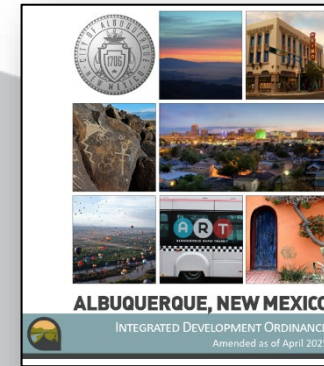


INTEGRATED DEVELOPMENT ORDINANCE



IDO Online

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

UNM SAAP

February 2026

Site Plans

Mikaela Renz-Whitmore

Division Manager

mrenz@cabq.gov

**ONE
ALBUQUE
RQUE**

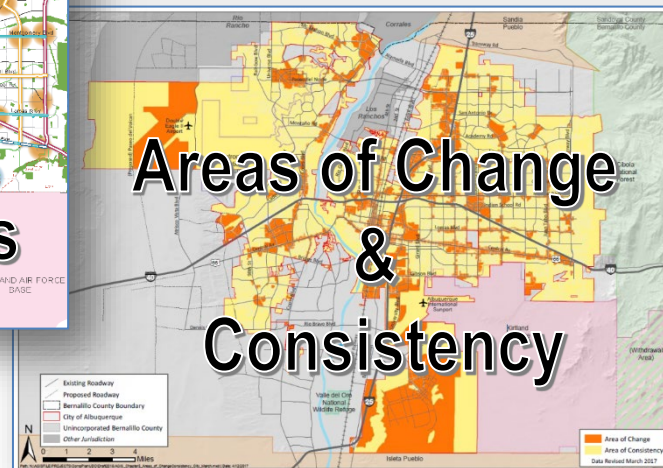
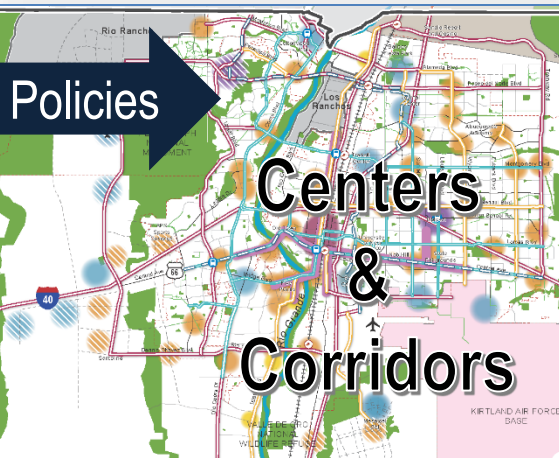
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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

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



ONE
ALB
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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

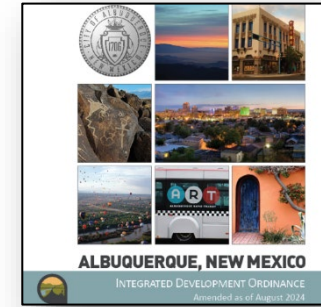
5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms



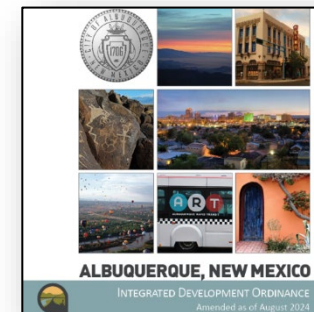
<https://abq-zone.com>

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

HIERARCHY OF RULES

Overlay Zones

- Character, Historic, View Protections

Context

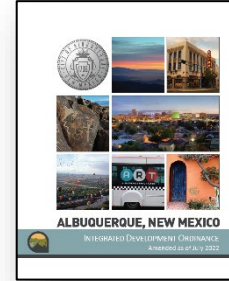
- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

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



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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

OVERLAY ZONES

Part 3

ido.abq-zone.com

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)

<https://tinyurl.com/IDOzoningmap>

IMPLEMENTING THE COMP PLAN

Incentives:

- Higher building heights
- Lower parking requirements

Development Standards:

- More building design & buffering requirements
- More walkable site design requirements



CENTERS +
CORRIDORS

<https://tinyurl.com/IDOzoningmap>

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.

