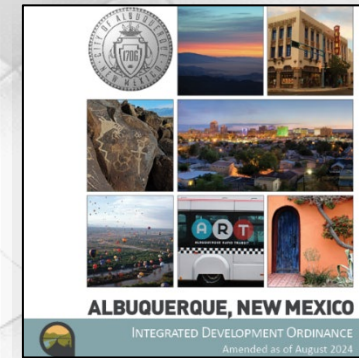
IDO Part 4 Allowable Uses

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.



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IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

Table
4-2-1

USE TABLE

7-1

DEFINITIONS

Table 4-2-1: Allowable Uses

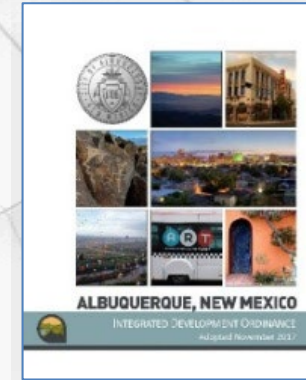
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
 Blank Cell = Not Allowed

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	PO
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																			

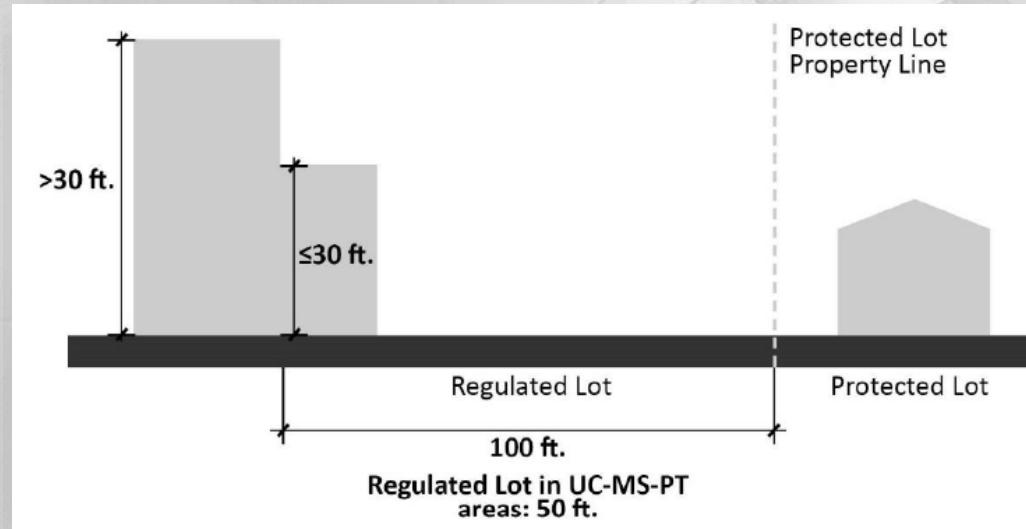
Context Rules

IDO Part 5 Development Standards

Rules that set quality standards for development

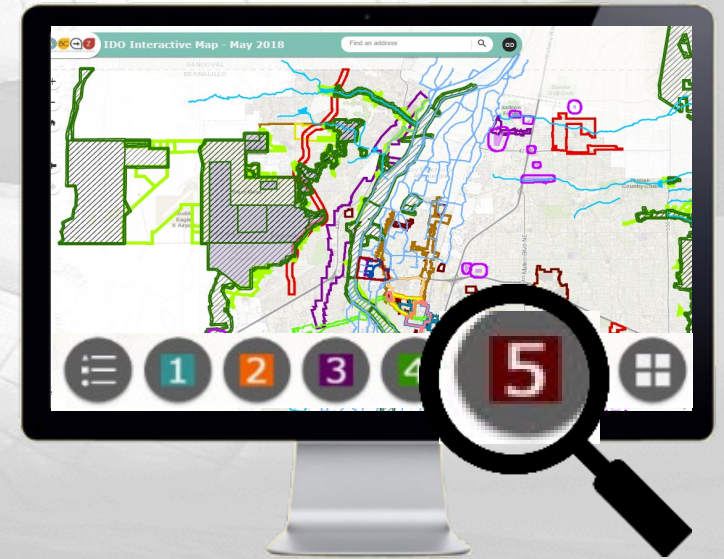


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Transitions:

Neighborhood Edges, Edge Buffers
Major Public Open Space Edges



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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)

Center Provisions

Acronyms

Categories

	MX-T	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[1]		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^[2]				
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				

[1] Where applicable, usable open space requirements apply to multi-family development only.
 [2] 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

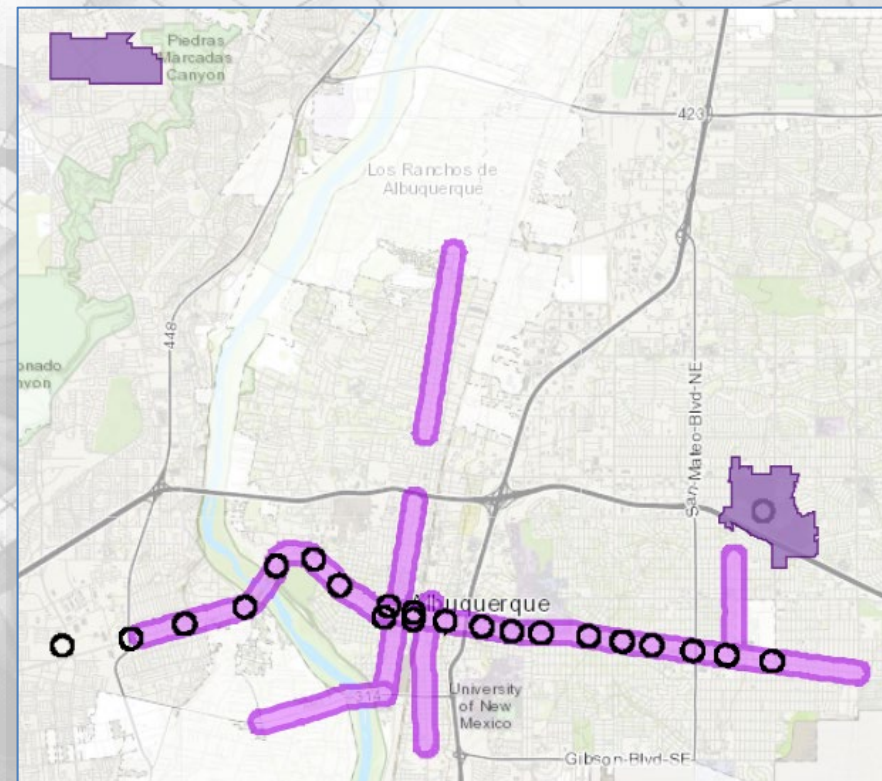
Table 5-5-1

<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
PERMISSIVE PRIMARY USES	
RESIDENTIAL	
Household Living	
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



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- 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

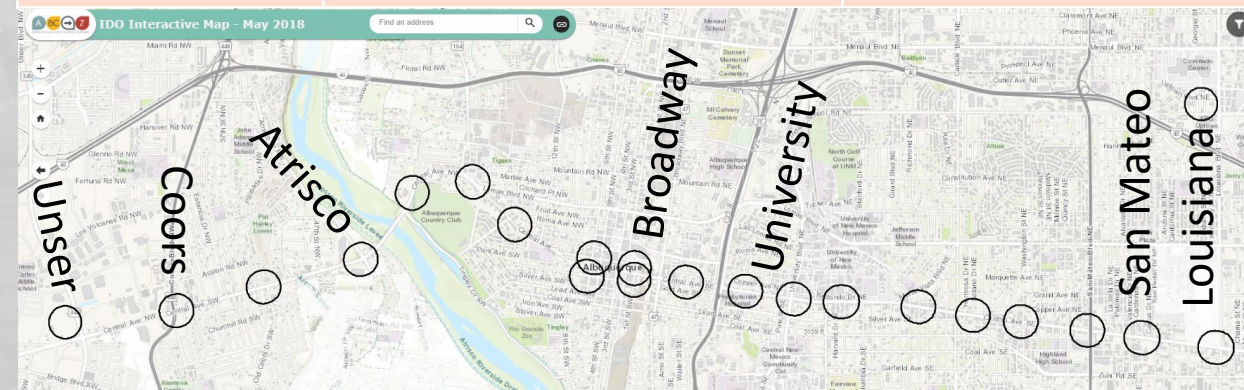
REDUCTIONS FOR TRANSIT

Table 5-5-1: Minimum Off-street Parking Requirements	
UC = Urban Center; AC = Activity Center; MS = Main Street area; PT = Premium Transit area 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 2 spaces / DU with 3 or more BR
Dwelling, mobile home	2 spaces / mobile home
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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 space / studio 1.2 spaces / DU with 1 BR 1.6 spaces / DU with 2 BR 1.8 spaces / DU with 3 or more BR UC-MS-PT: 1 space / DU

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Reduction	Location or Distance	Peak Service Frequency
50%	Premium Transit (PT) areas	≤ 15 min
30%	Within ¼ mile of stop/station	≤ 15 min
10%	Within 330 feet of stop/station	≤ 45 min



- **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

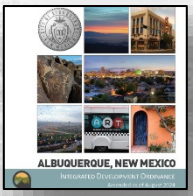
- If we get the rules right – and we need to continually work to get the rules right – and projects follow those rules, they get approved quickly.
- Asking for exceptions means more notice, more public input, and a longer process.

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 < > = Quasi-judicial Hearing
 R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

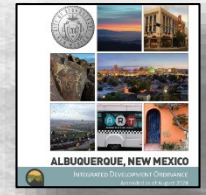
Subsection	Mtgs			Public Notice				Review and Decision-making Bodies							Specific Procedures	
	6-4(B)	6-4(C)	6-4(K)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff	DHO	EPC	LC	ZHE	LUHO	City Council	
Administrative Decisions																
Archaeological Certificate	X			X	X				D					<AR>	<AD>	6-5(A)
Historic Certificate of Appropriateness – Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)
Permit – Sign																
Permit – Alternative Signage Plan				X				X	D					<AR>	<AD>	6-5(C)
Permit – Temporary Use					X				D					<AR>	<AD>	6-5(D)
Permit – Temporary Window Wrap					X				D					<AR>	<AD>	6-5(E)
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)
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				X	R	<D>				<AR>	<AD>	6-6(K)
Subdivision of Land – Major	X	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)	
Waiver – DHO			X	X				X	R	<D>				<AR>	<AD>	6-6(P)
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	R		<R>			<D>		6-7(E)
Annexation of Land				X	X	X	X	X	R		<R>			<D>		6-7(F)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)

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



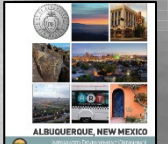
<https://abq-zone.com>

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

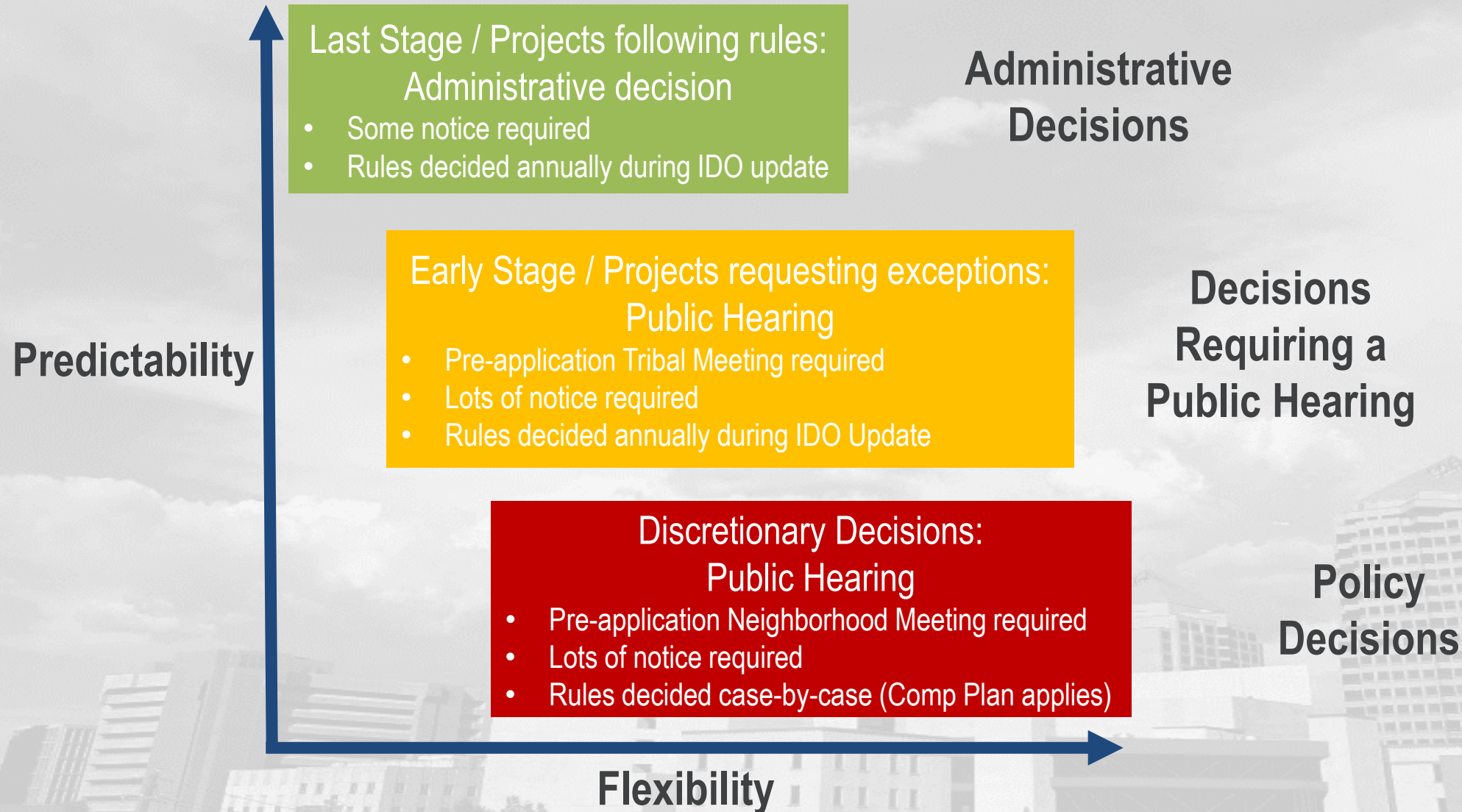


<https://compplan-abq-zone.com>

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



FINDING THE BALANCE



**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)	6-4(J)(2)	6-4(J)(3)	6-4(J)(4)	6-4(J)(5)	6-4(J)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)	
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]		
Administrative Decisions																	
Site Plan – Administrative			X ^[5]	X ^[6]		X ^[6]		X	D						<AR>	<AD>	6-5(G)
Decisions Requiring a Public Hearing																	
Site Plan – EPC			X	X	X	X	X	X	R		<D>				<AR>	<AD>	6-6(I)

[1] May include Planning Department staff, Historic Preservation Planner, Impact Fee Administrator, Floodplain Administrator, City Engineer, Parks and Recreation Department staff, or others, depending on the type of application involved and delegation of responsibilities granted.

[2] When a LUHO decision on an appeal is reviewed by City Council, the City Council will only hold a hearing if it does not uphold the LUHO decision.

[5] Required for applications that meet thresholds established in Subsection 14-16-6-4(K)(1)(a)2.

[6] See Subsections 14-16-6-4(J)(2)(b) and 14-16-6-4(J)(4)(b) 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.

For a Site Plan – Administrative, the application proposes a new building or multiple new buildings that include a total of any of the following:

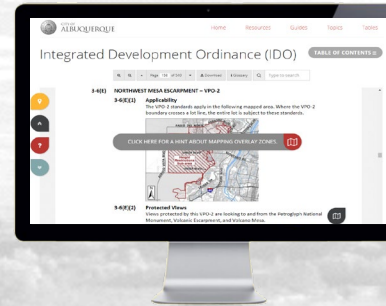
- a. More than 100 multi-family residential dwelling units.
- b. More than 50,000 square feet of non-residential development.

ONE ALBUQUE ROQUE

RESOURCES

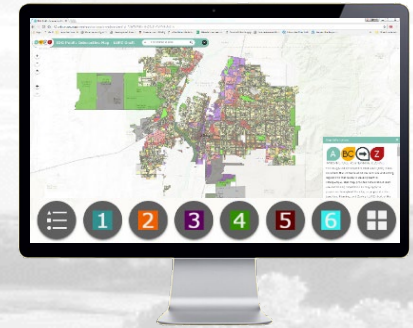
Michael Vos
Principal Planner
mvos@cabq.gov

Interactive IDO



abq-zone.com

IDO Zoning Map



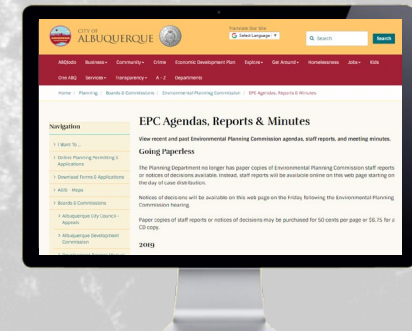
tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning