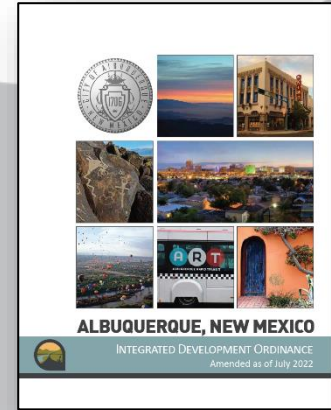


INTEGRATED DEVELOPMENT ORDINANCE



IDO Project Webpage:

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

Annual Update 2023

November 2023

City Leaders

Michael Vos
Principal Planner
mvos@cabq.gov

Shanna Schultz
Council Planning Manager
smschultz@cabq.gov

Mikaela Renz-Whitmore
Division Manager
mrenz@cabq.gov

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INFO

Get to Know Your IDO Training

[Handout](#) (PDF)

[Presentation](#) (PDF)

[Video](#)

Pre-EPC Submittal Public Review Meetings

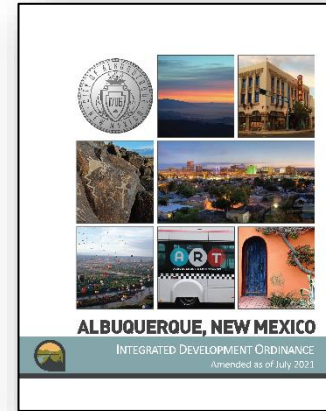
[Presentation](#) (PDF)

[Video](#)

Pre-EPC Review Meeting

[Presentation](#) (PDF)

[Video](#)

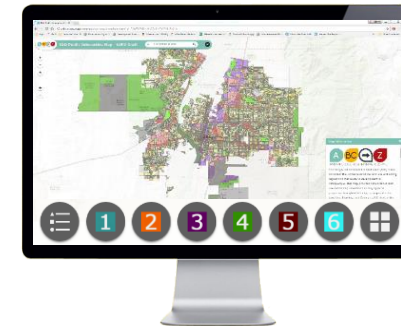


IDO Online

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

2023 Annual Update Webpage

<https://abq-zone.com/ido-annual-update-2023>

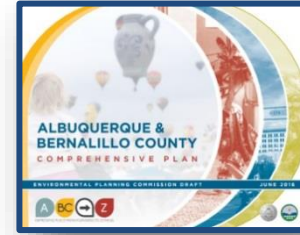


IDO Zoning Map

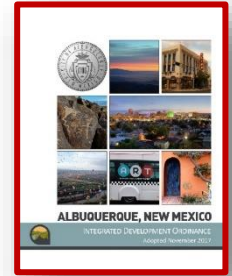
<https://tinyurl.com/idozoningmap>

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

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



14th Amendment: Police Power for public health, safety, and welfare

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

HOW TO PROTECT SPECIAL PLACES WITH ZONING

THREATS

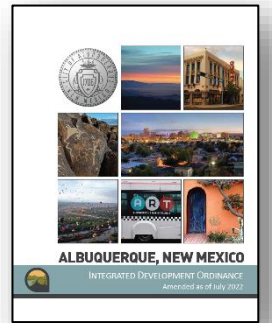
- Not having the right rules
- Not applying the rules correctly
- Development pressure

PROTECTIONS

- ➡ Make sure you have the right rules.
- ➡ Make it easy to find and apply the rules correctly.
- ➡ Make it easier to develop where it's appropriate.
- ➡ Ensure appropriate transitions.

EFFECTIVE DOCUMENT

Integrated
Development
Ordinance



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

1. General Provisions

2. Zone Districts

3. Overlay Zones

Zones

4. Use Regulations
Allowable Use Table
Use-specific Standards

Uses

5. Development Standards
Dimensional Standards Tables
General Regulations

Standards

6. Administration & Enforcement

Processes

7. Definitions & Acronyms

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

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



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

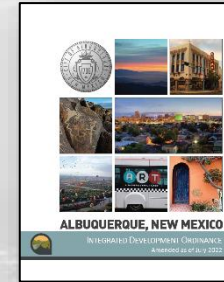
Centers & Corridors

- Incentives
- Building design standards
- Edge buffers

Zoning

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

Hierarchy of Rules



1-8

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

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

UPDATES

2 changes:
HPOs, NR-SU

Zones

Part
2/3

11 changes:
Conditional Uses, Duplex, Cottage Development, Outdoor Amplified Sound, General Retail, Light Vehicle Fueling, Cannabis Retail, Overnight Shelter, Live-work, Electric Utility, Battery Energy Storage System

Uses

Part
4

14 changes:
Acequias, Landfill Gas Mitigation, Construction Mitigation, Front Yard Parking, Parking, Landscaping, Walls, Lighting, Building Design