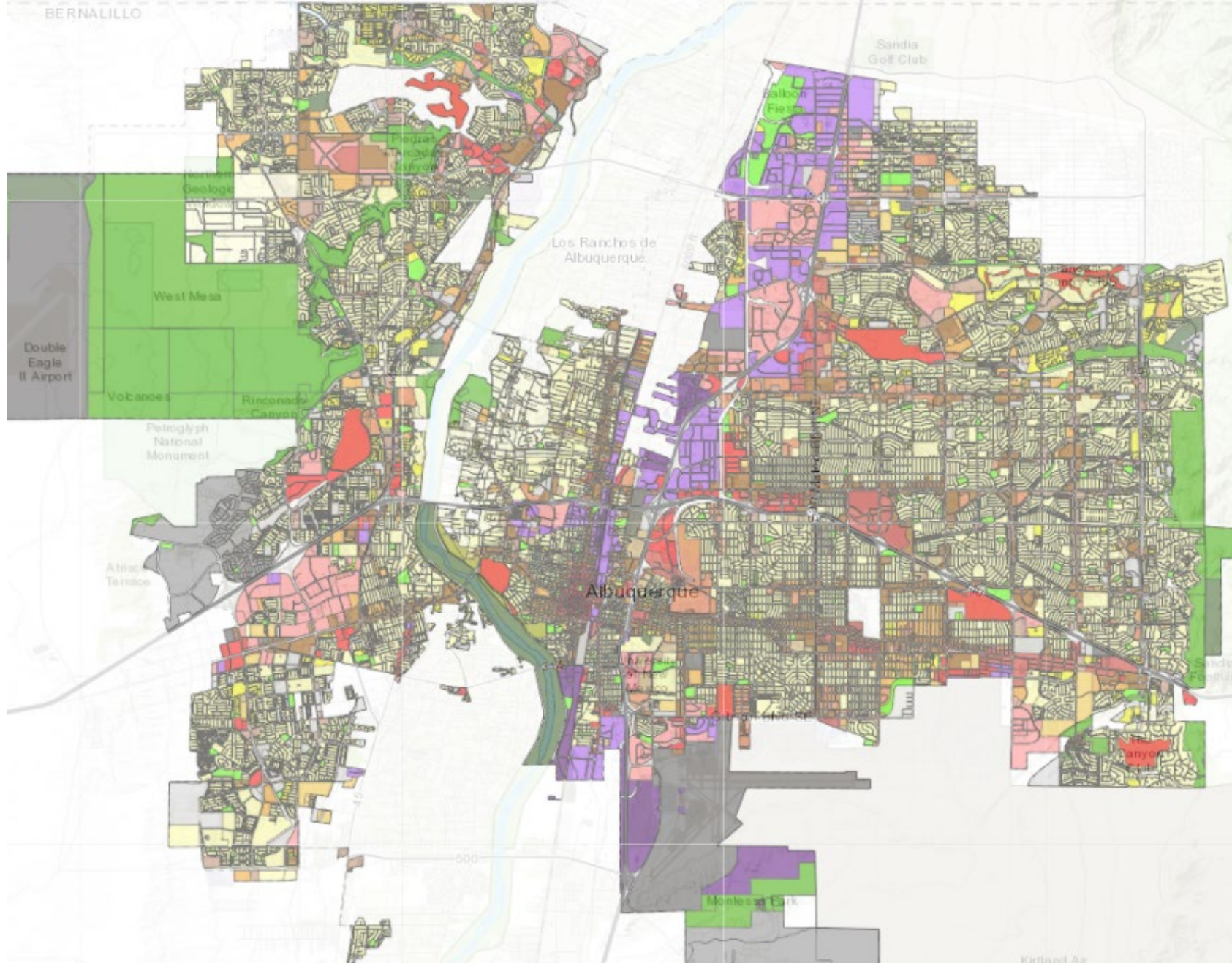
Subsection	Page	Header (Topic)	Center or Corridor Area					
			DT	UC	AC	EC	MS	PT
Part 14-16-2: Zone Districts								
14-16-2-4(E)(3)(b)	34	Form-based Sub-zones	DT	UC	AC			
14-16-2-4(E)(3)(d)	36	Dimensional Standards	DT	UC	AC		MS	PT
Part 14-16-4: Use Regulations								
14-16-4-3(B)(a)4	150	Dwelling, Townhome (Open Space)		UC			MS	PT
14-16-4-3(B)(a)5	150	Dwelling, Townhome (Ground Floor Use)		UC			MS	PT
14-16-4-3(B)(b)	151	Dwelling, Multi-family (Ground Floor Commercial)						PT
14-16-4-3(B)(d)	152	Dwelling, Multi-family (Office)	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	Self-storage		UC	AC		MS	PT
14-16-4-3(D)(28)	169	Wholesaling and Distribution Center		UC			MS	PT
14-16-4-3(E)(17)	186	Drive-through or Drive-up Facility		UC				
14-16-4-3(F)(4)	187			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



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 hamburger menu 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 white square with a black crosshair.

<https://tinyurl.com/IDOzoningmap>

7-1 Definitions

Table 4-2-1

Use-specific Standards

IDO Part 4 Allowable Uses

Distance Separations

From Residential Uses: Liquor retail, Heavy Manufacturing, etc.

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

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

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

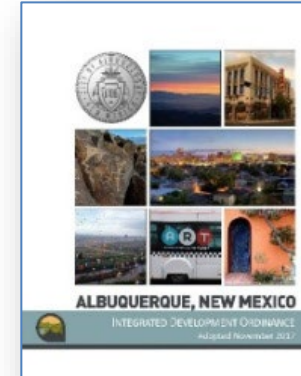
Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards	
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-A		NR-B
Land Uses																		
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																		
RESIDENTIAL USES																		
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

