

INTEGRATED DEVELOPMENT ORDINANCE



IDO Online

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

UNM SAAP

March 2026

Site Plans + Subdivisions (oh my!)

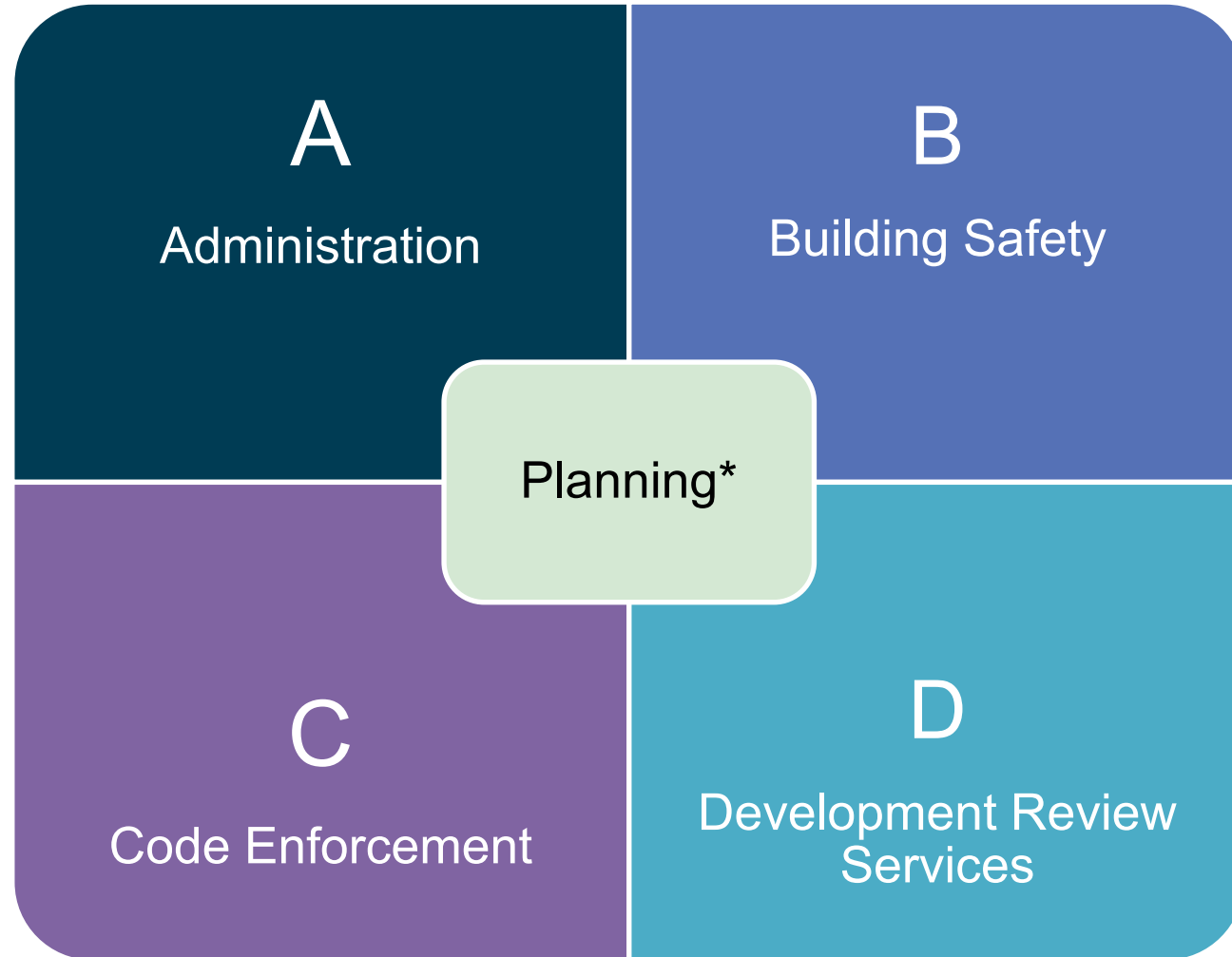
Mikaela Renz-Whitmore

Division Manager

mrenz@cabq.gov

**ONE
ALBUQUE
RQUE**

5 Divisions of the Planning Department



* Urban Design + Development

PLANNING DEPARTMENT



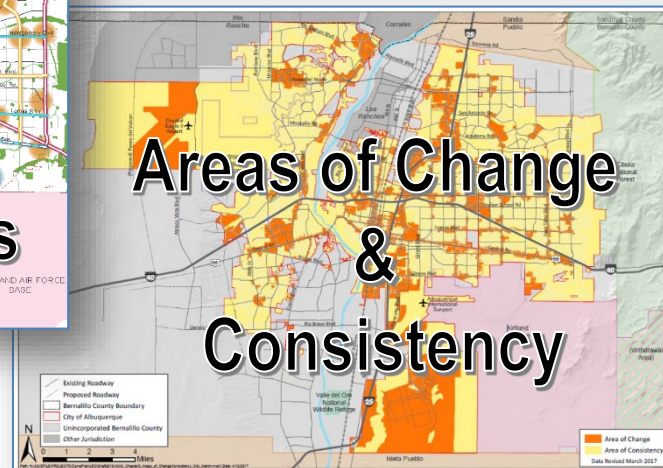
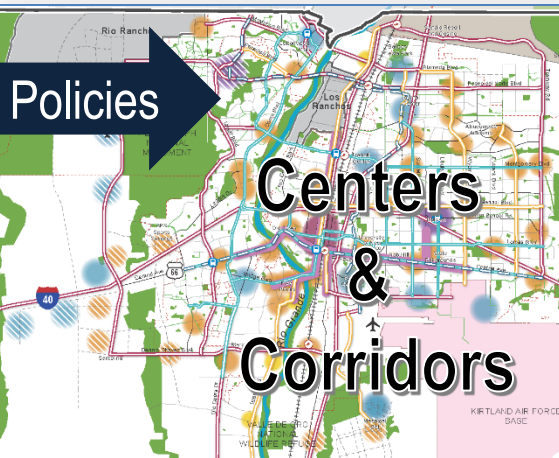
PLANNING + ZONING

ABC COMPREHENSIVE PLAN

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

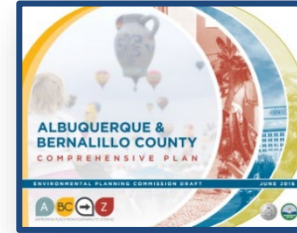
INTEGRATED DEVELOPMENT ORDINANCE

- 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

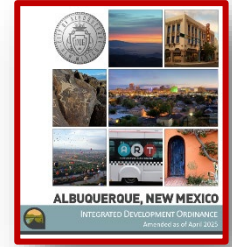


WHAT IS ZONING?

a system of laws that establishes rights and limits on property



Albuquerque
Bernalillo
County
Comprehensive Plan



U.S Constitution

5th Amendment: Property Rights

14th Amendment: Due Process

10th Amendment: Police Power
for public health, safety, and welfare

“a person may not be deprived of **property** by the government without **due process** of law”

“nor shall any State deprive any person of life, liberty, or **property**, without **due process** of law”



What is a taking?

A regulatory taking is when a zoning regulation limits the use of private property to the extent that it effectively deprives the owner of *all* economic value.

WHAT IS ZONING?



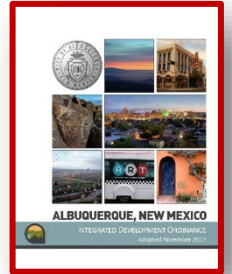
- Implements policies

- 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.)



Albuquerque
Bernalillo
County
Comprehensive Plan



STRUCTURE

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

Uses

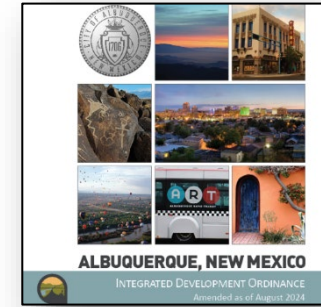
5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms



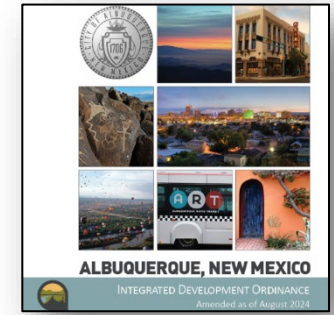
<https://abq-zone.com>

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

FINDING THE BALANCE

Protecting

Neighborhoods,
special places,
& City open space

Incentivizing

High-quality
development
in appropriate areas



ONE
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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



HIERARCHY OF RULES

In the order applied

Overlay Zones

- Character, Historic, View Protections

Context

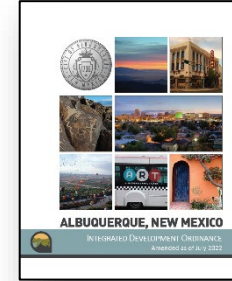
- Edge buffers
- Small-area & Area of Consistency rules
- Distance separations
- Proximity to residential
- Uses
- Development types

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>

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**

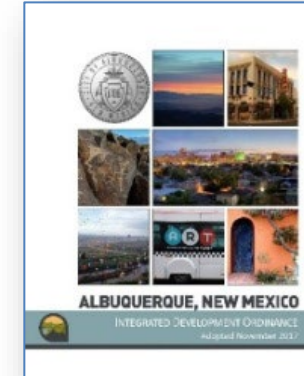
5-7 WALLS + FENCES

5-8 OUTDOOR + SITE LIGHTING

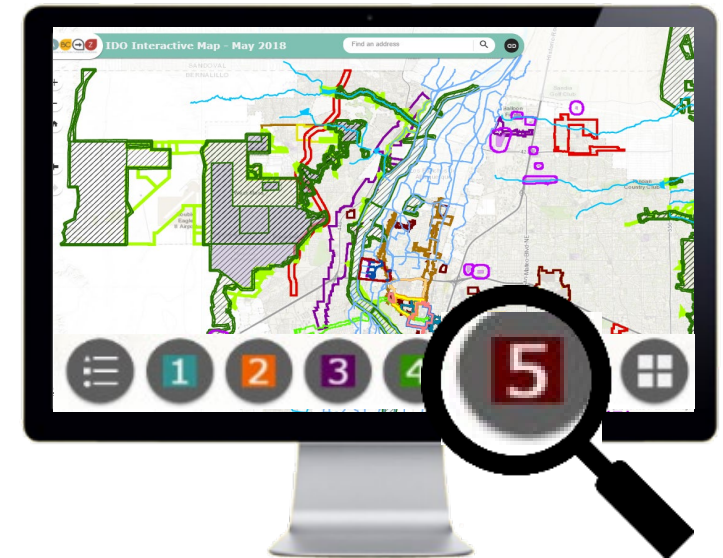
5-9 NEIGHBORHOOD EDGES

5-10 SOLAR ACCESS

5-11 SIGNS



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



<https://tinyurl.com/IDOzoningmap>

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5-11 SIGNS

Subdivision Review

Context
Rules

IDO Part 5 Development Standards

Rules that set quality standards for development

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5-2 SITE DESIGN + SENSITIVE LANDS

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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

Site Plan Review

*(Not more rules but more detail
related to the phase of the project)*

FINDING THE BALANCE

Community Input

Early tribal 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>		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)

Table 6-1-1

Some public notice.
Administrative review.
Decided on IDO rules only.
No discretion.



<https://abq-zone.com>

More public notice.
Public hearing.
Decided on IDO rules only.
Some discretion in decision criteria.



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

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

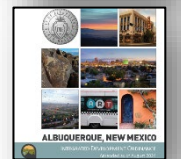


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Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]	
Subdivision of Land – Minor	X	X		X				X	R	<D>				<AR>	<AD>	6-6(K)
Subdivision of Land – Major	X	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(L)

[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.

**Table
6-1-1**

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

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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)

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[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:

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

PRE-SUBMITTAL TRIBAL MEETING



Subsection	6-4(B)	6-2(B)	6-2(D)	6-2(E)	Specific Procedures
Application Type	Tribal	City Staff	DHO	EPC	
Administrative Decision					
Archaeological Certificate	X	D			6-5(A)
Decisions Requiring a Public Hearing					
Master Development Plan	X	R		<D>	6-6(F)
Site Plan – EPC	X	R		<D>	6-6(I)
Subdivision of Land – Minor	X	R	<D>		6-6(K)
Subdivision of Land – Major	X	R	<D>		6-6(L)
Policy Decisions					
Zoning Map Amendment – EPC	X	R		<D>	6-7(G)
Zoning Map Amendment – Council	X	R		<R>	6-7(H)

- Mailed / emailed offer of meeting to tribal representatives
- Timing
 - Tribal reps have 30 days to respond yes/no
 - Meeting must be scheduled w/in 30 days of yes
- Facilitated by neutral 3rd party
- Report emailed to all who participated
- Applicant responds to discussion/concerns in submittal

PUBLIC NOTICE

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

BEFORE APPLICATION

6-4(J)2

Emailed notice to Neigh.
Assoc/Coalitions

6-4(J)3

Mailed notice to Property Owners

AFTER APPLICATION

6-4(J)4

Posted Sign (Applicant)

6-4(J)5

Published notice (CABQ)
[i.e., legal ad in ABQ Journal]

6-4(J)6

Web Posting (CABQ)


Table
6-1-1

	Mtgs			Public Notice				
Subsection	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)
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting

Coming in September: ABQ-PLAN Online Case Tracking


<https://cityofalbuquerque-m-energovweb.tylerhost.net/apps/selfservice#/home>

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>

ABQ-PLAN

March 2026

Month Week Day

< Today >

Hearing Details

Hearing Type

DHO Hearing

Subject

Minor Preliminary Final Plat

Status

Deferred

Case Number

[MINOR_PLT-2026-00005](#)

Case Type

Minor Plat Application

Location

Zoom

Start Time

09:12 am MDT

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11 ⁹ DHO Hearing DHO Hearing Landmarks Co... DHO Hearing Show more..	12	13	14
15	16 ² City Council ... City Council ...	17 ZHE Hearing	18	19 ³ EPC Hearing EPC Hearing	20	21

ABQ-PLAN

FILTERS ✕

- PIN OPTIONS** ^
- Date Range ▾
Past Month
- Pins
- Select All
 - Plans ▸
 - ✓ Permits ▸
 - ✓ Inspections ▸
 - ✓ Professional Licenses ▸
 - ✓ Business Licenses ▸
 - ✓ Operational Permits ▸
 - ✓ Health Inspections ▸

Search: Advanced Search Draw Create Alert Re-center



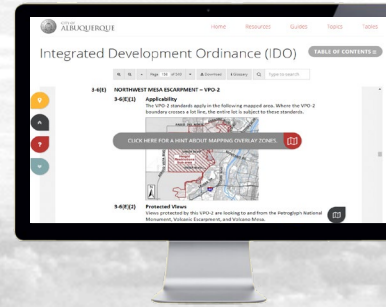
RESOURCES

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

Need Help?
abcto@cabq.gov

devhelp@cabq.gov

Interactive IDO



abq-zone.com

IDO Zoning Map



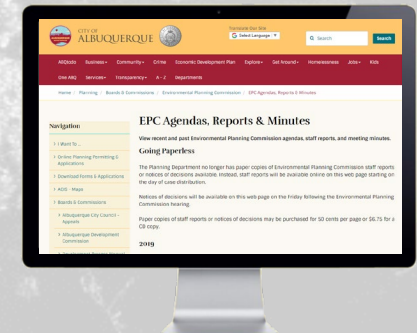
tinyurl.com/idozoningmap

ABC Comp Plan



compplan.abq-zone.com

Planning Webpage



cabq.gov/planning