Standards

Part
5

20 changes:
Notice, EPC Appointments, Facilitated Meeting, Referrals, Facilitated Meeting, Conditional Use, Time Extension, Variance, Nonconforming Structures, Amendments

Processes

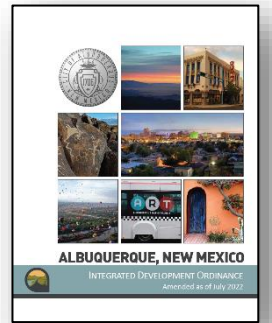
Part
6

8 changes:
Community Residential Facility, Group Home, Nursing Home, Overnight Shelter, Garage, Trees, Rock Outcropping, BESS

Definitions

Part
7

Integrated
Development
Ordinance



<https://abq-zone.com/ido-annual-update-2023>

IDO Zoning Map



<https://tinyurl.com/IDOzoningmap>

HPO ZONES

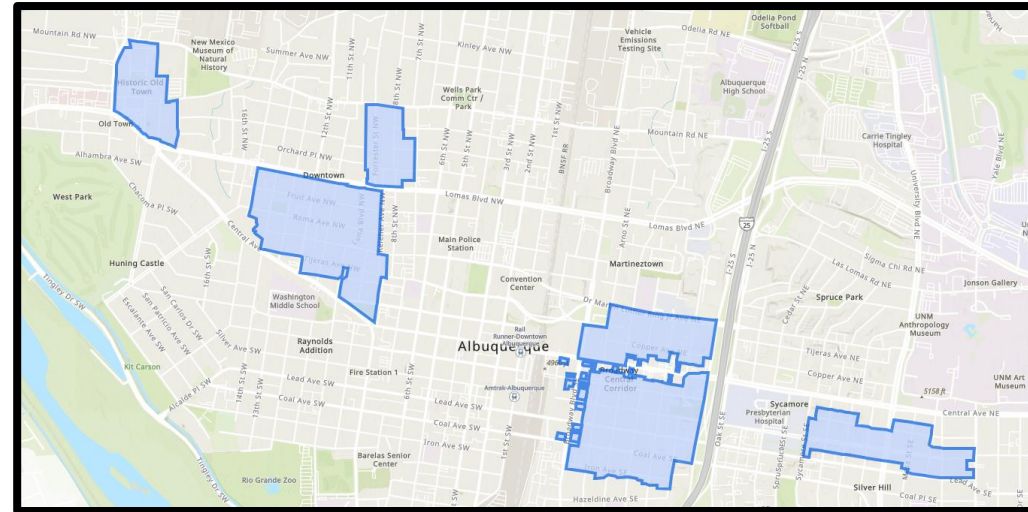
Contextual Standards

Staff

PROPOSED CHANGE

HISTORIC PROTECTION OVERLAY (HPO) ZONES

- Applies contextual standards to all development in HPOs for lot sizes and setbacks (front and side).
- Gives the Landmarks Commission discretion to approve different lot sizes and setbacks on a case-by-case basis without a variance (which are reviewed by the Zoning Hearing Examiner).



Part 2

5-
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Council

COTTAGE DEVELOPMENT

Adds two use-specific standards to Cottage Development:

1. Allows units to be attached on one side
2. Requires dwelling units to have front porches



DUPLEX

Council

Proposes to allow duplexes in the R-1 zone district with the following new use-specific standards:

1. Permissive use if attached to an existing building
2. Conditional use if constructed on a vacant lot
3. Not allowed on lots with an Accessory Dwelling Unit
4. Street-facing facades must have one entrance and one window

DUPLEX

Use-Specific Standard

Public

PROPOSED CHANGE

- Allow duplexes in R-1 on corner lots that are at least 5,000 s.f.



BODEGAS

Use-Specific Standard

4-
3(B)(7)

Public

PROPOSED CHANGE

- Allow live/work for very small retail and restaurants on corner lots in R-1
- Opens business opportunities for homeowners who otherwise could not purchase/maintain /rent two properties, one for business and one for living.
- Returns the pattern of corner stores in neighborhoods for services within walking distance of more residences.
- Prohibits cannabis retail and nicotine retail in all zone districts.



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OVERNIGHT SHELTER

Staff

PROPOSED CHANGE

- Allows any size overnight shelter in MX-H permissively.
- Allows small overnight shelters in MX-M and NR zones permissively.
- Requires conditional approval for:
 - larger shelters,
 - shelters near residential, and
 - shelters within 1500 feet of each other.



COMMENT OPPORTUNITIES

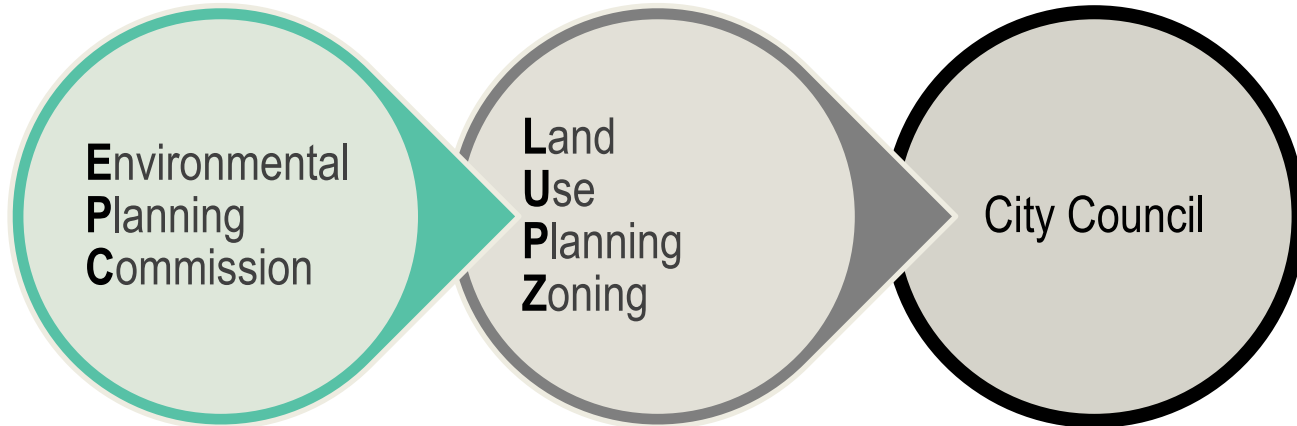
Written Comments

- **12/5, 9 am:** Deadline for comments to be attached to the EPC staff report
- **12/12, 9 am:** Deadline for written comments for EPC consideration prior to the hearing (48-hour rule)
- Email abcto@cabq.gov addressed to Chair Shaffer

Verbal Comments

- 12/14, 8:30 am: EPC Hearing via [Zoom](#)

Item #	IDO Page	IDO Section	Change / Discussion	Explanation	Source
31	412	6-4(K)(4)	<p>Posted Sign</p> <p>Create new subsections, revise existing text as follows, and renumber subsequent subsections accordingly:</p> <p>"(a) Where Table 6-1-1 requires posted sign notice, the applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street.</p> <p>(b) For administrative decisions, the sign shall be posted for at least 15 calendar days after submitting the application and 15 days after the decision through the required appeal period pursuant to Subsection 16-6-4(V)(3)(a)1.</p> <p>(c) For decisions requiring public notice, the sign shall be posted for at least 15 calendar days after the hearing and for the required appeal period pursuant to Subsection 16-6-4(V)(3)(a)1."</p>		





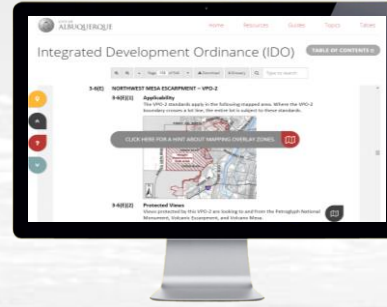
RESOURCES

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Urban Design + Dev. Division Manager
mrenz@cabq.gov

Michael Vos
Regulatory Planning Team Lead
mvos@cabq.gov

ABC-Z Project
abcto@cabq.gov

Interactive IDO



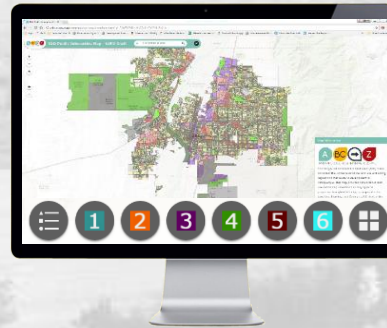
ido.abq-zone.com

Project Webpage



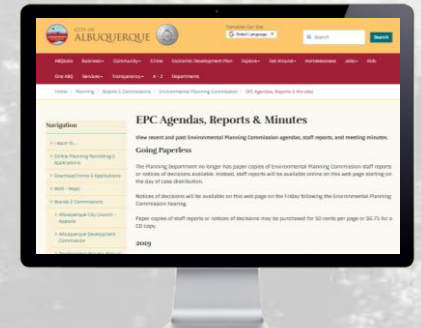
abq-zone.com

IDO Zoning Map



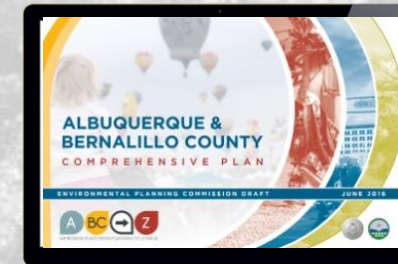
tinyurl.com/idozoningmap

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abq-zone.com