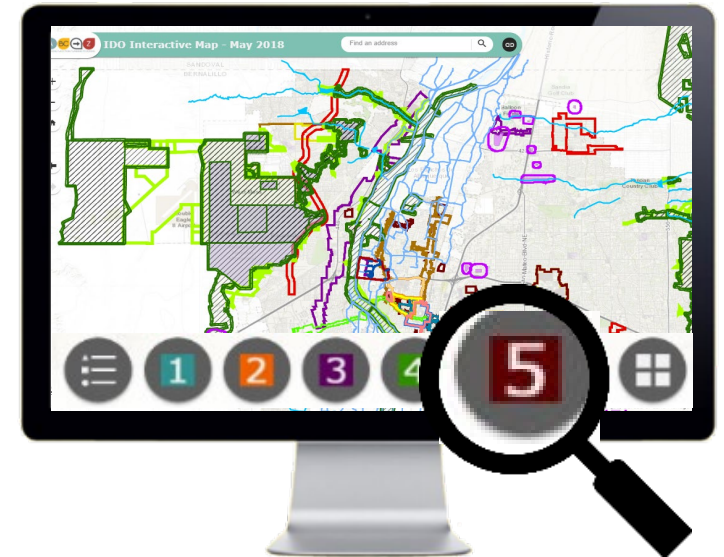
IDO Part 5 Development Standards

Rules that set quality standards for development

- 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**



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



<https://tinyurl.com/IDOzoningmap>

LIMITS ON DENSITY

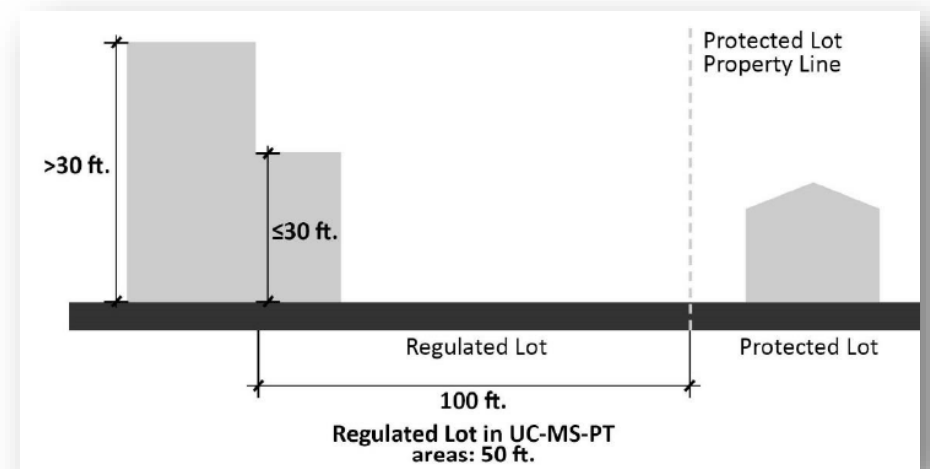
Part 5

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

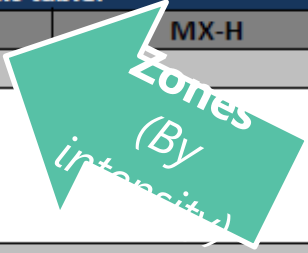


DIMENSIONAL STANDARD TABLES: BY ZONE CATEGORIES

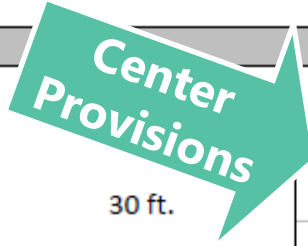
5-1



Table 5-1-2: Mixed-use Zone District Dimensional Standards
 UC-MS-PT = Urban Centers, Main Streets, and Transit Oriented Development Areas as identified in the ABC Comp Plan
 BR = bedroom DU = dwelling units.
 Note: Any different dimensional standards (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

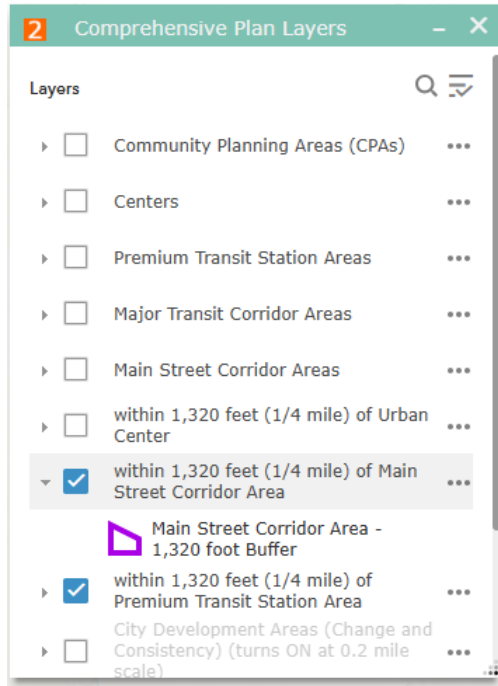


Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[2]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks^{[3][4][5][6]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[7]			
Front, maximum	N/A UC-MS-PT: 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. ^[7]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height^[6]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft.	68 ft. UC-MS-PT: 75 ft.
		No maximum for portions of building >100 ft. from all lot lines		
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
UC-MS-PT-MT: 12 ft. Workforce Housing Bonus				



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.
 [2] Usable open space requirements specified in this table are for multi-family residential development only. Additional usable open space requirements in Subsections 14-16-4-3(B)(3)(i) (Dwelling, Cottage Development) and 14-16-4-3(B)(5)(a) (Dwelling, Townhouse) may apply to low-density residential development in any Mixed-use zone district.

EXCEPTIONS



<https://tinyurl.com/IDOzoningmap>

Apartments

Table 5-1-4: Allowed Exceptions and Encroachments	
Structure or Feature	Conditions or Limits
Porch	May encroach into a required setback, but not closer than 5 ft. from any lot line. May encroach up to the front lot line in Urban Center, Main Street, or Premium Transit (UC-MS-PT) areas. Any portion that is over a driveway must meet regulations applicable to carports as specified in Subsection 14-16-5-5(F)(2)(a)3 (Carports).
Site design element placed directly upon the average lot grade that is less than 18 inches above the surrounding average lot grade, including deck, walkway, step, patio, and terrace	May project into a required setback, except that decks, patios, and terraces above grade may not encroach closer than 3 ft. from any lot line.
Shade structure for low-density residential development	May encroach into a required side or rear setback, but not closer than 3 ft. from any lot line. No more than 50% of rear yard may be covered by a roof. No wall to support the structure may be constructed in any setback area.
Swimming pool	May encroach into a required setback, but in-ground swimming pools shall not be closer than 5 ft. from any lot line or building.
Wall or fence	As specified in Section 14-16-5-7 (Walls and Fences).
Exceptions to Building Height Maximums	
Belfry, church spire or tower, flag pole, flue, statue, ornamental tower or spire, chimney, conveyor, cooling tower, cupola or dome, elevator housing, mechanical equipment and related screening (not including any parapet), observation tower or deck, penthouse, smoke enclosure, smoke stack, stage tower or scenery loft, tank, and water tower	Exempt from building height maximums.
Dwelling, Multi-family	Exempt from building height maximums on lots in and within 1,320 feet (1/4 mile) of MS-PT areas.
Non-commercial or broadcast antenna	May be up to 65 feet.
Rooftop solar collector	Allowed per Section 47-3-4 NMSA 1978.
Shade structure	In the R-A, R-1, R-T, R-ML, R-MH, and MX-T zone districts, may not exceed 12 ft. in height.
Wind energy generation device	As specified in Subsection 14-16-4-3(E)(11) (Wind Energy Generation).
Wireless Telecommunications Facility (WTF)	As specified in Subsection 14-16-4-3(E)(12)(d) (Wireless Telecommunications Facility Maximum Height).

OFF-STREET PARKING

Table 5-5-1

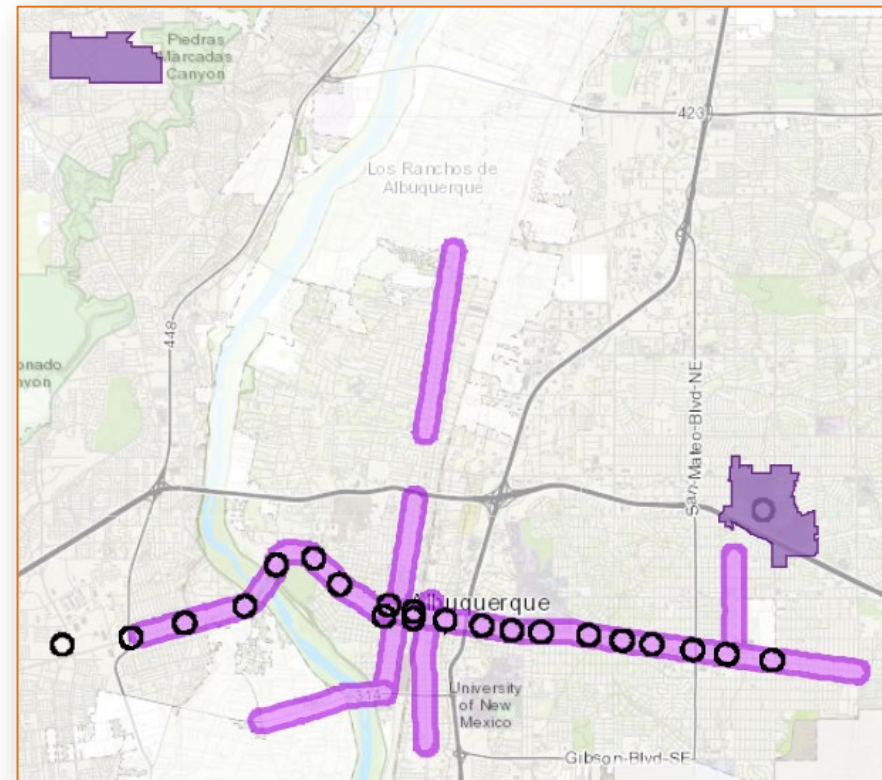
<https://tinyurl.com/IDOzoningmap>

TABLE BY ALLOWABLE USE

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
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 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

<https://abq-zone.com>

REDUCTIONS IN CENTERS + CORRIDORS



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

ONE ALBUQUERQUE

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

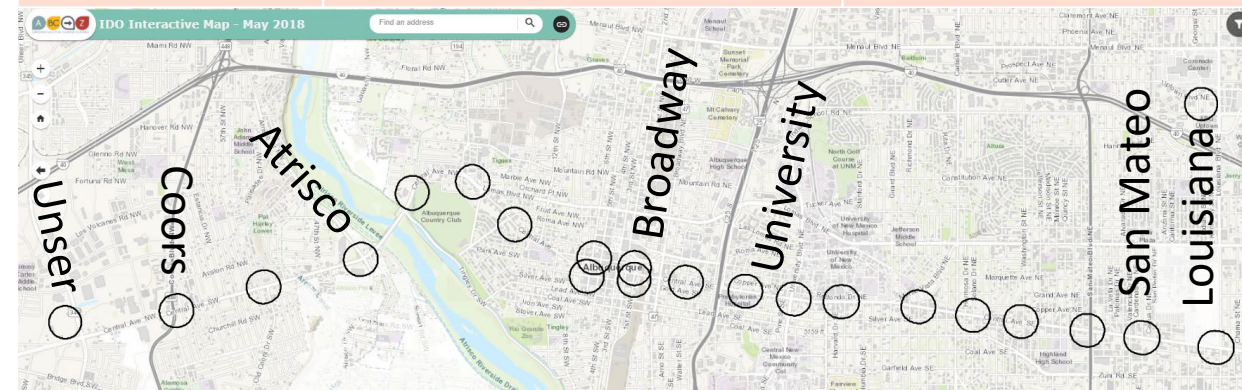
Design Capacity = Maximum occupancy per building or fire codes, whichever is greater

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
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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

<https://abq-zone.com>

<https://tinyurl.com/IDOzoningmap>

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.

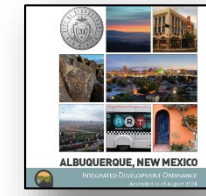
REVIEW/DECISION

Predictable
↕
Flexible

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(I)		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				X				X	D					<AR>	<AD>	6-5(C)
Alternative Signage Plan				X		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>	<D>	6-7(E)
Annexation of Land				X	X	X	X	X	R		<R>			<D>	<D>	6-7(F)
Zoning Map Amendment – EPC	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-7(G)

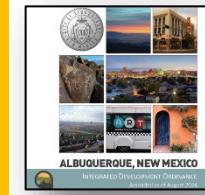
Table 6-1-1

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



<https://abq-zone.com>

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



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

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



**Table
6-1-1**

6-4(K)(1)(a)2

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.

Get to Know Your IDO Training

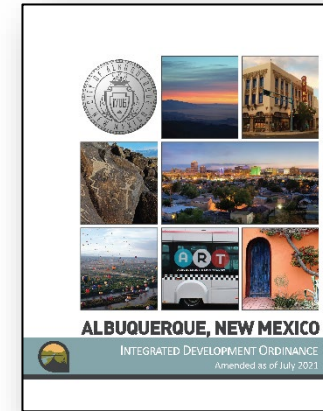
[Presentation](#) (PDF)

[Video](#)

IDO Update Public Review Meetings

Presentation (PDF)

Video



IDO as of April 2025

<https://abq-zone.com>

2025 Update Webpage:

<https://abq-zone.com/ido-updates-2025>

IDO Zoning Map



tinyurl.com/idozoningmap

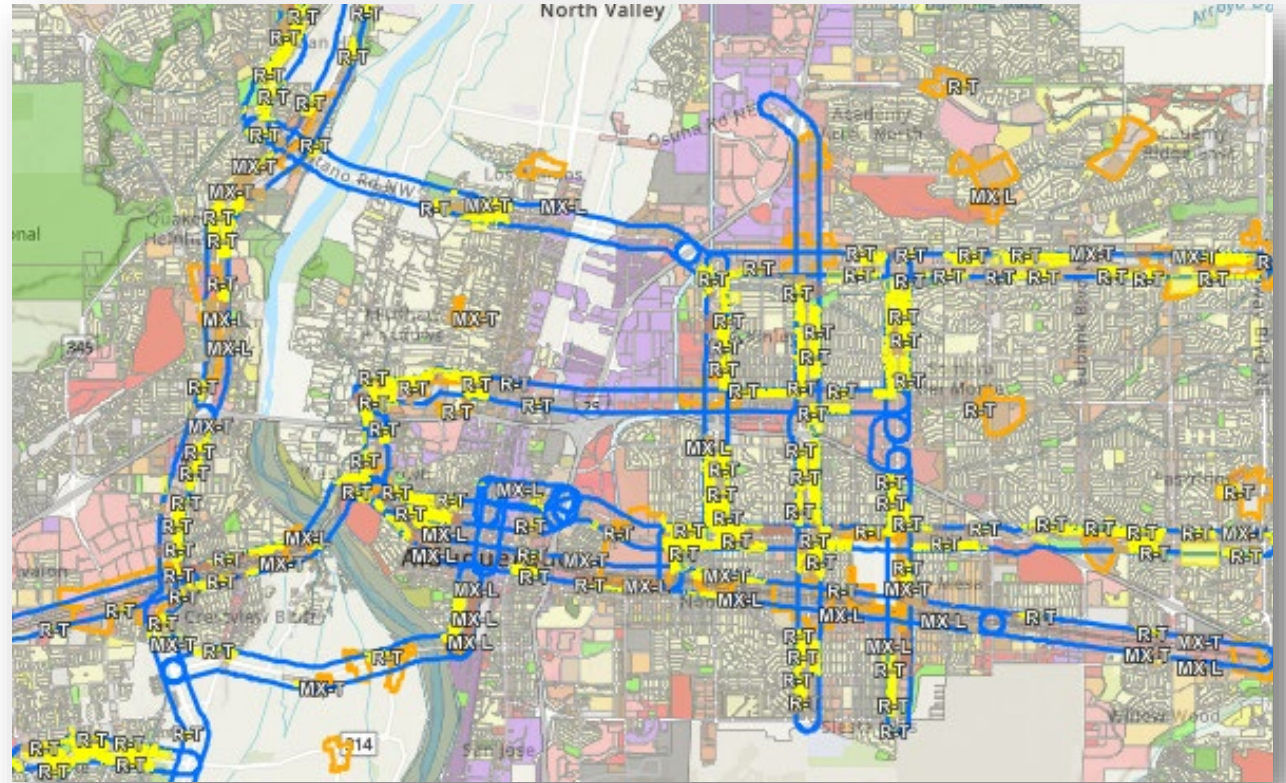
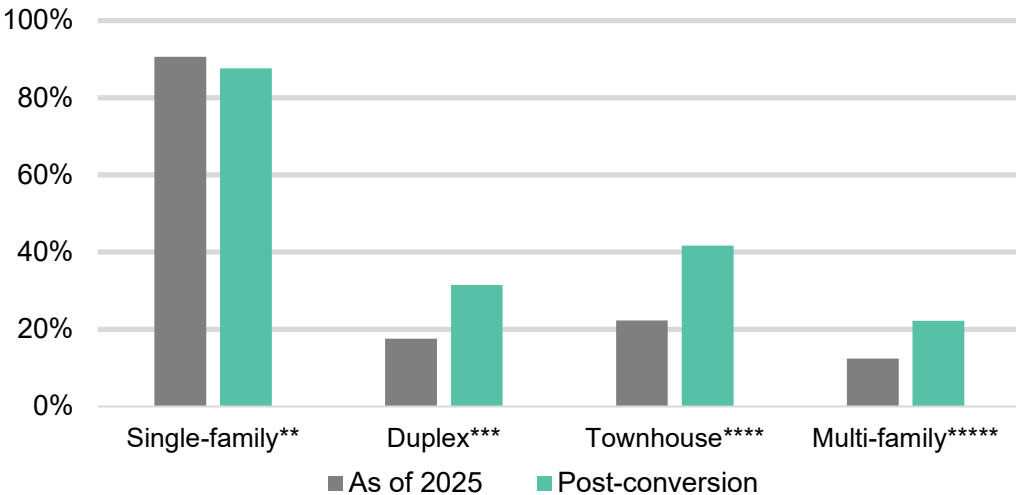
Increase Housing Choices

Take bold but gentle action to create more housing choices for families

● **Legislative Zoning Conversions for Major Transit (MT) and Activity Centers (AC)**

- R-1 → R-T — Adds townhouses as permissive (up to 3 units)
- R-T → MX-T — Adds multi-family and non-residential as permissive
- R-ML → MX-L — Adds non-residential as permissive

Platted Lots Zoned for Residential Uses*



MT = 660 feet from **Major Transit Corridor**

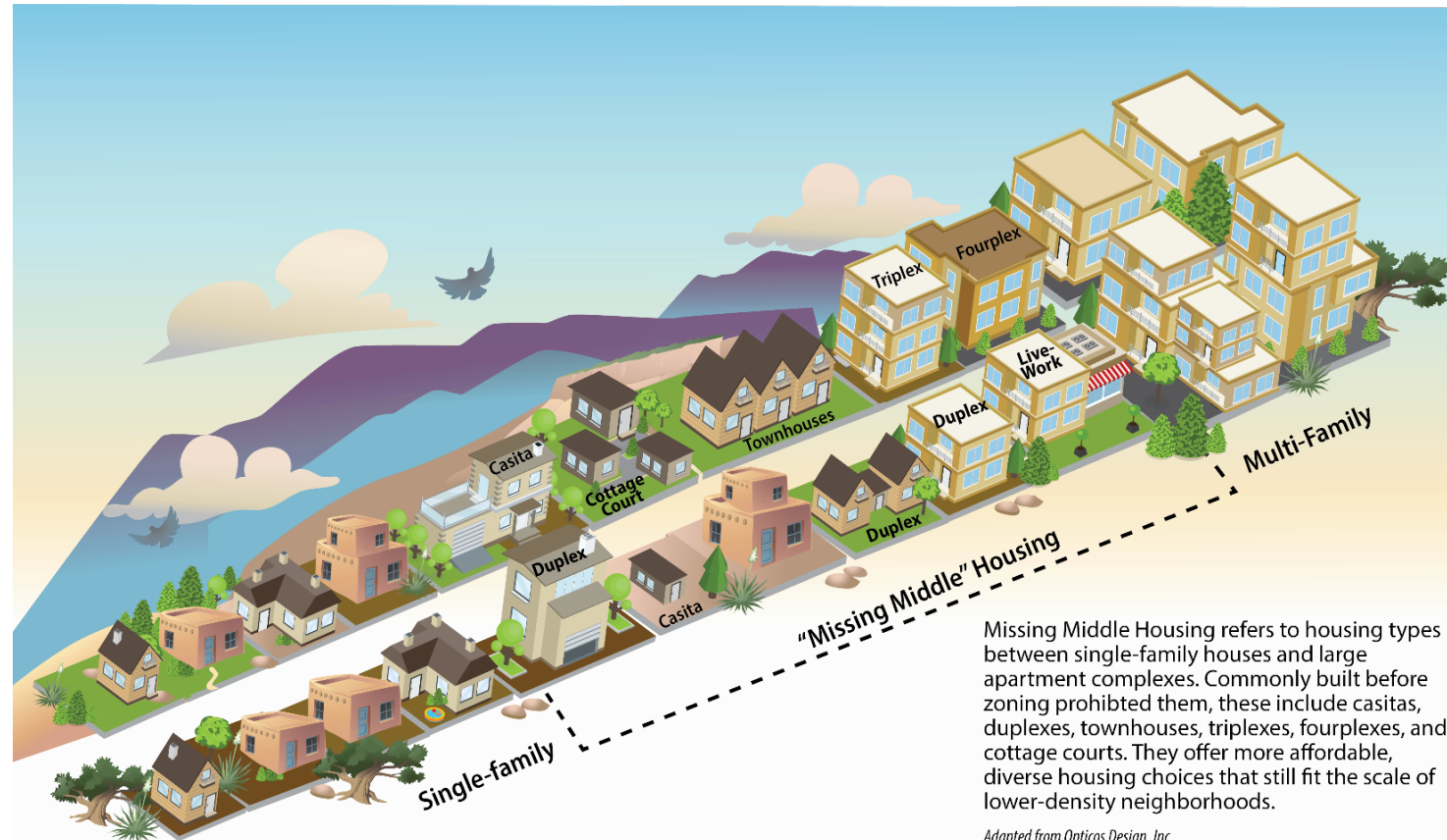
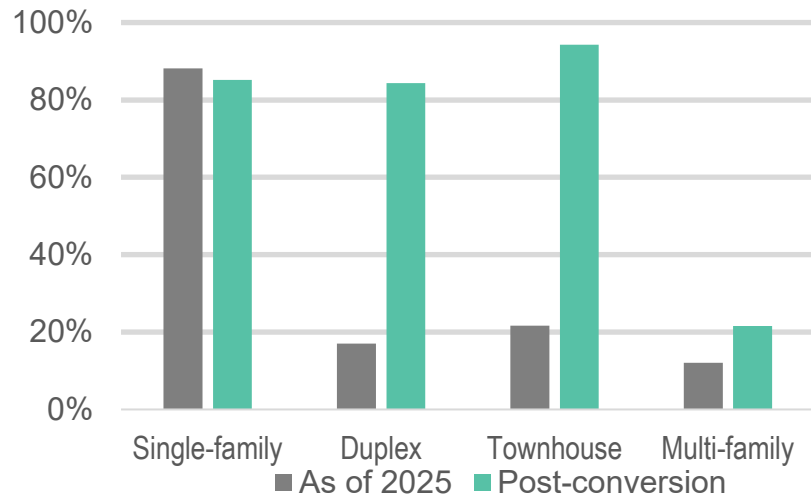
AC = **Activity Center**

Increase Housing Choices

Take bold but gentle action to create more housing choices for families

- **Dormitory** – Makes co-living permissive in R-ML and MX-T (already allowed in R-MH and the other Mixed-use zones)
- **Cottage courts** – Allows multiple small single-family or duplexes citywide on lots 10,000+ s.f.
- **Duplex** – Allows duplexes citywide in R-1
- **Townhouse** – Allows townhouses citywide in R-1 (up to 3 units)
- **Accessory Dwelling Units (ADUs) / Casitas** – Allows attached ADUs citywide
- **Safe Outdoor Space** – Removes requirements for plumbing and

Platted Lots Zoned for Residential Uses



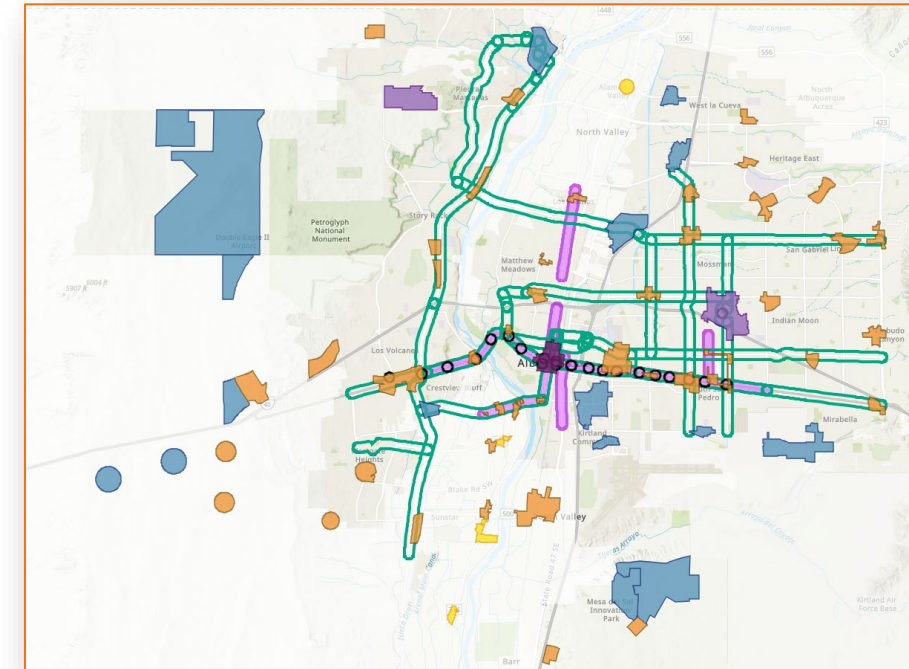
Missing Middle Housing refers to housing types between single-family houses and large apartment complexes. Commonly built before zoning prohibited them, these include casitas, duplexes, townhouses, triplexes, fourplexes, and cottage courts. They offer more affordable, diverse housing choices that still fit the scale of lower-density neighborhoods.

Adapted from Opticos Design, Inc.

Lower Costs per Housing Unit

Require less land/parking to leave more money for constructing housing units

- **R-1 Dimensional Standards** – Removes subzones with larger minimum lot sizes and setbacks
- **Accessory Dwelling Units (ADUs) / Casitas**
 - **Height**
 - Changes maximum building height to 18 feet, or as tall as the primary structure, whichever is higher
 - Allows casitas constructed over a detached garage up to the allowed height of the zone district
 - **Size:** Changes maximum size to be a footprint of 750 s.f. to allow flexibility for lofts and 2-story casitas
- **Building Heights**
 - **R-ML and R-MH and Mixed Use Zone Districts**
 - Adds a new tier of higher building height in Major Transit and Activity Centers
 - Bumps up building height in Urban Center, Premium Transit, and Main Street areas accordingly
- **Parking**
 - **Citywide Parking Minimums**
 - Reduces minimum requirements for multi-family and adds a built-in reduction for workforce housing (1 space / DU)
 - Decreases parking minimums by 20% for most uses (some exceptions – like single-family).
 - **Centers and Corridors:**
 - Eliminates parking minimums
 - Reduces/establishes parking maximums for non-residential development only in Centers and Corridors



- 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

Allow Food near Neighborhoods

Create opportunities for small businesses, encourage walkability, and provide important daily goods such as food, household items, and medicine closer to the places where people

- ~~Bodegas / Tienditas: Allows retail, restaurant, grocery, and live-work on corner lots 5,000+ s.f. in residential zones~~
 - ~~Conditional on local streets~~
 - ~~Permissive on arterial / collectors~~
 - ~~Not allowed to sell alcohol, cannabis, or nicotine~~



ABQ-PLAN



Plan for land use!
Planning

Planning Approvals, Amendments, Site Plans, Variances, Historic and more!



Pre-Application Steps

Mailing Buffers, PRT Requests, and Sketch Plats



Planning Approvals

Conditional Use, Framework Plan, and Plan Adoption/Amendments



Historic Preservation

Do I need a permit?

Historic Certificate of Appropriateness and Demolitions



Zone or Use Changes

Change My Zoning or Request a Condition...

Zoning Map Amendments, Conditional Use Approval, and Annexation of Land



Post-Submittal Meeting

Request a facilitated meeting



Variances and Waivers

Exception to IDO Dimensional Standards



Amend an Existing Approval

Site Plan, Preliminary Plats, Subdivision Plats, Framework Plan, Master...



Adopt or Amend a Plan

Framework, Master Development Plan, and Site Plans



Wireless Telecommunicati...

Collocation, New and Small Wireless Facilities, and Waivers



Appeal a Decision!

EPC, DHO, LC or City Staff



Change Zoning Regulations

Request changes to the IDO



Help Submitting an Applic...

Sketch Plan, Sketch Plat, Mailed Notice, Historic and General

<https://www.cabq.gov/abq-plan>

RESOURCES

Mikaela Renz-Whitmore

Urban Design + Dev. Division Manager

mrenz@cabq.gov

Kate Clark

Senior Planner

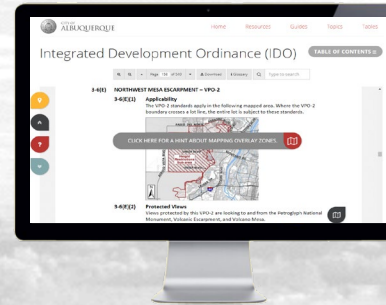
kclark@cabq.gov

Need Help?

abcto@cabq.gov

devhelp@cabq.gov

Interactive IDO



abq-zone.com

IDO Zoning Map



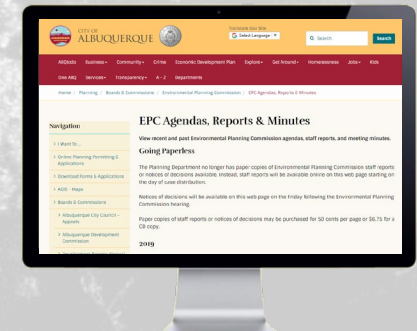
tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning