City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor **Ethan Watson, City Clerk**

Interoffice Memorandum

March 9, 2026

To: CITY COUNCIL

From: Ashley Santistevan, Assistant City Clerk

Subject: BILL NO. O-26-2; ENACTMENT NO. O-2026-006

I hereby certify that on March 9, 2026, the Office of the City Clerk received Bill No. O-26-2 as signed by the president of the City Council, Klarissa J. Pena. Enactment No. O-2026-006 was passed at the February 18, 2026 City Council meeting. Mayor Keller did not sign the approved Ordinance within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Ordinance is in full effect beginning April 20, 2026 without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. O-26-2.

Sincerely,

Ethan Watson
City Clerk

O-2026-004

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Isaac Padilla, Director of Council Services

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. O-26-2 Adopting Citywide Text Amendments To The Integrated Development Ordinance § 14-16 For The 2025 IDO Biennial Update (Fiebelkorn, by request), which was passed at the Council meeting of February 18, 2026, by a vote of 6 FOR AND 3 AGAINST.

FOR: Champine, Fiebelkorn, Grout, Peña, Rogers, Telles
AGAINST: Baca, Bassan, Lewis

In accordance with the provisions of the City Charter, your action is respectfully requested.

iep:es
Attachment

CITY of ALBUQUERQUE
TWENTY SEVENTH COUNCIL

COUNCIL BILL NO. O-26-2 ENACTMENT NO. O-2026-001

SPONSORED BY: Tammy Fiebelkorn, by request

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ORDINANCE

ADOPTING CITYWIDE TEXT AMENDMENTS TO THE INTEGRATED DEVELOPMENT ORDINANCE § 14-16 FOR THE 2025 IDO BIENNIAL UPDATE.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City, as authorized by statute, NMSA 1978 Sections 3-19-5 and 3-21-1, and by its home rule powers; and

WHEREAS, the City's zoning powers are established by the City Charter, in which Article I, Incorporation and Powers, allows the City to adopt new regulatory structures and processes to implement the Albuquerque/Bernalillo County Comprehensive Plan ("Comp Plan") and help guide future legislation; Article IX, Environmental Protection, empowers the City to adopt regulations and procedures to protect and preserve environmental features such as water, air, and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment; and Article XVII, Planning, establishes the City Council as the City's ultimate planning and zoning authority; and

WHEREAS, the City Council adopted an updated Albuquerque/Bernalillo County Comprehensive Plan ("ABC Comp Plan") in 2025 via R-25-175 (Enactment No. R-2025-056); and

WHEREAS, the City Council adopted the Integrated Development Ordinance (IDO) to implement Comp Plan Goals and Policies; and

WHEREAS, the IDO establishes zone districts, overlay zones, allowable uses, use-specific standards, and general regulations in Parts 1 through 5 that set the bar for high-quality development that is compatible with surrounding

land uses and provides appropriate transitions and buffers to lower-intensity uses nearby; procedures for review and decision of applications related to land use and development in Part 6; and definitions and acronyms in Part 7; and

WHEREAS, the IDO § 14-16-6-3 requires the City to submit proposed changes on a biennial basis to further the implementation of the Comp Plan; and

WHEREAS, Planning staff compiled and submitted a request for Amendment to IDO Text – Citywide with proposed amendments that would improve the clarity and implementation of the IDO based on challenges in applying regulations and neighborhood protections in real-world contexts with real-world projects; and

WHEREAS, other proposed amendments to IDO text would establish a new regulatory intent responding to changes in demands for housing and business needs as well as other current trends; and

WHEREAS, the IDO requires an Amendment to IDO Text – citywide to be reviewed by the Environmental Planning Commission (EPC) and decided as a legislative action by City Council as the City's zoning authority in § 14-16-6-3(D) and § 14-16-6-7(D)(2)(c) and (d); and

WHEREAS, the EPC found that the proposed amendments are consistent with the spirit and intent of the ABC Comp Plan, including applicable goals and policies relating to community identity, land use, urban design, economic development, housing, and heritage conservation; and

WHEREAS, the City provided all required notice for an Amendment to IDO Text – Citywide, including publishing a legal ad in the Albuquerque Journal, emailing two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC), and posting notice on the Planning Department website and on the project website; and

WHEREAS, the City provided additional notice with announcements on the Planning Department webpage, and email notice sent to approximately 9,200 subscribers to the ABC-Z project update email list on July 11, 2025, September 16, 2025, October 3, 2025, and October 17, 2025, and

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WHEREAS, though a neighborhood meeting is not required for an Amendment to IDO Text – Citywide, Planning staff held six pre-EPC submittal public review meetings in July and August 2025, two post-submittal public review meetings in October 2025, to present and discuss the proposed changes for the 2025 IDO Biennial Update, respond to questions, and gather feedback, and one public study session in October 2025, to focus solely on questions and answers; and

WHEREAS, the EPC held a study session for the 2025 IDO Biennial Update on October 16, 2025, and considered this request at two public hearings on October 28, 2025, and November 20, 2025, prior to making a recommendation on the proposed text amendments; and

WHEREAS, the EPC, following study and consideration, found that the proposed amendments satisfy the review and decision criteria for an Amendment to IDO Text – Citywide in § 14-16-6-7(D)(3) and forwarded to the city Council a recommendation of approval subject to findings and recommended conditions in the record; and

WHEREAS, Planning staff has incorporated the proposed amendments along with the EPC recommended conditions of approval into a redline draft for review by City Council.

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The IDO text is amended as shown in Exhibit 1 (Post-EPC Redline Draft) as recommended by the EPC, except as modified by amendments adopted subsequently in Section 2 and/or Section 3 below.

SECTION 2. The IDO text is amended from Exhibit 1 (Post-EPC Redline Draft) by Committee Amendments approved by the City Council's Land Use, Planning, and Zoning (LUPZ) Committee, as shown in Exhibit 2 (LUPZ Committee Amendments).

SECTION 3. The IDO text is amended from Exhibit 1 (Post-EPC Redline Draft) and/or from Exhibit 2 (LUPZ Committee Amendments), as relevant, by Floor Amendments approved by the City Council, as shown in Exhibit 3 (Council Floor Amendments).

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SECTION 4. ZONING CONVERSIONS FOR PROPERTIES ZONED R-1, R-T, OR R-ML IN MAJOR TRANSIT CORRIDOR AREAS OR ACTIVITY CENTERS AS DESIGNATED IN THE COMPREHENSIVE PLAN AND DEFINED IN IDO § 14-16-7-1. The Official Zoning Map is amended to convert the following zone districts in Major Transit Corridor Areas and Activity Centers:

A. Properties zoned R-1 convert to R-T.

B. Properties zoned R-T convert to MX-T.

C. Properties zoned R-ML convert to MX-L.

SECTION 5. ZONING CONVERSIONS FOR CITY POLICE STATIONS AND CITY FIRE STATIONS ZONED NR-SU. The Official Zoning Map is amended to convert properties zoned NR-SU that are City-owned police stations or fire stations to the following zone districts:

A. Properties east of the Rio Grande convert to MX-M.

B. Properties west of the Rio Grande convert to NR-C.

SECTION 6. FINDINGS. The City Council adopts the following findings of fact;

1. The request is for various citywide, legislative amendments to the text of the Integrated Development Ordinance (IDO) for the Biennial Update required by IDO Subsection 14-16-6-3(D). The proposed citywide amendments, when combined with the proposed small area amendments, are collectively known as the 2025 IDO Biennial Update.

2. These citywide text amendments are accompanied by a proposed text amendment to a small area (Martineztown/Santa Barbara Character Protection Overlay Zone [CPO-7]) in the City, which was submitted separately pursuant to IDO Subsection 14-16-6-7(E) and is the subject of a separate staff report and a quasi-judicial action by the EPC.

3. The EPC's task is to make a recommendation to the City Council regarding the proposed amendments to IDO text. As the City's Planning and Zoning Authority, the City Council will make the final decision. The EPC is a recommending body to the Council and has important review authority. This request is a legislative matter.

4. Since the 2023 update, Planning Staff identified amendments to the IDO that could be made to improve the clarity, enforcement, and effectiveness of

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existing regulations. Changes were also collected from the public, the Mayor, and City Councilors. Collectively, approximately 150 amendments have been gathered.

5. The citywide text amendments are presented and explained in a spreadsheet "IDO Update 2025 – EPC Review – Spreadsheet of Proposed Changes – Citywide," which provides the following information: item number for tracking purposes, the page and section of the IDO that would be modified, the text proposed to change, an explanation of the purpose and/or intent of the change, and its source.

6. The City Charter, the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

7. The proposed IDO text amendments apply citywide to land within the City of Albuquerque municipal boundaries. The IDO does not apply to lands owned or controlled by another jurisdiction, such as the State of New Mexico or federal lands. Properties in unincorporated Bernalillo County or other municipalities, such as the Village of Los Ranchos and City of Rio Rancho, are also not subject to the IDO.

8. The request is generally consistent with the following, relevant Articles of the City Charter:

A. Article I, Incorporation and Powers. Amending the IDO via text amendments is consistent with the purpose of the City Charter to provide for maximum local self-government. The revised regulatory language and processes in the IDO would generally help implement the Comprehensive Plan and help guide future legislation.

B. Article IX, Environmental Protection. The proposed citywide text amendments would help ensure that land is developed and used properly and that an aesthetic and humane urban environment is maintained. The IDO is the implementation instrument for the City's Comprehensive Plan, which protects and promotes health, safety, and welfare in the interest of the public. Commissions, Boards, and Committees would have updated and clarified regulations to help facilitate effective administration of City policy in this area.

C. Article XVII, Planning.

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i. Section 1. Amending the IDO through the biennial update process is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. The IDO will help implement the Comprehensive Plan and ensure that development in the City is consistent with the intent of any other plans and ordinances that the Council adopts.

ii. Section 2. Amending the IDO through the biennial update process will help the Administration to implement the Comprehensive Plan vision for future growth and development and will help with the enforcement and administration of land use plans.

9. The Comprehensive Plan and the IDO were developed together and are mutually supportive. The overarching purpose of the IDO is to implement the Comprehensive Plan and protect the health, safety, and general welfare of the public [§ 14-16-1-3].

10. The request is generally consistent with the following, applicable Goal and Policies in Chapter 4: Community Identity:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed amendments would expand housing options, particularly in Centers and Corridors, while retaining contextual standards and neighborhood edge protections to help ensure that new development protects and preserves existing neighborhood character. These changes enable more diverse housing types that meet evolving community needs without compromising the identity of established neighborhoods.

B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendments allow a broader range of residential development options such as duplexes, townhouses, multi-family, and cottage developments at a scale that protects the identity and cohesiveness of existing neighborhoods. Updated dimensional standards, use specific standards, and articulation requirements ensure that new development is compatible in form and character. The proposed zoning map conversions

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focus growth near Major Transit areas and Activity Centers, helping to minimize development pressure on neighborhoods.

C. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The proposed amendments enhance neighborhood vitality through increased flexibility for context-appropriate housing, including cottage developments, duplexes, and accessory dwelling units ("casitas"). These same housing options are part of traditional communities that development prior to the adoption of zoning, which limited residential options in most neighborhoods to single-family dwellings only. These housing options help meet changing household needs while preserving neighborhood scale and character. Protections such as contextual standards, neighborhood edge standards, and use-specific standards help ensure that new development does not disrupt existing communities. The amendments also refine allowed uses in certain zone districts to preserve their intended purpose, such as removing townhouses and multi-family housing from the R-MC zone district to maintain manufactured home communities, which typically offer more affordable housing options. Similarly, removing single-family detached housing from the MX-T zone district helps ensure that land near transit and commercial areas remain available for mixed-use development.

11. The request is generally consistent with the following, applicable Goals and Policies in Chapter 5: Land Use:

A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multimodal network of Corridors.

The proposed amendments focus growth in Centers and Corridors through zoning map conversions and increased development potential in transit-served areas and areas with existing infrastructure. Height bonuses, elimination of parking minimums, and establishment of parking maximums in Urban Centers, Premium Transit, and Main Street areas incentivize higher density, walkable development in the places designated by the Comprehensive Plan as the most appropriate to absorb growth, increase density, and develop in a transit-oriented, walkable pattern. Expanded housing

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options at a neighborhood scale, combined with targeted zoning strategies, help reinforce a connected network of vibrant, multi-modal places that support both local character and citywide mobility.

B. Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed amendments direct regional growth toward Centers and Corridors through both legislative zoning conversions and targeted development incentives. Legislative zoning conversions expand the range of permissive uses and allowable heights in Major Transit and Activity Centers, reinforcing these areas as appropriate for new housing and mixed-use development. Reductions in parking minimums, establishment of parking maximums for nonresidential uses, and added bonuses for height in transit-served areas incentivize additional density and walkable projects where infrastructure already exists. Together, these changes help shape growth into more sustainable patterns that align with the Comprehensive Plan vision for a connected network of vibrant Centers and Corridors.

C. Policy 5.1.2 Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The proposed amendments direct more intense development to designated Centers and Corridors while maintaining stability in surrounding neighborhoods. Legislative zoning conversions concentrate higher-density residential and mixed-use options near Major Transit and Activity Centers, reinforcing these areas as appropriate locations for growth. Height bonuses, reduced parking requirements, and new parking maximums further incentivize intensity in these development areas, while contextual and edge standards remain in place to ensure compatible scale in Areas of Consistency. In addition, the removal of single-family uses from the MX-T zone district would ensure that land near transit and commercial corridors is reserved for higher-intensity mixed-use development.

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D. Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The proposed amendments foster mixed-use Activity Centers with a broader range of housing, services, and amenities. Legislative zoning conversions expand opportunities for residential and non-residential uses in these areas, ensuring that growth is concentrated where infrastructure and transit access already exist. Height bonuses and parking reforms further incentivize compact, walkable development patterns that integrate housing with nearby businesses and services. These changes reinforce Activity Centers as vibrant, mixed-use places that meet the daily needs of residents and support healthy, active lifestyles.

E. Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The proposed amendments prioritize pedestrian-oriented, transit-supportive development along Major Transit corridors. Legislative zoning conversions expand residential and mixed-use options within Major Transit corridors, focusing growth in areas most accessible to frequent transit service. Height bonuses, reduced parking requirements, and new parking maximums for non-residential development incentivize denser, walkable development patterns that shift emphasis away from auto-oriented design and toward pedestrian comfort and connectivity. Together, these changes help strengthen Major Transit Corridors as vibrant, mixed-use places that support high-frequency transit and active pedestrian activity.

F. Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The proposed amendments enable a broader mix of housing types such as duplexes, townhouses, multi-family, and cottage developments in Major Transit areas and Activity Centers, connecting residential opportunities to areas with essential non-residential uses like grocery stores and medical offices. Other amendments that would make it easier to build casitas, expand housing options to reflect changing household needs and lifestyles. Together, these changes build on Center and Corridor policies to foster more complete,

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resilient communities where residents can access housing, jobs, and services in the same area.

G. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendments allow a wider range of residential uses in Activity Centers and Major Transit Corridors to increase housing options within close proximity to goods and services. Zoning conversions to mixed-use zone districts and proposed changes to allow retail, grocery stores, and live-work uses closer to neighborhoods open opportunities to make goods and services more accessible to existing households. Updates to use permissions in specific zone districts, such as reserving MX-T for mixed-use development and R-MC for manufactured home communities, help ensure land is used efficiently to support healthy, sustainable, and distinct communities.

H. Sub-policy 5.2.1.e: Encourage higher density housing as an appropriate use in the following situations:

i. Within designated Centers and Corridors;

The proposed amendments encourage higher-density housing in designated Centers and Corridors through legislative zoning conversions, height bonuses, and reduced parking requirements. These changes focus residential growth in transit-served areas where increased density is most appropriate and sustainable.

ii. In areas with good street connectivity and convenient access to transit;

The proposed amendments direct higher-density housing to areas with strong street networks and transit access. Height bonuses, reduced parking requirements, and legislative zoning conversions reinforce compact development patterns that maximize connectivity and support transit use.

iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;

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The proposed amendments allow higher-density housing in areas where mixed densities already exist and infrastructure can support additional growth.

iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;

The proposed amendments expand housing options in single-family areas where conditions support transitions to higher density zone districts. Contextual and edge buffer standards ensure new development remains compatible with adjacent residential character.

v. In areas where a transition is needed between single-family homes and much more intensive development.

The proposed amendments encourage higher-density housing and more housing options as a transition between single-family neighborhoods and more intensive development. Dimensional and design standards help maintain compatibility and provide an appropriate buffer in these areas.

l. Sub-policy 5.2.1.g: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed amendments encourage infill development through expanded allowances for duplexes, townhouses, cottage developments, and accessory dwelling units. Updated standards ensure these housing types add complementary options while remaining compatible in form and scale with surrounding neighborhoods.

J. Goal 5.3 - Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The proposed amendments encourage more efficient use of land through expanded housing options that can make better use of underutilized lots without requiring new infrastructure. Changes to dimensional standards, parking requirements, and building heights in key growth areas help maximize development potential in places already served by transit, utilities, and public

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services. These updates support infill and redevelopment that leverages existing investments to benefit the broader community.

K. Policy 5.3.7 Locally Unwanted Land Uses: Ensure that land uses that are objectionable to immediate neighbors but may be useful to society are located carefully and equitably to ensure that social assets are distributed evenly and social responsibilities are borne fairly across the Albuquerque area.

The proposed amendments aim to refine how potentially objectionable uses are regulated to ensure they are more equitably and consistently distributed across the City. Car washes and light vehicle repair are proposed to be changed to conditional uses in some mixed-use zone districts to reflect how they are allowed elsewhere, requiring case-by-case review and appropriate mitigation of impacts. For gas stations, new requirements citywide include screening along street frontages and increased separation from residential uses, helping ensure that these uses are located and designed in a way that respects surrounding communities while still serving citywide needs. Similarly, updated standards for overnight shelters and Safe Outdoor Spaces establish clear requirements to ensure compatibility with surrounding neighborhoods while continuing to provide these important services to residents in need.

L. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The proposed amendments facilitate infill development in areas with existing infrastructure and services, particularly within designated Centers and Corridors. These areas have been identified as having the greatest capacity to accommodate growth due to their access to transit, utilities, and public facilities. Amendments that increase housing flexibility and allow for higher-intensity development in these locations help direct growth where it can be most efficiently supported, reducing pressure to extend infrastructure into undeveloped areas.

M. Policy 5.4.1 Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas with concentrated employment.

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The proposed amendments encourage higher-density housing types such as multi-family, duplexes, and townhouses in areas near jobs, including Activity Centers and Major Transit areas. At the same time, single-family detached housing is being removed as a permissive use in the MX-T zone to ensure that land near employment centers remains available for mixed use or higher-intensity residential development. These changes help align housing opportunities with job access, reduce commute times, and add infill housing options east of the Rio Grande, where the majority of the city's jobs are located.

N. Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

O. Sub-policy 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The proposed amendments would add capacity for job growth on the West Side through zoning conversions from Residential to mixed-use zone districts along Major Transit Corridors (Coors Blvd. and Golf Course Rd.) and in Activity Centers (West Route 66, 98th/Gibson). Expanded allowed uses to commercial and office uses, combined with reduced parking requirements with new maximums, increase the feasibility of employment-generating development west of the Rio Grande and helps foster job creation closer to where people live, reducing pressure on river crossings.

P. Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed amendments encourage more intense development and a broader mix of housing options in Areas of Change, including through zoning conversions in Activity Centers and Major Transit Corridors. These changes help focus growth where infrastructure and services already exist. At the same time, development in and near Areas of Consistency remains subject to contextual and neighborhood edge standards that ensure new projects align with the scale and character of surrounding neighborhoods. This approach

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balances growth with preservation to support a more intentional development pattern citywide.

Q. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas, where change is encouraged.

The proposed amendments allow additional housing choices in Activity Centers and Major Transit areas, along with increased building heights in all Centers and Corridors to support more intensive development in these areas. Several amendments also focus specifically on Metropolitan Redevelopment Areas, including expanded usable open space options for residential conversions in Downtown and the removal of minimum parking requirements, with new parking maximums established in Centers and Corridors to support more efficient, walkable development.

R. Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The proposed amendments reinforce the character of existing single-family neighborhoods and other Areas of Consistency through context-sensitive development standards, such as limiting the number of multi-family units near R-A and R-1 properties. Several amendments also enhance the protection of parks and Major Public Open Space by adding the City's Parks and Recreation Department as a reviewing agency for EPC site plans that are within 660 feet of Major Public Open Space.

S. Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The proposed amendments strengthen standards that ensure appropriate transitions between more intensive development in Areas of Change and established neighborhoods in Areas of Consistency. Additional contextual design standards, such as façade articulation requirements for multi-family development, further reinforce compatibility by breaking up building mass and ensuring that larger projects respond to surrounding neighborhood character. Together, these amendments help balance the need for growth in designated

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Centers and Corridors with the protection of nearby established neighborhoods, creating a more intentional and context sensitive transition.

T. Goal 5.7 Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

U. Policy 5.7.4 Streamlined Development: Encourage efficiencies in the development review process.

The proposed amendments streamline key development processes to reduce delays and improve clarity in processes. Updates include streamlining requirements for Alternative Signage Plans, allowing more changes to be handled as Minor Amendments (such as additional housing units, with a total cumulative maximum increase of 10% or 5 units, whichever is higher), and clarifying the process for amending Framework Plans and Pre-IDO approvals. Bulk land plat procedures are also revised to align with Site Plan timing and clarifying the procedures for development in negotiable zone districts. These changes help make the review process faster, more predictable, and easier to navigate.

12. The request is generally consistent with the following, applicable Goals and policies in Chapter 7: Urban Design:

A. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The proposed amendments reinforce design standards that respond to local context and character. Updates include stronger façade articulation requirements for multi-family housing outside of UC-MS-PT areas, added protections for historic building frontages, updated landscaping standards, and standards which allow for more neon signage in Main Street areas. These changes preserve existing community features while establishing reasonable requirements for new development to ensure harmonious design.

B. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

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The proposed amendments provide incentives that reinforce local identity. Updates to signage regulations expand incentives for neon signs in Main Street areas and allow for the relocation of historic signage, supporting the unique character of corridors like Central and Broadway where vintage signage is part of the streetscape and neighborhood character. Landscaping updates further reinforce community character by emphasizing climate-appropriate plantings and healthier soil standards that enhance the look and feel of neighborhoods while reflecting their distinct desert identity. Together, these changes help preserve and celebrate neighborhood personality, especially in mixed-use areas where visual identity plays a key role in placemaking.

C. Action 7.3.2.3: Establish regulatory protections for single-family residential neighborhoods and historic areas to ensure compatible new development.

The proposed amendments help implement an action for Policy 7.3.2 by strengthening protections for historic resources that contribute to neighborhood identity and sense of place. A new type of Historic Protection Overlay zone would help preserve the street facing façades of older buildings, particularly in areas that are not otherwise designated for historic protection. In addition, the city would review demolition requests for any structure over 50 years old, which would replace the 1945 cutoff to better protect midcentury buildings that shape the character of Albuquerque's older neighborhoods. These changes ensure that context and community identity are considered before permanent alterations occur.

D. Policy 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The proposed amendments expand infill opportunities that correlate to neighborhood form and scale. Allowing cottage development on more parcels throughout the city encourages context sensitive housing that fits within lots on existing blocks. Revised building height and footprint limits for accessory dwelling units also make it easier to build modest infill that complements existing homes. Paired with targeted zoning conversions near Centers and

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Corridors, these changes enable more flexible housing types without disrupting the visual character of established neighborhoods.

E. Policy 7.3.5 Development Quality: Encourage innovative and high-quality design in all development.

The proposed amendments would improve design standards that shape development across the city. Updates include strengthened articulation requirements for multi-family façades outside of UC-MS-PT areas, additional screening standards for gas stations, and more flexibility for neon signage in Main Street areas.

F. Goal 7.4 Context-Sensitive Parking: Design parking facilities to match the development context and complement the surrounding built environment.

G. Policy 7.4.2 Parking Requirements: Establish off-street parking requirements based on development context.

The proposed amendments adjust parking requirements based on their context, aligning parking requirements with the form and function of different areas across the City. In Centers and Corridors, where infrastructure, transit access, and planning policy support more intensive development, new parking maximums would be established for non-residential uses to discourage oversized surface parking lots and support walkable, mixed-use development. At the same time, minimum parking requirements would be eliminated in Centers and Corridors, allowing developers to tailor parking supply to the demand of the specific project, reducing barriers to infill, lowering development costs, and avoiding overbuilt parking lots to support more walkable, mixed-use environments. In addition, parking calculations for multi-family housing, EV charging, and self-storage have been refined to reflect development trends and ensure that parking requirements better match the operations of these uses. Together, these changes support more human-focused design and help reduce the dominance of parking in areas intended for higher-intensity, transit-oriented growth.

H. Policy 7.4.3 Off-street Parking Design: Encourage well-designed, efficient, safe, and attractive parking facilities.

The proposed amendments reduce the likelihood of overbuilt, visually dominant parking lots in Centers and Corridors. New parking maximums for

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non-residential uses in Centers and Corridors help prevent excessive parking that detracts from the built environment and undermines walkability. Where additional parking is proposed, incentives are provided for higher-quality design: shade structures, permeable paving, bioswales, larger trees, and EV infrastructure can all exempt parking spaces from counting toward the maximum. Overall, the amendments support more efficient, sustainable, and attractive parking facilities that align with the context of compact, human-scaled development.

I. Goal 7.5 Context-sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The proposed amendments promote development patterns and site design strategies that are adapted to Albuquerque's arid climate. New language references the Bernalillo County Green Stormwater Infrastructure standards, ensuring that landscape and drainage design incorporates low-impact techniques that reduce runoff and improve water quality. Landscaping updates strengthen climate responsiveness by requiring planting suited to Albuquerque's high desert conditions and integrating vegetative coverage standards that conserve water while improving shade, stormwater retention, and cooling benefits. Reduced parking requirements and new parking maximums for non-residential uses in Centers and Corridors help limit impervious surfaces, while expanded allowances for infill housing makes more efficient use of land and reduces pressure to extend development into undeveloped areas. Together, these changes support a more climate-responsive built environment that uses land and water more sustainably.

J. Policy 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

The proposed amendments encourage landscape treatments that are adapted to Albuquerque's high desert climate while also enhancing ecological function and design flexibility. Updates to the purpose statement for landscaping requirements expand the intent to include climate resilience and public health benefits, such as stormwater retention, air purification, and mitigation of the urban heat island effect. Edits related to the use of the Official Albuquerque Plant Palette, minimum soil depth, and required

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tree/shrub placement reinforce climate appropriate planting strategies and long-term vegetation health. By clarifying the use of overlapping vegetative coverage and expanding acceptable groundcover and buffer materials, the amendments support sustainable, water-wise landscaping without sacrificing visual quality or coverage requirements. Flexibility to use alternative plant species (if they meet City and Water Authority criteria) further enables creative site design that still respects the regional landscape. Together, these changes promote a consistent desert-appropriate aesthetic while reinforcing Albuquerque's identity and sense of place through intentional, context-sensitive landscaping.

K. Goal 7.6 Context-sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

The proposed amendments align infrastructure design with intended densities and development patterns to promote efficient growth and conserve resources. Legislative zoning conversions focus higher-intensity development in Centers, Corridors, and transit-served areas, making more effective use of existing infrastructure and minimizing the need for costly extensions. Parking amendments reduce impervious surfaces and stormwater runoff, while updated landscaping standards incorporate climate-appropriate plantings, soil health requirements, and stormwater retention practices. Clarified standards for utilities and site design ensure that infrastructure is placed and maintained in a way that protects surrounding neighborhoods and reduces long-term maintenance costs. Together, these changes support a more sustainable development pattern that matches infrastructure investment to context and need.

L. Policy 7.6.1 Stormwater Treatments: Match stormwater treatment techniques and practices to the density/intensity of land use and development context.

The proposed amendments tailor stormwater treatment practices to the scale and intensity of development. References to the Bernalillo County Green Stormwater Infrastructure (GSI) standards ensure that techniques such as permeable surfaces, vegetated areas, and decentralized retention systems are

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integrated into new projects in ways that match their context. Updates to landscaping, soil depth requirements, and parking regulations reinforce on-site stormwater management, reducing runoff and aligning stormwater practices with the density and design of each development type, consistent with Policy 7.6.1 Stormwater Treatments.

M. Action 7.6.1.1 Stormwater Treatments: Develop technical standards that follow best practices for stormwater design and management in each development context.

Staff notes that the proposed amendments help accomplish Action 7.6.1.1 by incorporating the Bernalillo County Green Stormwater Infrastructure (GSI) standards into IDO requirements for new development. These standards promote low-impact, decentralized stormwater solutions, such as permeable pavement, bioswales, and vegetated buffers, that are best suited to the high desert climate. By integrating these best practices into the IDO, the amendments ensure that stormwater is managed on-site in ways that reduce runoff, improves water quality, and supports long-term resilience. Parking-related updates also incentivize green infrastructure in areas with established parking maximums, by exempting permeable and bioswale-connected spaces from new parking maximums, reinforcing the link between site design and environmental performance.

13. The request is generally consistent with the following, applicable Goals and Policies in Chapter 8: Economic Development:

A. Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The proposed amendments are intended to foster vibrant, enduring places where both residents and businesses can thrive. Expanded housing options, including duplexes, townhouses, cottage developments, and accessory dwelling units, provide choices at densities that support households across all life stages while reinforcing mixed-use activity in Centers and Corridors. Administrative updates streamline development procedures, while refinements to use-specific standards to allow more permissive uses such as bodegas helps sustain local enterprise. Updates to landscaping and required

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parking further enhance the public realm, supporting placemaking that attracts talent, investment, and long-term community vitality.

B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The proposed amendments help foster a wider range of places with varying intensities, uses, and building forms that encourage economic opportunity. Zoning conversions and building height changes in Major Transit and Activity Centers expand capacity for higher-density, mixed-use development, while expanded housing types and small business flexibility broaden the mix of options citywide. These updates create diverse contexts that support both local enterprise and long-term economic growth.

C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The proposed amendments create more flexibility for reinvestment, entrepreneurship, and adaptive reuse. Updates like expanded opportunities for home daycare facilities, catering service, composting facilities and cottage development, clearer standards for live-work units, and reduced parking requirements in Centers and Corridors lower costs and make it easier for small businesses and infill housing developers to respond to market needs. Protecting historic façades and allowing creative signage like rooftop signs and neon also helps reinforce local identity, which supports both economic vitality and quality of life.

14. The request is generally consistent with the following, applicable Goals and Policies in Chapter 9: Housing:

A. Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The proposed amendments expand the types of housing allowed throughout the city and reducing barriers to their development. Cottage development would be allowed on smaller sites, and barriers to constructing accessory dwelling units are reduced by allowing more flexibility in height and

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footprint. Zoning map conversions in Activity Centers and Major Transit areas create more opportunities for housing types beyond single-family detached units. Reductions in parking requirements help lower development costs. Together, these changes make it easier to deliver a broader mix of housing types at a variety of price points.

B. Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The proposed amendments expand housing choices for both property owners and future residents. Additional opportunities for accessory dwelling units offer flexibility to age in place, house a relative, or generate rental income on a single lot. New allowances from proposed residential up-zones make it possible to add additional units or a mixture of uses while maintaining neighborhood scale and creating opportunities for people to live in different types of homes at different price points. These changes support a wider range of living situations and give households more options to stay in the communities they already call home.

C. Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high quality, affordable, and mixed-income housing options throughout the area.

The proposed amendments encourage mixed-income housing through infill development and strategic up-zoning. Zoning conversions in Activity Centers and Major Transit areas allow a broader range of housing types, such as duplexes, townhouses, and multi-family, in areas with access to transit, infrastructure, and daily services. These changes support mixed-use and higher density projects that can include units at different sizes, ownership options, and price points. By expanding where these options are allowed, the amendments help integrate affordable housing into more neighborhoods and reduce segregation by income, consistent with Policy 9.1.2 Affordability.

D. Goal 9.2 Sustainable Design: Promote sustainable design that is compatible with surrounding contexts, including both the natural and built environments.

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The proposed amendments promote sustainable design practices that respond to both the built and natural environment. Landscaping updates require climate-appropriate plantings, soil health standards, and stormwater retention measures that conserve water and support long-term resilience. Parking amendments reduce impervious surfaces and urban heat impacts, while contextual design standards ensure new development remains compatible with surrounding neighborhoods. Together, these changes align sustainable site and building design with the high desert climate and community context.

E. Policy 9.2.3 Cluster Housing: Encourage housing developments that cluster residential units in order to provide community gathering spaces and/or open space.

The proposed amendments enable more clustered housing types and providing flexible ways to meet open space requirements where traditional layouts are not feasible. Updates to cottage development standards allow this small-scale, community-oriented housing type to be built on smaller lots, creating shared open spaces within compact infill projects. In the MX-FB-UD zone, new alternatives are provided for residential conversions in existing buildings that physically cannot accommodate new open space. These changes expand housing choices while continuing to prioritize quality of life and shared gathering spaces.

F. Goal 9.6 Development Process: Promote cost-effective housing redevelopment and construction that meets community needs.

The proposed amendments encourage infill development in areas with existing infrastructure, where housing can be developed more efficiently and at lower cost. Removing parking minimums in Centers and Corridors, help further lower development costs and allow more flexibility in site design. To support a more efficient review process, preliminary and final plats have been consolidated into a single review step, streamlining the process for applicable projects without reducing standards.

G. Policy 9.6.2 Incentives: Provide incentives for developing affordable housing for low- and moderate-income households, by aligning development

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regulations, infrastructure requirements, and fee structures with the priorities of City and County affordable housing programs.

The proposed amendments align development standards with the goals of local affordable housing initiatives. Reduced parking requirements for workforce housing units help lower upfront construction costs and ongoing maintenance expenses, making affordable projects more feasible. Updates to allow smaller-scale housing types, such as duplexes, casitas, and cottage developments, in more zone districts also increase the range of affordable housing options that can be pursued without the need for discretionary approvals. These regulatory adjustments function as incentives by removing barriers and increasing predictability for affordable housing providers.

15. The request is generally consistent with Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity, from Chapter 11: Heritage Conservation.

The proposed amendments expand protections for buildings that contribute to the City's historic character. A new Historic Protection Overlay frontage zone can be uses to help preserve the façades and architectural features of significant buildings, even when they are not formally designated landmarks or within a designated HPO-district. Demolition review has been updated to apply to structures 50 years or older, replacing the arbitrary 1945 threshold. This review is completed administratively by historic preservation staff and is not anticipated to add time or cost for properties without historic significance. These changes ensure the City has the opportunity to evaluate buildings that may reflect community history before demolition, while avoiding unnecessary delays for routine development.

16. The request is generally consistent with the following Goal and Policy in Chapter 13: Resilience and Sustainability.

A. Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The proposed amendments promote more compact, resource-efficient development patterns. Allowing more infill development in Centers and

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Corridors helps reduce sprawl and vehicle miles traveled. Eliminating parking minimums and introducing parking maximums for on residential uses in these areas also reduces impervious surface and encourages alternative transportation. In addition, new requirements to use Bernalillo County's Green Stormwater Infrastructure standards support climate adaptation by improving water quality and promoting on-site infiltration. In addition, composting is introduced and regulated as a defined use, providing a framework to support waste reduction and more sustainable resource management. Together, these changes help lower emissions and make the built environment more resilient to climate impacts.

B. Policy 13.1.1 Resource-Efficient Development: Promote development in the City and County that works with nature to slow global climate change.

The proposed amendments promote development that uses land, water, and energy more efficiently. Infill housing options reduce pressure to expand into undeveloped areas, preserving natural land and minimizing the need for new infrastructure. Parking reforms, such as eliminating minimums and introducing context-sensitive maximums, reduce paved surfaces and support less car-dependent lifestyles. Updates also encourage the use of green infrastructure, such as permeable pavement and bioswales, which help manage stormwater while enhancing natural systems in the urban environment.

17. In addition to the general Goals and Policies noted above, Key substantive changes were analyzed further. These amendments include: Housing Changes to Allow More Options; Housing Changes to Lower Costs and Remove Barriers; Motor Vehicle-related Uses; Food System; Other Changes Related to Uses; Changes Related to Parking and Transportation; Landscaping; Signs; Streets, Lots, and Lighting; Walls and Fences; Historic Resources Infrastructure and Stormwater Management; Negotiable Zone Districts; and Procedures. These changes were analyzed further and a discussion is provided in the October 28, 2025, Staff Report.

18. The amendments regarding Housing Changes are consistent with the following Goals and Polices from the Comp Plan:

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A. Sub-policy 5.2.1.j: Discourage zone changes to detached single-family residential uses on the West Side.

The proposed housing amendments discourage further expansion of detached single-family housing on the West Side. Removing single-family dwellings as an allowed use in the MX-T zone and focusing zoning conversions in Major Transit areas and Activity Centers helps prevent additional low-density development where it is inconsistent with the Comprehensive Plan. These changes reinforce the intent to balance jobs and housing across the city and reduce development patterns that exacerbate congestion at river crossings, consistent with Sub-policy 5.2.1.j.

B. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The proposed amendments remove regulatory barriers that limit residential development in established areas with existing employment and services. By simplifying dimensional standards and eliminating contextual lot size requirements, the amendments make it easier to add housing options on infill sites east of the river where jobs are concentrated, helping to reduce commute pressures and congestion at river crossings. At the same time, related zoning conversions in Major Transit and Activity Center areas expand opportunities for mixed-use development that can integrate both housing and employment. Together, these changes promote a more balanced distribution of jobs and housing across the city while reinforcing targeted job growth opportunities on the West Side.

C. Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The proposed housing amendments convert lower-density residential zones to mixed-use and higher-intensity zone districts within Major Transit areas and Activity Centers, ensuring that appropriately zoned land is available to accommodate employment growth. By allowing a broader range of non-residential and mixed-use development in these strategic locations, the amendments help maintain land capacity for future job centers while

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balancing housing needs. This approach directs employment opportunities to areas with transit access and existing infrastructure, supporting long-term economic vitality and sustainable growth.

D. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

i. The proposed amendments generally allow increased housing density in Major Transit and Activity Center areas, where infrastructure is already in place. Revisions to use-specific standards for residential uses expand opportunities for a mix of housing types as infill development in areas near services and amenities. Concentrating additional housing in these locations reinforces compact, mixed-use development patterns and ensures efficient use of existing infrastructure.

ii. The proposed amendment in Item #C-9 would remove contextual lot size standards that can prevent subdivision on infill sites, particularly in older neighborhoods with irregular lot patterns. By allowing subdivisions to default to the base zone district minimums, the amendment enables additional housing opportunities in areas that are already served by infrastructure and services. This approach supports increased density in appropriate locations while maintaining access requirements and utility easements to ensure new development can be adequately supported.

E. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendments expand housing options such as duplexes, townhouses, accessory dwelling units, and cottage developments in residential areas while maintaining many contextual standards that respect surrounding scale. These changes encourage modest density increases near existing services and complementary uses, helping to integrate new housing into established neighborhoods without disrupting their character.

F. Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

The proposed amendments update standards for overnight shelters and Safe Outdoor Spaces (SOS) to expand access to services for people

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experiencing homelessness while ensuring compatibility with surrounding neighborhoods. Smaller-scale shelters have been allowed more permissively to reduce barriers to entry. Proposed revisions to SOS standards provide more flexibility in operations and management while requiring access to supportive services. Together, these amendments balance neighborhood compatibility with the City's commitment to making homelessness rare, brief, and non-recurring.

G. Policy 9.4.1 Best Practices: Implement an appropriate and effective model to address chronic homelessness.

The proposed amendments revise standards for Safe Outdoor Spaces (SOS) to make them more viable as a short-term housing option and pathway to stability. Updates provide greater flexibility in management and infrastructure requirements, ensuring these sites can adapt to evolving best practices while maintaining health and safety standards. In addition, allowing small overnight shelters permissively across the city reduces barriers to establishing supportive facilities where they are most needed. Together, these changes expand the range of effective models available to address chronic homelessness.

H. Policy 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

The proposed amendments expand options for shelters and related services that assist people experiencing temporary homelessness. Updates to overnight shelter standards allow smaller facilities permissively in more zone districts, making it easier to provide services closer to those in need. Similarly, revisions to Safe Outdoor Spaces ensure reasonable operational standards while streamlining approvals, supporting a wider range of service models that help connect residents to housing, health care, and employment resources.

19. The amendments regarding Motor Vehicle Related Uses are consistent with the following Goals and Polices within the Comp Plan:

A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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The proposed amendments require car washes and light vehicle repair in certain mixed-use districts to go through a Conditional Use approval process and by strengthening location and screening standards for fueling stations. These changes help ensure that auto-oriented uses are carefully reviewed and designed to minimize conflicts with surrounding development, reinforcing the distinct character of communities while allowing context-sensitive development to proceed where appropriate.

B. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The proposed amendments limit the predominance of auto-oriented uses in mixed-use areas through requiring Conditional Use approval rather than allowing them permissively. This additional layer of review, combined with stronger location and screening standards for fueling stations, helps reduce conflicts between vehicles and pedestrians, encourages safer site design, and supports the development of walkable, pedestrian-oriented environments.

C. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments reduce the prevalence of auto-oriented uses in mixed-use areas and strengthening standards for their design and location. By shifting car washes and light vehicle repair to Conditional Uses and increasing screening requirements for fueling stations, the amendments help minimize exposure to noise, air pollution, and traffic impacts, creating healthier and safer environments for nearby residents and pedestrians.

D. Policy 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

The proposed amendments strengthen standards for auto-oriented uses that can create environmental hazards. Increased separation requirements for fueling stations and the need for Conditional Use review of car washes and light vehicle repair reduce potential conflicts with nearby residential areas, helping to limit exposure to air emissions, noise, runoff, and other land use impacts that could compromise public health and environmental quality.

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20. The amendments regarding Food Systems are consistent with the following Goal and Polices within the Comp Plan:

A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

B. Action 5.2.1.1: Localize systems of production, for example agriculture and food processing, to reduce transportation time and emissions.

The proposed amendments expand opportunities for neighborhood-scale food production, distribution, and access. Allowing small grocery, retail, and food-based live-work uses in residential and mixed-use districts helps localize food systems and reduce reliance on long distance transportation for daily needs. Clarifying definitions for grocery stores, warehousing, and distribution to include donation-based operations such as food banks ensures that food can be processed and distributed locally in a more equitable way. New composting standards further reinforce localized food systems by turning organic waste into a community resource, reducing hauling and associated emissions. Together, these changes align zoning with the Comprehensive Plan's goal of reducing transportation time and emissions through more localized systems of food production and distribution.

C. Goal 8.2 Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private businesses to grow.

The proposed amendments expand opportunities for small-scale entrepreneurship in food systems. Allowing neighborhood-serving bodegas, grocery, and food-based live-work uses in residential and mixed-use districts provides more accessible paths for local business creation. Clarifying standards for catering services to align with the New Mexico Homemade Food Act reduces regulatory barriers for home-based entrepreneurs and supports small food businesses. Together, these changes encourage creative, community-serving enterprises and provide more flexible opportunities for private businesses to grow.

D. Policy 8.2.1 Local Business: Local Business: Emphasize local business development.

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The proposed amendments emphasize local business development through zoning changes that expand opportunities for small, neighborhood-based enterprises. Allowing bodegas and food based live-work uses in residential areas encourages local ownership and entrepreneurship while improving access to daily needs. Clarifying standards for catering and food distribution, including food banks, ensures that local businesses and community-serving organizations can operate more effectively. These updates strengthen the role of locally based enterprises in meeting community needs and contributing to a resilient economy.

E. Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that have sustainable economic characteristics.

The proposed amendments advance sustainable business opportunities within the food system. New composting use definitions and standards encourage the creation of enterprises that reduce waste and transform organic materials into community resources, supporting circular economy strategies. Allowing small-scale grocery and retail uses in residential and mixed-use districts reduces transportation needs and fosters walkable access to goods, which contributes to long term sustainability. These changes help align business opportunities with both economic viability and environmental responsibility.

21. The amendments regarding Changes to Related Uses are consistent with the following Goal and Polices within the Comp Plan:

A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments simplify the approval process for Family Home Day Care facilities. Changing the use from Conditional Accessory to Permissive Accessory in residential zones removes an unnecessary procedural step, since these applications are routinely approved by the Zoning Hearing Examiner. This update reduces barriers for providers, increases predictability for applicants, and streamlines the review process, reinforcing transparent and efficient permitting while supporting access to community-serving child care. In addition, legislative zoning conversions for

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police and fire stations align zoning with recent IDO text changes, ensuring that these essential public facilities can continue to function without requiring unnecessary approvals. Together, these changes streamline processes for both small-scale community services and critical civic infrastructure.

B. Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and wellbeing.

The proposed amendments update zoning to better facilitate essential services and community needs. Legislative zoning conversions for police and fire stations align zoning with current IDO provisions, ensuring that critical public safety facilities can continue to operate efficiently and predictably. Streamlined approvals for Family Home Day Care reduce barriers to child care, expanding access to an important community service. Updates to use-specific standards for veterinary hospitals, campgrounds, nicotine retail, and outdoor dining clarify requirements and improve consistency, reducing ambiguity for both applicants and staff. Together, these changes enhance the City's ability to deliver efficient, equitable, and environmentally sound services that protect residents' health, safety, and well-being.

C. Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.

The proposed amendments update zoning for existing fire stations to ensure they remain functional and appropriately regulated. Converting facilities zoned NR-SU to MX-M or NR-C aligns zoning with recent IDO changes and removes unnecessary procedural requirements, allowing fire and rescue services to continue operating without regulatory obstacles. These updates provide long-term clarity for essential public safety infrastructure, helping ensure that fire and emergency medical services can reliably serve residents and protect lives, property, and the environment.

D. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

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The proposed amendments ensure that police stations are appropriately zoned to continue operating as essential public facilities. Converting existing NR-SU sites to MX-M or NR-C removes outdated zoning requirements and brings these facilities into alignment with surrounding land uses, reducing regulatory burdens and providing long-term clarity for their continued operation. This change helps maintain reliable police services and reinforces the City's ability to provide effective crime prevention, law enforcement, and community safety in coordination with other agencies and the public.

22. The amendments regarding Changes Related to Parking and Transportation are consistent with the following Goal and Policy within the Comp Plan:

A. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments update parking and transportation standards to better encourage walking, biking, and transit use. Eliminating vehicle parking minimums and retaining bicycle parking requirements in the MX-FB zone reinforces multimodal access in dense, transit-served areas. Clarifying thresholds for traffic studies ensures that impacts are consistently assessed and mitigated while maintaining support for non-vehicular travel. Adjusting parking ratios for self storage uses further aligns requirements with actual demand, reducing unnecessary pavement and supporting more compact development. Together, these changes improve mobility choices and strengthen the City's multimodal transportation network.

B. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments reinforce bicycle and pedestrian connectivity in areas planned for higher-intensity development. Eliminating vehicle parking minimums in MX-FB while requiring baseline bicycle parking ensures that projects remain accessible to cyclists and pedestrians even when no off-street vehicle parking is provided. These changes prioritize active transportation

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infrastructure in urban contexts, supporting circulation within Centers and Corridors and strengthening access to jobs, housing, and services.

23. The amendments to Landscaping are consistent with the following Goals and Policies within the Comp Plan:

A. Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments update landscaping standards to reflect Albuquerque's cultural and environmental context. Requirements for climate-appropriate plant selection, improved soil health, and integration of street trees reinforce the role of landscaping as part of the City's cultural identity, where desert-adapted vegetation and shade contribute to both livability. Expanded flexibility for alternative plant choices and buffer materials ensures that historic and cultural landscapes can be preserved and enhanced while accommodating new development. These changes help weave ecological function with cultural identity, reinforcing landscapes as a vital layer of community character.

B. Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments modernize landscaping requirements to emphasize desert plantings and long-term resilience, which Albuquerque's high desert identity. Updates such as improved standards for street trees, planting near utilities, and the use of climate relevant vegetation help preserve the visual and ecological features that shape neighborhood character. By strengthening how landscape elements are integrated into site design, these changes ensure that natural and cultural features remain visible and celebrated as communities grow and evolve.

C. Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments refine landscaping and site design standards to reduce water demand and improve long-term efficiency. Clarifications

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around plant selection, soil preparation, and irrigation encourage the use of climate-appropriate vegetation and healthier planting conditions that minimize water loss. These changes promote a built environment that balances growth with conservation of Albuquerque's limited water resources.

D. 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments update landscaping standards to emphasize climate-appropriate plant selection and irrigation practices that minimize long-term water use. Requirements for street trees, planting near utilities, and more flexible groundcover options encourage healthier landscapes that use water more efficiently.

E. Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

The proposed amendments modernize landscaping standards to better reflect the ecological role of vegetation in Albuquerque's high desert environment. Updates promote healthier landscapes that support habitat, reduce erosion, and improve air and water quality. Clarifications to planting requirements also help ensure development contributes to long-term ecosystem resilience while maintaining compatibility with surrounding land uses.

F. Policy 13.4.1 Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents.

The proposed amendments modernize the purpose statement for landscaping to explicitly acknowledge its public health benefits, including improved air quality. Incremental updates to landscaping standards, many of which respond directly to community and professional feedback, strengthen requirements in ways that enhance air filtration, reduce erosion, and minimize airborne particulates. Together, these measures strengthen the role of landscaping in safeguarding air quality and advancing healthier environments citywide.

G. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

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The proposed amendments update landscaping regulations to better connect design requirements with public health outcomes. The new purpose statement explicitly recognizes benefits such as cleaner air, reduced stormwater runoff, and mitigation of heat impacts, highlighting the link between landscaping and healthier environments. Other changes, like ensuring trees and shrubs are planted at safe distances from utilities, clarifying soil depth and planting bed standards, and requiring street trees for new low-density residential projects, promote healthier plant growth and more consistent application of standards. These refinements strengthen the role of landscaping as everyday community infrastructure that supports safe, comfortable, and thriving neighborhoods.

H. Policy 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

The proposed amendments embed public health considerations into both public and private development standards. Landscaping updates strengthen the role of site design in providing shade, reducing heat exposure, and filtering pollutants, while street tree requirements for new residential development expand access to these benefits across neighborhoods. These changes encourage development that contributes to safer, more comfortable, and health-supportive environments.

24. The amendments to Signs are consistent with the following Policies within the Comp Plan:

A. Policy 4.3.12.6: Maintain the historic character of motor tourism along Route 66, especially neon signs.

The proposed amendments expand incentives for neon and historic signage along Route 66 and in other Main Street areas. The changes allow refurbished historic neon signs to be relocated, even if they do not meet current dimensional standards, subject to Landmarks Commission approval. These updates encourage the preservation and continued use of vintage neon as a defining feature of motor tourism along Route 66, while also supporting creative signage that reinforces the corridor's historic identity.

B. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

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The proposed amendments clarify and streamline the review process for signage. Updates to Alternative Signage Plans consolidate standards into one section and allow approvals through the Site Plan procedure, improving transparency and consistency in implementation. These changes align signage review with existing practices for landscaping, reduce ambiguity for applicants, and provide clearer expectations for both staff and businesses, resulting in a more efficient and customer-focused permitting process.

C. Policy 7.3.3 Placemaking: Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

The proposed amendments expand flexibility for creative signage that enhances district identity. Updates to canopy, marquee, and rooftop signs provide businesses with more opportunities to create visible, context-appropriate signage in Centers and business districts. Incentives for neon and historic sign restoration, particularly in Main Street and Urban Center areas, reinforce the unique character of corridors and neighborhoods. Together, these changes promote signage as a placemaking tool that helps establish vibrant, recognizable destinations.

25. The amendments to Streets, lots and Lighting are consistent with the following Policies within the Comp Plan:

A. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed amendments clarify definitions for lots, setbacks, and lighting to ensure development review is applied consistently across all contexts. Updates such as distinguishing "light trespass" from outdated terminology and refining how interior lots are defined help avoid ambiguity and ensure projects are reviewed in a way that respects neighborhood form and character. By providing clearer standards, these changes encourage quality development that better aligns with the distinct identities of Albuquerque's communities.

B. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

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The proposed amendments simplify terminology and clarifying definitions for lots, setbacks, and lighting, which reduces confusion for applicants and reviewers during the permitting process. Clearer language around "light trespass," "interior lots," and "abut" ensures more predictable outcomes and consistent application of standards, improving transparency and streamlining customer service in development review.

26. The amendments to Walls and Fences are consistent with the following Goals and Policies within the Comp Plan:

A. Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The proposed amendments clarify wall and fence standards to ensure consistent screening between industrial and non-industrial areas and by regulating the placement of barbed wire on non-residential walls. These changes help create safer and more visually consistent streetscapes, particularly along street-facing walls, which in turn supports a more comfortable environment for people walking, biking, or using transit. By improving clarity and predictability in how these features are applied, the amendments contribute to safer and more accessible corridors for all users.

B. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

The proposed amendments ensure that walls used for screening between industrial and nonindustrial areas meet consistent opacity standards, reducing gaps or visual barriers that can disrupt the pedestrian or bicycle experience. Clarifying regulations for barbed wire also helps ensure that street-facing edges of non-residential sites remain safer and more welcoming. Together, these updates reinforce the intent of maintaining pedestrian- and bicycle-friendly environments around commercial, community, and residential areas.

C. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto oriented contexts.

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The proposed amendments clarify wall and fence standards to create safer, more predictable edges between industrial and non-industrial areas. Requiring screening walls to be opaque at lower heights and refining rules for barbed wire on street-facing walls help reduce visual clutter and reinforce pedestrian safety. These updates contribute to more consistent, walkable environments by ensuring that site design elements support comfort and security for people on foot in both urban and auto-oriented contexts.

D. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed amendments clarify wall and fence regulations to reduce conflicts at site edges, helping create safer, more comfortable walking conditions along streets and between different land uses, ensuring convenient and comfortable pedestrian travel.

E. Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

The proposed amendments strengthen screening and wall standards that improve transitions between uses, contributing to safer, more attractive, and walkable neighborhoods.

27. The amendments regarding Historic Resources are consistent with the following Goal and Policies within the Comp Plan:

A. Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, state, and/or National historical interest.

The proposed amendments strengthen processes that help identify and preserve historically significant resources. Expanding demolition review to include all structures 50 years or older ensures that buildings with potential local, state, or national significance are evaluated before being lost, creating opportunities for documentation or registration when appropriate. In addition, the new Historic Protection Overlay provides a flexible tool to preserve defining architectural features, such as façades, which may contribute to eligibility for historic designation. These changes improve the City's ability to

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recognize and protect resources of historical interest while supporting continued investment in existing neighborhoods.

B. Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendments expand the City's ability to protect architectural features and structures that shape community identity. The new Historic Protection Overlay allows preservation of prominent façades and other visible elements that contribute to neighborhood character, even outside formally designated districts. Updated demolition review for buildings 50 years or older also ensures that culturally and historically significant resources are evaluated before removal, creating space to consider alternatives and preserve defining features. Together, these tools help safeguard the social and cultural landscapes that anchor community identity while still allowing compatible reinvestment and development.

C. Goal 11.3 Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The proposed amendments introduce new tools to preserve and reuse historic resources that shape Albuquerque's cultural landscapes. The Historic Protection Overlay provides a flexible option to retain prominent façades and frontages while allowing compatible redevelopment, ensuring that visible architectural features remain part of the streetscape. Expanded demolition review for older structures also helps safeguard buildings and styles that contribute to the city's evolving cultural identity. Together, these changes protect defining elements of Albuquerque's built environment while supporting sensitive reinvestment that strengthens the link between heritage and community identity.

D. Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed amendments expand the City's ability to preserve cultural and architectural features that define community identity. The new Historic

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Protection Overlay allows for the protection of significant façades and streetscape elements without overly restricting redevelopment behind them, ensuring that visible features remain part of neighborhood character. Updates to demolition review for older structures also help identify and preserve buildings with cultural or historical significance, including mid-century and post-war architecture that contributes to Albuquerque's evolving identity.

28. The amendments regarding Infrastructure and Stormwater Management are consistent with the following Goals and Policies within the Comp Plan:

A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify infrastructure and stormwater requirements to make the development process more predictable and consistent. Updates to Infrastructure Improvement Agreements specify when they apply across both Site Plan and Subdivision reviews, reducing confusion and aligning procedures. Revisions to floodplain definitions bring local terminology into alignment with federal standards, ensuring clearer application and review. Together, these changes improve transparency and customer service by giving applicants clearer expectations and reducing procedural ambiguity.

B. Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

The proposed amendments align stormwater and infrastructure standards with updated county and federal practices, ensuring that public dollars are spent consistently and effectively across jurisdictions. Clarifications to Infrastructure Improvement Agreements create clearer expectations for when private development must contribute to infrastructure, helping the City allocate resources more strategically. Flexibility for sidewalks and drainage in certain low-density zones introduces short-term cost savings for infill, while recorded agreements preserve the City's ability to recover costs if improvements are built later. Together, these edits promote efficient infrastructure investment and long-term fiscal responsibility.

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C. Policy 12.5.1 Cost-Benefit Analysis: Evaluate the economic, social, and environmental costs and benefits of potential public infrastructure projects, community facilities, and public services.

The proposed amendments clarify infrastructure review procedures and requiring consistency with updated County green stormwater standards, ensuring that public projects are evaluated using current best practices. Flexibility introduced for sidewalks and underground drainage in certain low-density areas balances short-term development feasibility with long-term infrastructure needs by requiring recorded agreements for potential future improvements. These refinements help the City weigh costs and benefits more transparently, supporting infrastructure decisions that consider fiscal impacts, community needs, and environmental outcomes.

D. Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

The proposed amendments align City stormwater and drainage requirements with updated County green stormwater infrastructure standards, which emphasize infiltration, on-site water retention, and conservation practices. Clarifying definitions for floodplain management further strengthens the City's ability to protect water resources and safeguard public safety. By modernizing standards and coordinating across jurisdictions, these changes ensure that new development contributes to long-term water quality protection and more sustainable use of limited regional water supplies.

E. 13.2.2 Water Conservation: Foster the efficient management and use of water in development and infrastructure.

The proposed amendments require new development that incorporates green stormwater infrastructure to follow updated County standards, which prioritize infiltration and water retention suited to Albuquerque's climate. Clarifications to landscaping and stormwater regulations ensure that infrastructure is designed to reduce runoff and maximize on-site water reuse, supporting more efficient use of limited water resources while promoting sustainable development patterns.

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29. The amendments to Negotiable Zone Districts are consistent with the following Goal and Policy within the Comp Plan:

A. Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes.

The proposed amendments clarify how negotiable zone districts such as NR-SU, NR-PO, PD, and PC are administered, ensuring that changes to allowable uses are reviewed through the Zoning Map Amendment process. These updates improve predictability and transparency by requiring public notice and quasi-judicial review, reinforcing due process and consistency across sites. Additional clarifications to the treatment of unlisted uses, the distinction between minor and major amendments, and the handling of pre-IDO Framework Plans further strengthen accountability and streamline administration, resulting in a more reliable and accessible permitting process for applicants and the public.

B. Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

The proposed amendments clarify that changes in uses in the NR-SU zone district, which can include potentially sensitive uses such as stadiums, airports, waste or recycling transfer stations, and natural resource extraction, must be reviewed and approved through a Zoning Map Amendment rather than a Site Plan alone. This ensures that potentially high-impact or objectionable uses are evaluated through a transparent process with public notice and EPC review. By strengthening procedural safeguards and requiring that compatibility and mitigation measures be addressed upfront, the amendments help balance the community-wide benefits of these facilities with the need to protect surrounding neighborhoods and maintain healthy environments.

30. The amendments regarding Procedures are consistent with Policy 5.7.6 Development Services: Provide high-quality customer service with transparent approval and permitting processes within the Comp Plan:

The proposed amendments improve clarity, consistency, and transparency in development review procedures. Updates to requirements for Tribal Meetings, referrals to commenting agencies, and mailed notice for certain

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waivers ensure earlier and more meaningful public input. Clarifications to Subdivision, Site Plan, and annexation processes reinforce predictable sequencing and align procedures with current City practice, while changes to appeals, enforcement, and definitional standards make review more transparent and easier to apply. Together, these refinements simplify how applicants and the public navigate the IDO, ensuring permitting processes are clearer, more efficient, and more accessible.

31. For cases in which a proposed text amendment would conflict with applicable Comprehensive Plan Goals and/or policies, conditions for recommendation of approval are provided, which address conflicts and provide clarification.

32. The amendments regarding Contextual Residential Development Standards conflict with the following Comprehensive Plan Goals and Policies:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The proposed amendment may conflict with Goal 4.1 by removing contextual lot size standards that help preserve the established development pattern within existing neighborhoods. Since lot size is a key factor in defining neighborhood character, eliminating these requirements could result in subdivisions that are out of scale with surrounding development. While this change supports additional housing opportunities, it reduces one of the tools currently used to maintain the cohesiveness and distinct identity of established communities.

B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The proposed amendment may conflict with Policy 4.1.2 by removing contextual lot size standards in Areas of Consistency that help ensure the scale of new subdivisions aligns with the surrounding development pattern. Without these requirements, smaller lots could be introduced on blocks with larger established lots, potentially disrupting neighborhood cohesiveness and altering the perceived character of the area. While the change promotes

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consistency in zoning standards, it may reduce protections that currently help preserve neighborhood identity.

C. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment may conflict with Goal 9.3 by allowing subdivisions that create smaller lots without full consideration of the surrounding context. While this supports increased density, it does not ensure that higher densities are located only where adequate services and amenities exist. For example, adding a particularly small lot within a subdivision of much larger lots could create mismatched infrastructure needs.

D. Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The proposed amendment may conflict with Policy 9.3.2 by removing contextual lot size standards that help maintain the scale of surrounding development. Allowing smaller lots without regard to existing block patterns could introduce density in areas that lack nearby services or result in new housing that is out of scale with established neighborhoods.

E. Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The proposed amendment may conflict with Goal 11.2 by eliminating contextual lot size standards that help maintain the established development patterns in older neighborhoods. In historic districts, where lot sizes often contribute to the character and identity of the area, removing these standards could allow subdivisions that alter the traditional block pattern and diminish the integrity of historic assets.

F. Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The proposed amendment may conflict with Policy 11.2.3 by allowing subdivisions that reduce lot sizes in established neighborhoods where larger lot patterns contribute to a distinct built environment. In areas with historic or

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culturally significant development patterns, the introduction of smaller lots could erode the social and physical features that help define community identity.

33. An application for an Amendment to IDO Text – Citywide may be approved if it meets all of the criteria in IDO Subsection 14-16-6-7(D)(3)(a-c). The request generally meets all of the Review and Decision criteria, as follows:

A. Criterion a: The proposed citywide text amendments are generally consistent with the spirit and intent of the Comprehensive Plan, because they would generally help guide growth and development and identify and address significant issues in a holistic way (Comprehensive Plan, p. 1-5). Staff's policy analysis demonstrates that the proposed changes are consistent with Comprehensive Plan Goals and Policies from Chapter 4: Community Identity, Chapter 5: Land Use, Chapter 7: Urban Design, Chapter 8: Economic Development, Chapter 9: Housing, Chapter 11: Heritage Conservation, and Chapter 13: Resilience and Sustainability that direct the City to adopt and maintain an effective regulatory system for land use and zoning.

B. Criterion b: The proposed amendment does not apply to only one lot or development project.

The proposed citywide text amendments would apply throughout the City and not to only one lot or development project. The changes would apply across a particular zone district, in all similarly situated properties in a designated Comprehensive Plan area, or for all applications of a designated type; therefore, the proposed citywide amendments are broad and legislative in nature. Proposed changes to specific zone districts (ex. Residential, Mixed-use, Non-residential, and Planned Development zone districts) would apply equally in all areas with the same Comp Plan designation and are not directed toward any specific lot or project. Procedural changes would apply to all applications of a certain type.

C. Criterion c: The proposed amendment promotes public health, safety, and welfare.

The request generally promotes the public health, safety, and welfare of the City because overall the proposed text amendments are consistent with a preponderance of applicable Comprehensive Plan Goals and Policies, as

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demonstrated in Staff's policy analysis. The proposed amendments are intended to address community-wide issues related to housing, food systems, infrastructure, parking, and landscaping and clarify regulatory procedures, while balancing the Comprehensive Plan Goal of protecting and enhancing existing neighborhoods.

34. For an Amendment to IDO Text-Citywide, the required notice must be published, mailed, and posted on the web [IDO Table 6-1-1]. A neighborhood meeting is not required. The City published notice of the EPC hearing as a legal ad in the ABQ Journal newspaper. Emailed notice was sent to two representatives of each Neighborhood Association and Coalition registered with the Office of Neighborhood Coordination (ONC) as required by IDO Subsection 14-16-6-4(K)(2)(a) and 14-16-6-4(K)(3)(b). Mailed notice was sent via First Class mail to those representatives without an email address on file with the City. Notice was posted on the Planning Department website and on the project website.

35. In addition to the required notice, one e-mail notice was sent to the approximately 9,200 subscribers on the ABC-Z project update email list on July 11, 2025. An email notice announcing submittal of the EPC application was sent on September 16, 2025. That email also communicated the October 6, 2025, and October 14, 2025, public review meetings, October 16, 2025, EPC study session, and October 28, 2025, special EPC hearing. Additional reminder emails were sent on October 3, 2025, and October 17, 2025.

36. The proposed 2025 IDO Biennial Updates were reviewed at six online public study sessions in July and August 2025, via Zoom, prior to application submittal for the EPC process. Planning Staff presented the proposed text amendments and answered questions. The presentations, in .pdf format and in video format, are posted on the project webpage at: https://abq-zone.com/pre-epc-submittalido-updates-2025#paragraphs-item-434.

37. Two additional public meetings were held on October 6, 2025, and October 14, 2025, after the EPC application was submitted. A separate public study session focused solely on questions and answers and was held on October 8, 2025. A link to the presentation, in .pdf format and video format, is here: https://abq-zone.com/ido-updates-2025

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38. The EPC held a study session regarding the proposed 2025 IDO Biennial Update on October 16, 2025. This meeting was publicly noticed, although no public input is received during Study Sessions [EPC Rules of Practice and Procedure, Article II, Section V].

39. Agency comments were received from the following entities: Albuquerque Metropolitan Arroyo Flood Control District, Bernalillo County Planning and Development Services Department, Mid-Region Metropolitan Planning Organization (MRMPO), Albuquerque Public Schools (APS), City of Albuquerque Health, Housing, and Homelessness Department, City of Albuquerque Parks and Recreation Department, City of Albuquerque Senior Affairs Department, City of Albuquerque Sustainability Office, City of Albuquerque Transit Department.

40. As of this writing, Staff has received 7 written comments regarding the proposed citywide text amendments. The comments are from Spruce Park NA and from various individuals. In general, these public comments express concerns about ad hoc approvals, reduced public notice, and administrative decisions replacing public hearings. Others emphasized that zoning changes should not be treated as one-size-fits-all solutions for complex issues like housing affordability or homelessness. Multiple letters questioned the long-term implications of densification, citing impacts on infrastructure, neighborhood character, traffic, and public health, particularly in historically designated areas like Spruce Park.

41. As of this writing, Staff has received approximately 275 comments directly on the IDO Update Spreadsheet, Council Memos, and Exhibits, which were posted on the IDO project website. Topics generating the most interest and/or concern were bodegas and increasing housing options. Some commenters expressed concern about the IDO update process and have questions about some of the proposed text amendments.

42. Though some comments oppose individual proposed amendments, there is general support for the request as a whole, and particularly strong support for amendments that would increase housing supply and lower housing costs. The Conditions for Recommendation of Approval address some issues raised in the comments.

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SECTION 7. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this Ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance and each section, paragraph, sentence, clause, word, or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 8. COMPILATION. Sections 1, 2, and 3 of this Ordinance shall be incorporated in and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

SECTION 9. EFFECTIVE DATE AND PUBLICATION. This Ordinance shall take effect one month after publication by title and general summary.

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PASSED AND ADOPTED THIS 18 DAY OF February, 2026

BY A VOTE OF: 6 FOR 3 AGAINST.

FOR: Champine, Fiebelkorn, Grout, Peña, Rogers, Telles

AGAINST: Baca, Bassan, Lewis

Klarissa J. Peña, President

City Council

APPROVED THIS _____ DAY OF _____, 2026

Bill No. O-26-2

Timothy M. Keller, Mayor

City of Albuquerque

ATTEST:

Ethan Watson, City Clerk

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM December 15, 2025

TO: Brook Bassan, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: **Project# 2018-001843 – TA-2025-00002 (Amendment to IDO Text – Citywide):** Adopting Citywide Text Amendments to the Integrated Development Ordinance (IDO) for the 2025 Biennial Update

The attached legislation would adopt text amendments to the Integrated Development Ordinance (IDO). These amendments apply citywide and constitute the bulk of the 2025 IDO Biennial Update.

BACKGROUND

The IDO requires the Planning Department to submit a package of proposed changes to the zoning code in odd-numbered years [§14-16-6-3(D)]. This regular update cycle allows discussion among residents, businesses, City Staff, and decision-makers to consider suggested changes to the IDO.

REQUEST

The 2025 update includes two types of text amendments:

- Amendments to IDO Text – Citywide apply generally throughout the city and are reviewed and decided as legislative changes [§14-16-6-7(D)].
- Amendments to IDO Text – Small Areas apply only to specified small areas and are heard and decided as quasi-judicial decisions.

Planning staff submitted approximately 150 proposed citywide amendments from the public, staff, City Councilors, and the Mayor. The 2025 update includes zoning reforms to increase housing options, decrease housing costs per dwelling unit, improve landscaping requirements, and allow micro-stores on corner lots in residential areas.

Council Services submitted a small area text amendment for the Martineztown / Santa Barbara

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Character Protection Overlay zone (CPO-7), which is being transmitted to City Council as a separate legislation, given its quasi-judicial requirements.

PUBLIC NOTICE

Pursuant to the IDO, the required notice for citywide text amendments must be published, emailed, and posted on the web. The City published the required notice in the newspaper and sent email notice to two representatives of each registered neighborhood organization. Additionally, a web notice was posted on the Planning Department website and on the IDO update project website: https://abq-zone.com/ido-updates-2025.

In addition to the required notice, email notice was sent to approximately 9,200 subscribers on the ABC-Z project email list on July 11, 2025; September 16, 2025; October 3, 2025; and October 17, 2025.

Staff received many comments expressing support or opposition and recommending changes; however, there is general support for the request as a whole.

EPC PROCESS

The Environmental Planning Commission (EPC) reviewed the proposed amendments during two properly-noticed public hearings (Project# 2018-001843, TA-2025-00002). At its October 28, 2025 special hearing, the EPC discussed the proposed changes, heard public testimony, and voted to continue the Citywide updates to the November 20, 2025 EPC hearing.

On November 20, 2025, the EPC continued its discussion of the citywide updates, considered recommended conditions of approval, and voted to forward a recommendation of Approval to the City Council. The EPC found that the amendments generally further applicable Comprehensive Plan Goals and Policies related to community character, land use, urban design, economic development, housing, and heritage conservation as elaborated in Official Notice of Decision, which includes findings and recommended conditions of approval.

CONCLUSION

The EPC is forwarding to City Council a recommendation of Approval of Citywide Text Amendments to the Integrated Development Ordinance (IDO) for the 2025 Biennial Update.

A redline draft of the IDO that incorporates the EPC's recommended conditions of approval is included with this transmittal for City Council's consideration.

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Title/ Subject of Legislation: Project# 2018-001843 – TA-2025-00002 (Amendment to IDO Text – Citywide): Adopting Citywide Text Amendments to the Integrated Development Ordinance (IDO) for the 2025 Biennial Update.

Approved:

Samantha Sengel 12/29/25

Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:
Lauren Keefe
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12/24/2025 | 7:56 AM MST

Lauren Keefe Date
City Attorney

Recommended:

DocuSigned by:
Alan Varela
947D8BB6EF4C443...
12/18/2025 | 11:07 AM MST

Alan Varela Date
Director

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Cover Analysis

1. What is it?

This legislation would amend the Integrated Development Ordinance (IDO) with changes from the IDO Update for 2025, including housing reform and technical improvements.

2. What will this piece of legislation do?

This legislation would amend zoning regulations, most of which apply citywide, to help clarify intent, improve implementation, and establish new regulations to help implement the Comprehensive Plan. These amendments were requested by the public, Staff, City Council, and the Mayor.

3. Why is this project needed?

The changes are needed to address community-wide issues, expand housing options, foster economic development, and clarify regulatory procedures.

4. How much will it cost and what is the funding source?

There is no cost to the City.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

There is no revenue expected from this legislation.

6. What will happen if the project is not approved?

The IDO would remain as-is and not be amended. Without the amendments, additional Staff time would be needed to develop processes and/or guidance materials to explain how Staff would administer and/or interpret regulations that are not clarified. Housing costs will continue to increase without opportunities for incremental growth in areas currently zoned for single-family only.

7. Is this service already provided by another entity?

Not applicable.

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FISCAL IMPACT ANALYSIS

TITLE: Adopting IDO Citywide Text Amendments for the 2025 Biennial Update

R:
O:
FUND:
DEPT:

[x] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

[ ] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years 2026	2027	2028	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property			-	-
Indirect Costs	-			-
Total Expenses	$ -	$ -	$ -	$ -
[x] Estimated revenues not affected				
[ ] Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match		-	-	-
City IDOH *15.30	-			-
Total Revenue	$ -	$ -	$ -	$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:
This legislation would amend the IDO text with citywide amendments vetted during the 2025 biennial update process. These amendments would generally make land development and redevelopment more transparent, clarify certain requirements, and help ensure that projects are reviewed using the most appropriate process.

PREPARED BY:
DocuSigned by: Debbie Dombrowski 12/11/2025 | 2:05 PM MST
FISCAL MANAGER (date)

APPROVED:
DocuSigned by: Alan Varela 12/18/2025 | 11:07 AM MST
DIRECTOR (date)

REVIEWED BY:
DocuSigned by: Kevin E. Noel 12/23/2025 | 4:25 PM MST
EXECUTIVE BUDGET ANALYST (date)

DocuSigned by: Lawrence Davis 12/23/2025 | 4:3[illegible] PM MST
BUDGET OFFICER (date)

Signed by: Christine Boerner 12/23/2025 | 4:35 PM MST
CITY ECONOMIST (date)

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 1 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

1. Repeal LUPZ CA #10 and reinsert the EPC recommended language from items M-1, condition 9.a.i and C-5, condition 9 into Exhibit 1 of O-26-2, as follows:

4-3(G)(9) Safe Outdoor Space

~~4-3(G)(9)(a)~~ This use is limited to 2 years, and the Permit – Temporary Use may be extended every ~~for an additional~~ 2 years after an inspection for compliance. ~~A new Permit – Temporary Use pursuant to § 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit – Temporary Use.~~

4-3(G)(9)(b) The maximum number of designated spaces shall be 40 per safe outdoor space development. One (1) tent, recreational vehicle, or light vehicle is allowed per designated space. The maximum number of occupants per safe outdoor space development is 50 people.

4-3(G)(9)(c) Safe outdoor spaces with more than 20 ~~10~~ designated spaces and 30 ~~15~~ or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than 20 ~~10~~ designated spaces and 20 ~~10~~ or more occupants.

4-3(G)(9)(d) Any portion of a lot in use as a safe outdoor space shall be

at least 330 feet in any direction from any property zoned R-A, ~~R-L~~ R-1, R-MC, or R-T that contains low-density residential development.

4-3(G)(9)(e) Toilets, hand washing stations, and showers shall be provided as Follows

1. ~~Plumbed hand washing stations and water-flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.~~
2. One (1) ~~water-flush or composting~~ toilet shall be provided for every 8 designated spaces.
3. One (1) hand washing station shall be provided for every 10 designated spaces.
4. ~~Prior to the installation of plumbed handwashing stations and water-flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.~~
   a. ~~Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~
   b. ~~Portable toilets and hand washing stations shall be serviced at regular intervals.~~
5. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.
6. One (1) shower shall be provided for every 10 designated spaces.
   a. ~~Portable showers may be provided to meet this requirement.~~
   b. ~~Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.~~

4-3(G)(9)(f) Designated spaces, toilets, hand washing stations, and lavatories (i.e., facilities with toilets, showers, and sinks) shall be set back a minimum of 20 feet from each property line that abuts R-ML, R-MH, or any Mixed-Use zone district and a minimum of 5 feet from any other property line.

4-3(G)(9)(g) The area containing designated spaces for tents shall be secured and screened on all sides by an opaque wall or fence or vegetative screen at least 6 feet high. Other requirements in § 14-16-5-6 (Landscaping, Buffering, and Screening) do not apply.

4-3(G)(9)(h) Each safe outdoor space development shall include an operations and management plan or security agreement to ensure the safety of individuals occupying the designated spaces as follows.

1. For sites with 20 or fewer designated spaces, the applicant shall provide contact information for a maintenance person available ~~between 8:00 am and 5:00pm Monday through Friday~~ **the management plan or agreement shall provide 24-hour on-call-support**. Contact information shall be made available to the residents, the public and the Health Housing and Homelessness Department. After 30 days, the City may require expanded contact hours or on-site management based on the site conditions, safety considerations, and observed operational needs.

2. For sites with more than 20 designated spaces, the management plan or agreement shall provide 24-hour on-call support. Contact information shall be made available to the residents, the public, and the City's Health, Housing, and Homelessness Department. After 30 days, the City may require on-site

management based on the site conditions, safety considerations, and observed operational needs.

3. The applicant shall provide ~~Proof of~~ the plan or agreement that has been ~~shall be required with the application for a safe outdoor space and shall be~~ reviewed by the City's Health, Housing, and Homelessness Department ~~Department of Family and Community Services.~~

4. ~~The plan or agreement shall specify on-site support on a 24 hours a day, 7 days a week basis.~~

5. The management plan shall, at a minimum, include the following statement: "No person who is a registered sex offender shall be allowed to stay in a Safe Outdoor Space."

4-3(G)(9)(i) Each safe outdoor space shall provide access to supportive services and facilities as follows ~~offer social services and support facilities to its occupants, including but not limited to showers, education and job training, storage space for residents' belongings, recreational services, and activities for use by occupants to provide comprehensive livability options.~~

1. Required services may be delivered on-site, off-site, or through mobile providers.

2. At least ~~3~~ 6 services must be made available within the first 90 days of operation. Acceptable services include, but are not limited to:

   a. Behavioral health services.

   b. Substance abuse services.

   c. Case management.

   d. Housing navigation.

   e. Workforce development job training.

f. GED or adult education.

g. Medical care or health screenings.

h. Peer support or recovery groups.

i. Income support services.167

j. Other services approved by the City's Health, Housing, and Homelessness Department for fulfillment of this requirement.

4-3(G)(9)(j) This use is prohibited **within 1,320 feet of** ~~adjacent to~~ Major Public Open Space.

4-3(G)(9)(k) The total number of safe outdoor spaces shall not exceed 2 in each City Council District

Explanation:

This amendment brings back the amended language that EPC recommended for Safe Outdoor Spaces. This language looked to increase the allowed size for SOSs in proximity to each other, removed plumbing requirements, added managing requirements and included social services that were to be provided by the manager of the SOS.

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 2 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

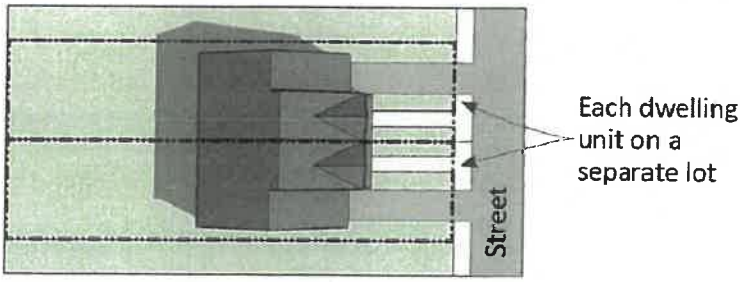
1. Repeal LUPZ CA #2 and reinsert the EPC recommended language from item C-2 as follows:

4-3(B)(5) Dwelling, Two-family ~~Detached~~ (Duplex)

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-A **and R-1**~~R-1, and R-MC~~ zone districts, except in either of the following circumstances:

1. In or within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family ~~detached~~ dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot. (See figure below.)



Explanation:

This amendment would make duplexes permissive within the R-1 zone district.

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 3 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

1. Repeal LUPZ CA #3 and reinsert the EPC recommended language from item C-3 as follows:

4-3(B)(6) Dwelling, Townhouse

4-3(B)(6)(a) For townhouse developments containing more than 6 dwelling units, minimum usable open space shall be provided as follows:

1. Efficiency or 1 bedroom: 200 square feet per unit.
2. 2 bedrooms: 250 square feet per unit.
3. 3 or more bedrooms: 300 square feet per unit.
4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above.

4-3(B)(6)(b) The side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall.

4-3(B)(6)(c) Except in UC-MS-PT areas, each townhouse dwelling shall not contain more than 3 dwelling units ~~(i.e., a triplex)~~ on lots

~~properties~~ with a rear or side lot line that abuts an R-A or ~~R-L~~ ~~R-1~~ **R-1** zone district or with a rear lot line that is across an alley from an R-A or ~~R-L~~ ~~R-1~~ **R-1** zone district.

4-3(B)(6)(d) In the R-A ~~R-1, and R-MC~~ ~~**and R-1**~~ zone district~~s~~, this use is prohibited except in or within 1,320 feet (1/4 mile) of MS-PT areas.

4-3(B)(6)(e) In the MX-L, MX-M, and MX-H zone districts, on properties abutting an MS corridor or on properties in a PT area that abut a PT corridor, townhouses are prohibited unless the front façade faces the MS or PT corridor.

4-3(B)(6)(f) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of an MT or PT Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the MT or PT Corridor.

Explanation:

This amendment brings back the townhouse use as permissive in R-1 citywide. Within the R-1 zone district, townhouses are capped at 3-units max, essentially making the use a triplex.

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 4 TO O-26-2

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

1. Repeal LUPZ CA #11 and reinsert the EPC recommended language from EPC condition 8, item 28, item 29 and EPC condition 8 and C-4 into Exhibit 1 of O-26-2 as follows:

4-3(F)(6) Dwelling Unit, Accessory

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot, and size is limited as follows:

1. For attached ADUs: 750 square feet of gross floor area.
2. For detached ADUs: 750 square feet of building footprint.
3. A garage attached to the accessory dwelling unit shall not count toward this size limit.

4-3(F)(6)(b) In a Residential zone district, an accessory dwelling unit may be added as attached or detached from a building on a lot with a primary use.

1. Where added ~~as accessory to a single-family or two-family detached dwelling,~~ as a detached dwelling, this use shall comply with the provisions of § 14-16-5 11(C)(4) (Accessory Buildings).~~this use must be provided as an accessory building.~~

2. A renovation to a single-family ~~detached~~ dwelling to create a second unit with a kitchen, a separate entrance, and no shared spaces that is larger than 750 square feet ~~within the original dwelling~~ is regulated separately as a two-family ~~detached~~ dwelling in Table 4-2-1.

3. A second kitchen within a single-family or two-family ~~detached~~ dwelling is regulated separately as an allowable accessory use in Table 4-2-1.

4-3(F)(6)(c) In a Mixed-use or Non-residential zone district, an accessory dwelling unit may be added for the caretaker of a primary non-residential use, either attached to or detached from the building with a primary use.

4-3(F)(6)(d) The maximum building height of an accessory dwelling unit is limited as follows:

1. A detached ~~An~~ accessory dwelling unit shall be 18 feet or as tall as ~~no taller than~~ the primary structure on the property~~.~~, whichever is greater.

2. An attached accessory dwelling unit or an accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.

4-3(F)(6)(e) Building façades of an accessory dwelling unit shall be the same or similar in color to that of the primary building on the lot.

4-3(F)(6)(f) A detached accessory dwelling unit shall comply with any applicable standards ~~provisions~~ of § 14-16-5-11(C)(4) (Accessory Buildings).

4-3(F)(6)(g) For a detached accessory dwelling unit, a minimum 5-foot side or rear setback is required.

4-3(F)(6)(h) In any Residential or Mixed-use zone district, a detached

accessory dwelling unit shall be located behind the rear wall of a primary building. On corner lots, the accessory dwelling unit shall have the same minimum street side setback requirement as the primary building.

4-3(F)(6)(i) The following small areas have special regulations for accessory dwelling units in the R-1 zone district. 1. Downtown Neighborhood Area – CPO-3

a. An accessory dwelling unit shall not exceed 650 square feet of gross floor area. A garage or shed attached to an accessory dwelling unit shall not count toward this size limit.

b. A detached accessory dwelling unit shall not exceed the height of the primary dwelling or 18 feet, whichever is less.

2. Sawmill/Wells Park – CPO-12

Accessory dwelling units in the R-1 zone district are only allowed on lots with a minimum of 7,000 square feet in the Sawmill/Wells Park – CPO-12.

Explanation:

This amendment brings back all the amendments brought forth to Accessory Dwelling Units. These amendments focused on the allowance of an attached ADUs, height allowance of the ADUs and flexible size allowance.

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

COMMITTEE AMENDMENT NO. 5 TO O-26-2

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

1. Repeal LUPZ CA #9 and reinsert the EPC recommended language from items C-7, condition 10.a and M-2, condition 10 into Exhibit 1 of O-26-2 as follows:

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

Land Uses \ 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-PO A	NR-PO B	NR-PO C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, live-work		P		P/C	P/C	P	P	P	P	P	CA	CA							4-3(B)(7)
COMMERCIAL USES																			
Retail Sales																			
General retail, small	P	P	A	P	P	P-A	P	P	P	P	P	P	P	P					4-3(D)(37)
Grocery Store	P	P		P	P	P	P	P	P	P	P	P	P	P					4-3(D)(38)

4-3(B)(7) Dwelling, Live-work

4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.

4-3(B)(7)(b) The building and lot may be used for both a residence and a business that does not qualify as a home occupation being conducted by a resident of the building.

4-3(B)(7)(c) The building and lot shall not be used for any of the following uses identified in Table 4-2-1:

1. Any use in the Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category, except restaurant.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
5. Adult retail.
6. Cannabis retail.
7. Commercial services.
8. Construction contractor facility and yard.
9. Crematorium.
10. Liquor retail.
11. Mortuary.
12. Nicotine retail.

4-3(B)(7)(d) If this use involves general retail, grocery store, or restaurant, the requirements in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas) shall apply.

4-3(B)(7)(e) A wall sign is allowed that is no more than 8 square feet in size or as allowed by the underlying zoning, whichever is lesser, and that is located no higher than the top of the ground floor of the building.

4-3(B)(7)(f) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of **3,000** square feet or less.

4-3(B)(7)(g) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional

Use Approval pursuant to § 14-16-6-6(A).

4-3(B)(7)(h) In the R-L zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.

4-3(D)(37) General Retail

4-3(D)(37)(d) Size Limitations in Zone Districts

1. In Residential zone districts, this use shall not exceed 3,000 ~~5,000~~ square feet of gross floor area.
2. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.
3. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(37)(e) Allowances on Certain Streets

1. In Residential zone districts, small general retail is allowed as follows.
   a. On corner lots abutting at least 1 collector or arterial street, this use is permissive.
   b. On corner lots abutting at least 2 local streets, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).
   c. In other locations in Residential zone districts, this use is prohibited.
2. In the MX-T zone district, small general retail is allowed permissively on streets classified as collector, arterial, or interstate highway and conditionally on local streets, with the following exceptions.
   a. If accessory to another primary use, the use is considered a permissive accessory use regardless of street classification.

b. In the Old Town – HPO-6, the use is allowed permissively regardless of street classification.

4-3(D)(38) Grocery Store

4-3(D)(38)(a) This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).

4-3(D)(38)(b) For grocery stores larger than 50,000 square feet of gross floor area, the Use-specific Standards in § 14-16-4-3(D)(37)(c) (Large Retail Facilities) also apply.

4-3(D)(38)(c) In Residential zone districts, this use is only allowed on corner lots abutting at least 1 collector or arterial street and is limited to establishments of no more than **3,000** ~~5,000~~ square feet of gross floor area. In other locations in Residential zone districts, this use is prohibited.

4-3(D)(38)(d) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

4-3(D)(38)(e) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(f) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

Explanation:

This amendment would bring back all amendments made to the live work, general retail, and grocery store uses that were part of the "bodega" amendments. These amendments were for the purpose of introducing neighborhood scale commercial to residential area, corner lots.

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 6 TO O-26-2

AMENDMENT SPONSORED BY: Nichole Rogers

1. Amend Exhibit 1 of O-26-2 by adding the following language on pages 200 and 201 of the Post EPC red-line:

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
Land Uses	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-PO A	NR-PO B	NR-PO C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, live-work		P		P/C	P/C	P	P	P	P	P	CA	CA							4-3(B)(7)
COMMERCIAL USES																			
Retail Sales																			
General retail, small	C	C	A	C	C	C-A	P	P	P	P	P	P	P	P					4-3(D)(37)
Grocery Store	C	C		C	C	C	P	P	P	P	P	P	P	P					4-3(D)(38)

4-3(B)(7) Dwelling, Live-work

4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.

4-3(B)(7)(b) The building and lot may be used for both a residence and a

business that does not qualify as a home occupation being conducted by a resident of the building.

4-3(B)(7)(c) The building and lot shall not be used for any of the following uses identified in Table 4-2-1:

1. Any use in the Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category**, except restaurant**.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
5. Adult retail.
6. **Cannabis retail.**
7. Commercial services.
8. Construction contractor facility and yard.
9. Crematorium.
10. Liquor retail.
11. Mortuary.
12. **Nicotine retail.**

4-3(B)(7)(d) If this use involves general retail, grocery store, or restaurant, the requirements in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas) shall apply.

4-3(B)(7)(e) A wall sign is allowed that is no more than 8 square feet in size or as allowed by the underlying zoning, whichever is lesser, and that is located no higher than the top of the ground floor of the building.

4-3(B)(7)(f) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of 3,000 square feet or less.

4-3(B)(7)(g) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(B)(7)(h) In the R-1 zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.

4-3(D)(37) General Retail

4-3(D)(37)(b) This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).

4-3(D)(37)(d) Size Limitations in Zone Districts

1. In Residential zone districts, this use shall not exceed 3,000 square feet of gross floor area.

2. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.

3. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(37)(f) Allowances in Residential Zone Districts

This use is allowed in Residential zone districts as follows.

1. This use is only allowed on corner lots that are more than 1,320 feet (1/4 mile) from an Activity Center (AC) or a Major Transit Corridor (MT) and that abut at least 1 collector or arterial street.

2. This use is prohibited within 660 feet in any direction of another lot with this use in a Residential zone district.

4-3(D)(38) Grocery Store

4-3(D)(38)(a) This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).

4-3(D)(38)(b) For grocery stores larger than 50,000 square feet of gross floor area, the Use-specific Standards in § 14-16-4-3(D)(37)(c) (Large Retail Facilities) also apply.

4-3(D)(38)(c) In Residential zone districts, this use is limited to

establishments on no more than 3,000 square feet of gross floor area and is allowed as follows.

1. This use is only allowed on corner lots that are located more than 1,320 feet (1/4 mile) from an Activity Center (AC) or a Major Transit Corridor (MT) and that abut at least 1 collector or arterial street.

2. This use is prohibited within 660 feet in any direction of another lot with this use in a Residential zone district.

4-3(D)(38)(e) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

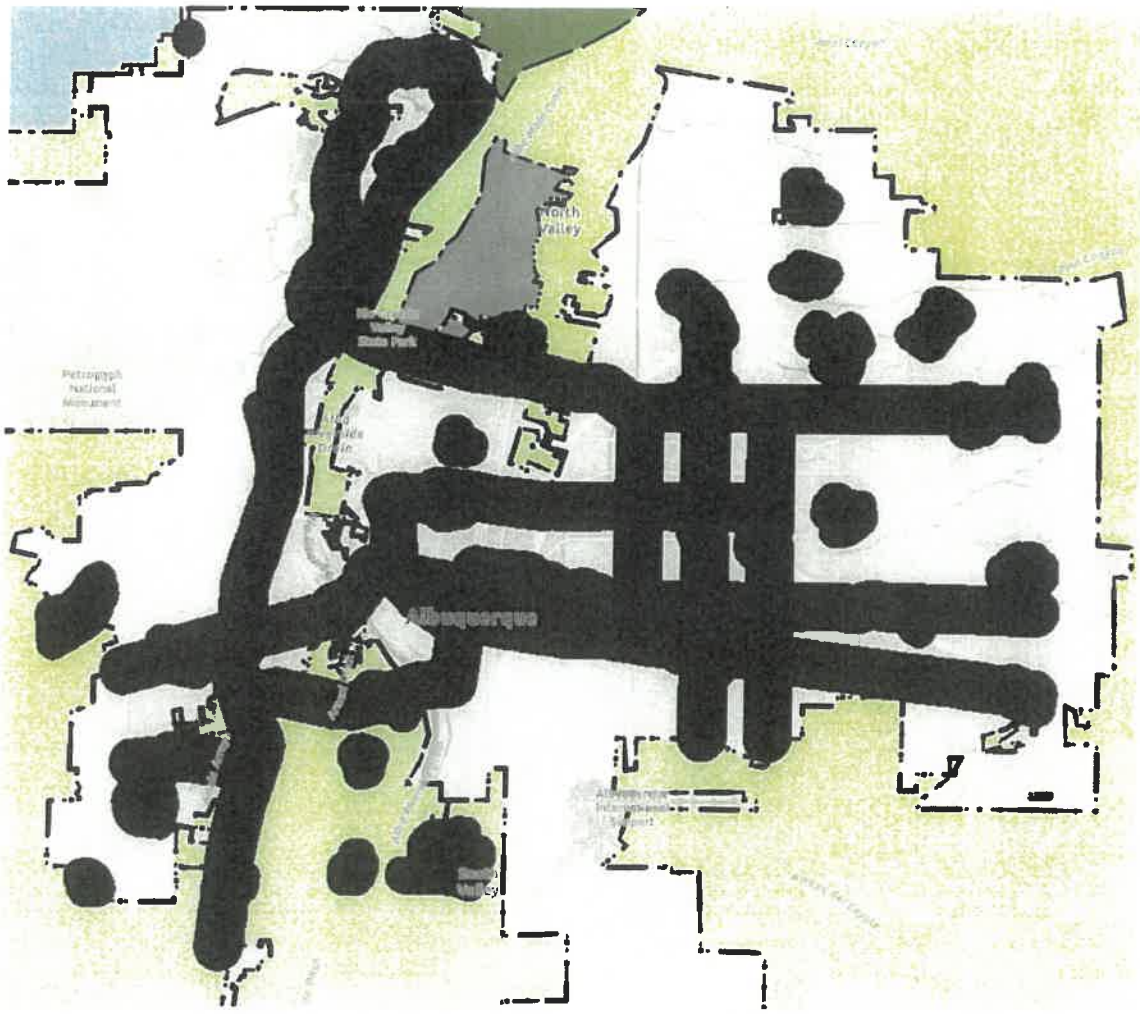
4-3(D)(38)(f) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(g) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

Explanation:

This amendment brings in the same language recommended by EPC for the live-work use. New additions are that this amendment prohibits grocery stores and small general retail in Residential zone districts within a quarter mile of Activity Center and Major Transit Corridors. It adjusts the corner lot allowance in the Post-EPC Redline to only allow small general retail and grocery stores next to arterial or collector streets, removing the allowance on corner lots of local streets. It also brings back language from the Post-EPC Redline to respond to concerns around loading, service and refuse areas, as well as size limitations, limiting grocery stores and the small general retail to 3,000 sq. ft. gross floor area. On top of this, it creates a distance separation of 660 feet between small general retail in Residential zone districts and between grocery stores in Residential zone districts. This amendment makes small general retail and grocery stores Conditional uses in Residential zone districts.

See map of Activity Centers and Major Transit Corridors with a quarter-mile buffer below. The areas that are black are where tienditas/bodegas with restaurants, general retail and grocery stores would not be allowed in Residential zone districts, since they are already within walking distance of existing Activity Centers and Major Transit Corridors.


North Valley
Petroglyph National Monument
Albuquerque

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 7 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

1. Repeal LUPZ CA #4 and reinsert the EPC recommended language in IDO Table 5-5-4 as follows:

Table 5-5-4: Maximum Off-street Parking Requirements for Non-residential Development DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area AC = Activity center; MT = Major Transit area	
Area	Parking Maximum for Non-residential Development
Centers + Corridors	
DT-UC-MS-PT areas	100% ~~175%~~ ~~175%~~
AC-MT areas	125%
Small Areas	
McClellan Park Small Area	175%
Old Town – HPO-6	175%
Other	
Within 330 feet of a transit facility~~, excluding park-and-ride lots and depots~~	100%
[1] Percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable. [2] See § 14-16-5-5(B)(2)(a)2. [3] As of 2025, transit facilities include Alvarado Transportation Center, Central/Unser Transit Center, Montaño Transit Center, Montgomery & Tramway, Northwest Transit Center, Uptown Transit Center.	

Explanation:

This brings back the parking maximum added to Activity Centers and Major Transit areas and also brings back the amendments made to parking max in DT-UC-MS-PT areas back to a 100% maximum.

THIS AMENDMENT WAS WITHDRAWN.

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 8 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn, Nichole Rogers

1. Repeal LUPZ CA #1 and reinsert Section 4 on page 4, line 1 of O-26-2, the EPC recommended items ZC-3 and ZC-4 as follows:

SECTION 4. ZONING CONVERSIONS FOR PROPERTIES ZONED R-1, R-T, OR R-ML IN MAJOR TRANSIT CORRIDOR AREAS OR ACTIVITY CENTERS AS DESIGNATED IN THE COMPREHENSIVE PLAN AND DEFINED IN IDO § 14-16-7-1. The Official Zoning Map is amended to convert the following zone districts in Major Transit Corridor Areas and Activity Centers.

A. Properties zoned R-1 convert to R-T.

B. Properties zoned R-T convert to MX-T.

C. Properties zoned R-ML convert to MX-L.

Explanation:

This amendment brings back the legislative zoning conversions along Major Transit Corridors and within Activity centers. These zoning conversions change R-1 to R-T, R-T to MX-T and R-ML to MX-L within MT and AC areas.

THIS AMENDMENT PASSED ON AN 7-2 VOTE.
For: Baca, Bassan, Fiebelkorn, Grout, Peña, Rogers, Telles
Against: Champine, Lewis

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 9 TO O-26-2

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

SECTION 1. Amend Section 6-6(A)(3)(c) of Exhibit 1 of O-26-2 as follows:

6-6(A)(3)(c) It will not create significant adverse impacts **or adverse cumulative impacts** on adjacent properties, the surrounding neighborhood, or the larger community.

Explanation:

This amendment adds another criteria to the existing conditional use approval criteria. It does not amend the cumulative impacts section of the IDO and does not require a Cumulative Impacts analysis as regulated in Section 5-2(E).

THIS RECONSIDERED AMENDMENT FAILED ON AN 4-4 VOTE.
For: Bassan, Fiebelkorn, Rogers, Telles
Against: Champine, Grout, Lewis, Peña
Excused: Baca

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 9 TO O-26-2

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

SECTION 1. Amend Section 6-6(A)(3)(c) of Exhibit 1 of O-26-2 as follows:

6-6(A)(3)(c) It will not create significant adverse impacts **or adverse cumulative impacts** on adjacent properties, the surrounding neighborhood, or the larger community.

Explanation:

This amendment adds another criteria to the existing conditional use approval criteria. It does not amend the cumulative impacts section of the IDO and does not require a Cumulative Impacts analysis as regulated in Section 5-2(E).

THIS AMENDMENT FAILED ON AN 4-5 VOTE.
For: Baca, Fiebelkorn, Rogers, Telles
Against: Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 10 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

SECTION 1. IDO Section 4-3(D)(19) is amended as follows:

4-3(D)(19) Light Vehicle Fueling Station

4-3(D)(18)(a) No inoperable vehicles shall be stored outside a building at any time.

4-3(D)(18)(b) This use must comply with stormwater quality requirements found in the DPM.

4-3(D)(18)(c) When this use is located on a corner lot with access from both streets, it shall have no more than 1 access point per frontage. When this use is located mid-block or with access from only one street, it shall have no more than 2 access points from that street.

4-3(D)(18)(d) Access points shall be located no closer than 20 feet from any adjacent property that is not under common ownership.

4-3(D)(18)(e) Site access from a paved alley connecting to a public street is allowed provided that the access points from the site to the alley shall be a minimum of 25 feet from the intersection of the alley and the street.

4-3(D)(18)(f) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.

~~[4-3(D)(18)(g) If located adjacent to any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).~~

~~4-3(D)(18)(h) If located abutting or across an alley from any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall, fence, or vegetative screen at least 6 feet high is required.]~~

4-3(D)(18)(i) In the MX-L zone district, this use shall be located where vehicular access is only from a street designated as a collector, arterial, or interstate highway.

~~4-3(D)(18)(j) **[This]** [In the MX-M]~~**~~[, MX-H, NR-C, NR-BP, NR-LM, and NR-GM]~~** ~~[and higher zone districts][, if located on a local street, this] use is prohibited within 330 feet in any direction of a lot containing a residential use in any Residential or Mixed-use zone district.~~

4-3(D)(18)(j) This use is prohibited within 330 feet in any direction of a lot containing a residential use in any Residential or Mixed-use zone district.

4-3(D)(18)(k) This use is prohibited within 330 feet in any direction of Major Public Open Space.

4-3(D)(18)(l) In the MX-H zone district and/or in any zone district in UC-AC-MS-PT-MT areas, the fully enclosed portion of any building containing a retail use with 1,000 square feet or more of gross floor area shall have a maximum front setback of 15 feet. A canopy attached to the building with a common roof satisfies this standard. The requirements of Subsection 14-16-5-1(D)(2) do not apply to this use.

4-3(D)(18)(m) In UC-MS-PT areas, an opaque wall or vegetative screen at least 3 feet high shall be provided along all street frontages.

4-3(D)(18)(n) This use is regulated as noted in the following small areas.

1. Downtown Neighborhood Area – CPO-3
   a. In the MX-M zone district, this use is prohibited.
   b. In the MX-L zone district, this use requires a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
2. East Gateway Small Area
   This use is prohibited in the following mapped small areas.



3. Railroad and Spur Small Area
   A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).
4. Sawmill/Wells Park – CPO-12 In the MX-L zone district, this use is prohibited.

Explanation:

This amendment eliminates the allowance of light-vehicle fueling stations near or adjacent to residential uses.

THIS AMENDMENT PASSED ON AN 7-2 VOTE.
For: Baca, Bassan, Fiebelkorn, Grout, Peña, Rogers, Telles
Against: Champine, Lewis

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 11 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

1. Amend Exhibit 1 of O-26-2 by removing the following language on pages 273 of the Post EPC Redline:

5-4(B) APPLICABILITY

5-4(B)(1) The standards in this § 14-16-5-4 apply to all subdivisions of land into 2 or more lots~~, building sites, or tracts,~~ or when 2 or more ~~platted~~ lots are consolidated into a larger lot for development or redevelopment, unless expressly exempted elsewhere in this IDO, in a development agreement, an approved Site Plan within the NR-SU or PD zone districts, an approved Framework Plan within the PC zone district, or an approved annexation plan.

5-4(B)(2) The subdivision standards apply to all areas within the city unless specifically exempted.

5-4(B)(3) Land shall be subdivided only in accordance with the subdivision approval procedures in **§ 14-16-6-6(J) (Subdivision of Land – Bulk Land),** § 14-16-6-6(K) (Subdivision of Land – Minor), and § 14-16-6-6(L) (Subdivision of Land – Major).

Explanation:

This amendment removes extraneous and potentially confusing language in the Applicability section that establishes when the standards in IDO § 14-16-5-4 (Subdivision of Land) apply. Subdivision standards apply when lots are split or when lots are consolidated. Subdivisions do

not create building sites separately from creating lots, and tracts are a synonym for platted lots and unnecessary to specify separately. This amendment adds a reference to bulk land subdivisions as the other type of subdivisions regulated by IDO procedures.

THIS AMENDMENT PASSED ON AN 6-3 VOTE.
For: Baca, Champine, Fiebelkorn, Peña, Rogers, Telles
Against: Bassan, Grout, Lewis

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 12 **TO O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

1. Amend Exhibit 1 of O-26-2 by revising the following language in § 14-16-6-4(I) of the Post EPC Redline and renumbering subsequent subsections accordingly:

6-4(I) REFERRALS TO COMMENTING AGENCIES

Following a determination that the application is complete, the Planning Director, ZEO, or any City staff designated to review applications in Table 6-1-1 shall refer applications for comment to the ~~following~~ departments or agencies~~, as noted~~ **in § 14-16-6-4(I)(1)** below.

6-4(I)(1)(a) For administrative decisions in Table 6-1-1, any comments received after such a referral and prior to the decision shall be considered with the application materials in any further review and decision-making procedures.

6-4(I)(1)(b) For decisions that require a public hearing and policy decisions in Table 6-1-1, any comments received within 15 calendar days after such a referral shall be considered with the application materials in any further review and decision-making procedures**, except that the following applications shall be deferred to the next scheduled hearing after Indian Nations, Tribes, and Pueblos and Tribal representatives have 30 calendar days to comment after such a referral:**

1. Master Development Plan.

2. Site Plan – EPC.

3. Subdivision – Major.

4. Zoning Map Amendment – EPC.

5. Zoning Map Amendment – City Council.

2. Amend Exhibit 1 of O-26-2 by revising the following language in § 14-16-6-4(B) of the Post EPC Redline:

6-4(B) PRE-SUBMITTAL TRIBAL MEETING

6-4(B)(1) For applications meeting all of the following criteria, the applicant shall offer at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application. In such cases, project applications will not be accepted until a pre-submittal tribal meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

6-4(B)(1)(a) Table 6-1-1 requires a pre-submittal tribal meeting to be offered for that type of application.

6-4(B)(1)(b) The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land.

6-4(B)(1)(c) A pre-submittal tribal meeting was not offered for the same subject property at a prior stage in the development process for the same proposed project.

6-4(B)(2) A meeting request shall be sent via email, if one is listed in the contacts maintained by the Tribal Liaison with the City's Office of Native American Affairs, or by Certified Mail, return receipt requested if no email is listed, to both of the following:

6-4(B)(2)(a) Indian Nations, Tribes, or Pueblos.

6-4(B)(2)(b) Tribal Representatives.

Either method constitutes a reasonable attempt to notify recipients of a meeting request. The requirements of Subsection 14-16-6-4(J)(7) (Documentation of Good Faith Effort Required) also apply.

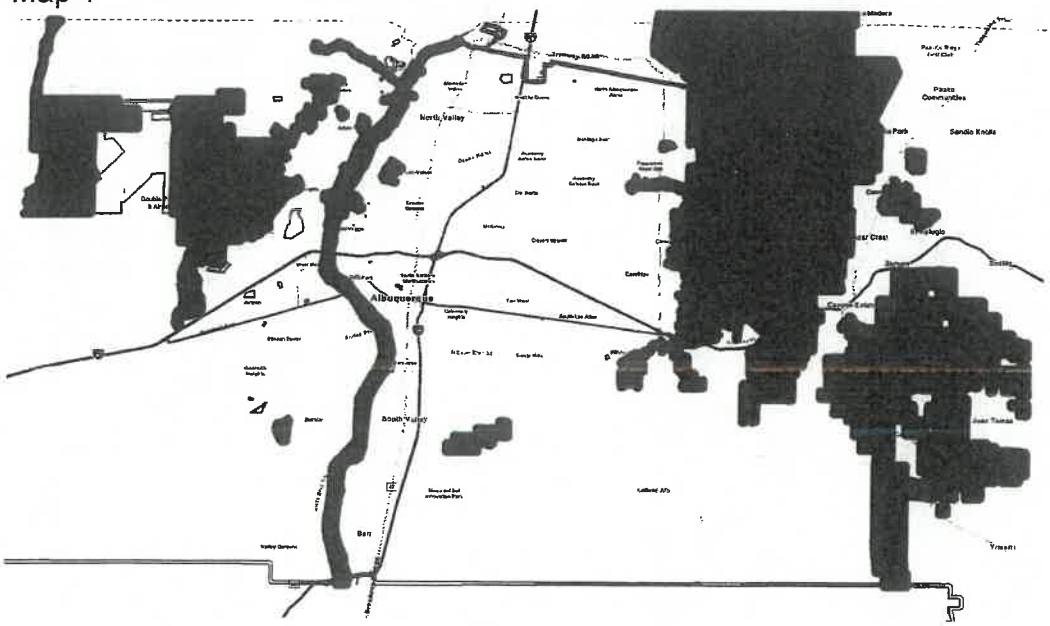
6-4(B)(3) If any recipient of the request chooses to meet, he/she must respond within **30** ~~15~~ calendar days of the request (email or Certified Mail) being sent. The meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the recipient accepts the meeting request, unless an earlier date is agreed upon. If no recipient responds within **30** ~~15~~ calendar days of the request, the applicant may proceed pursuant to Subsection (9) below.

Explanation:

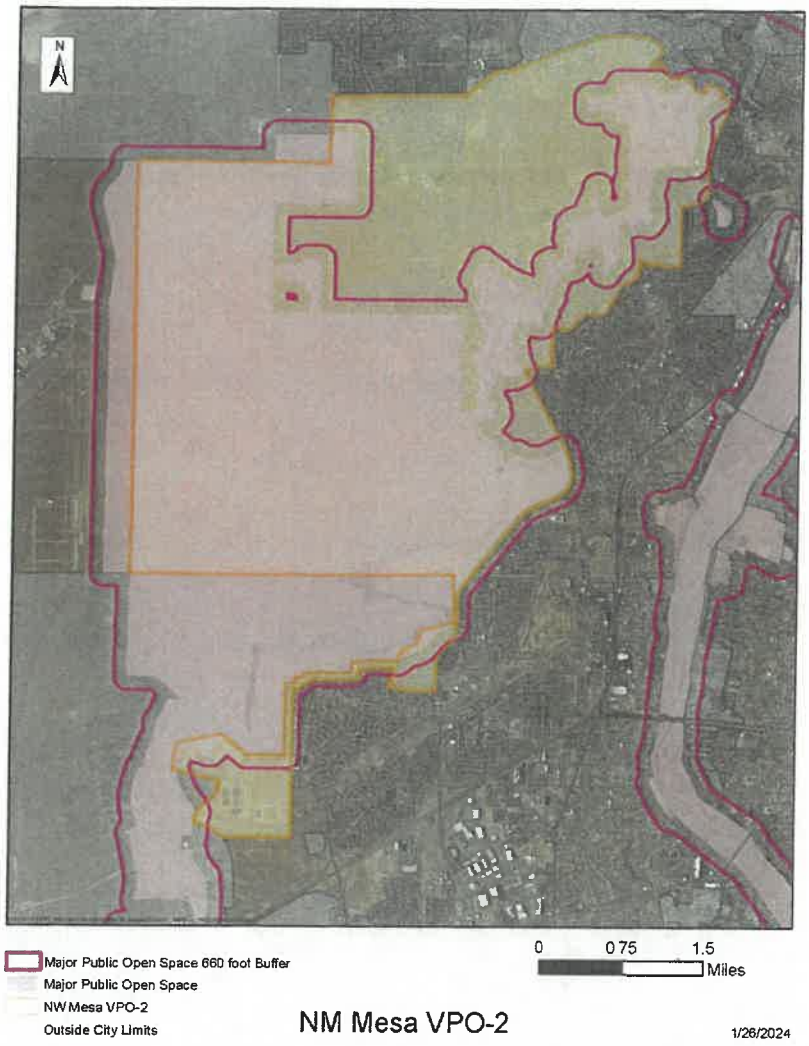
This amendment gives Indian Nations, Tribes, and Pueblos and Tribal representatives additional time to respond to applications that involve a public hearing for development in the following geographies, mapped below:

- Map 1
  - Within 660 feet of Major Public Open Space.
  - Within 660 feet of Petroglyph National Monument.
  - Within 660 feet of Tribal Land.
- Map 2
  - In the Northwest Mesa Escarpment View Protection Overlay Zone.

Map 1



Map 2



This amendment extends the time to respond to an applicant's offer of a Pre-submittal Tribal Meeting from 15 calendar days to 30 calendar days.

This amendment also requires the Planning Department to defer applications in these areas to the next hearing date after the 30-day comment period, regardless of whether any comments are received.

- The Environmental Planning Commission (EPC) meets monthly, so this would result in a delay of up to 2 hearings.
- The Development Hearing Officer, which decides Subdivision – Major, meets every other week, so this would result in a delay of up to 3 hearings.

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission
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	Error! Refere	Error! Refere	Error! Refere	Error! Refere	Error! Refere	Error! Refere	Specific Procedures
Application Type	**Tribal**	**City Staff**	**DHO**	**EPC**	**LUHO**	**City Council**	
Administrative Decision							
Archaeological Certificate	X	D			<AR>	<AD>	6-5(A)
Decisions that Require a Public Hearing							
Master Development Plan	X	R		<D>	<AR>	<AD>	6-6(F)
Site Plan – EPC	X	R		<D>	<AR>	<AD>	**Error! Reference source not found.**
Subdivision of Land – Minor	X	R	<D>		<AR>	<AD>	**Error! Reference source not found.**
Subdivision of Land – Major	X	R	<D>		<AR>	<AD>	**Error! Reference source not found.**
Policy Decisions							
Zoning Map Amendment – EPC	X	R		<D>	<AR>	<AD>	6-7(G)
Zoning Map Amendment – Council	X	R		<R>		<D>	6-7(H)

THIS AMENDMENT FAILED ON AN 3-6 VOTE.
For: Fiebelkorn, Rogers, Telles
Against: Baca, Bassan, Champine, Grout, Lewis, Peña

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 13 **TO** O-26-2

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

1. Amend the Land Use Planning and Zoning Committee amendment # 12 by striking the following language:

4-3(D)(6)	**Adult entertainment or Adult Retail**
	~~4-3(D)(6)(c) This use is prohibited within Main Street (MS) Corridors~~ ~~4-3(D)(21)(b) This use is prohibited within Main Street (MS) Corridors~~
4-3(D)(35)	**Cannabis Retail**
	~~4-3(D)(35)(k) This use is prohibited within Main Street (MS) Corridors.~~
4-3(D)(41)	**Pawn shop**
	~~4-3(D)(41)(c) This use is prohibited within Main Street (MS) Corridors.~~

Explanation:

This amendment removes all morality based prohibitions from committee amendment #12, while leaving those uses that are objectively counter to the Main Street designation by striking the prohibition of the following uses:

- Adult entertainment and adult retail
- Cannabis Retail

- Pawn Shop

See map below for Main Street Corridor locations:

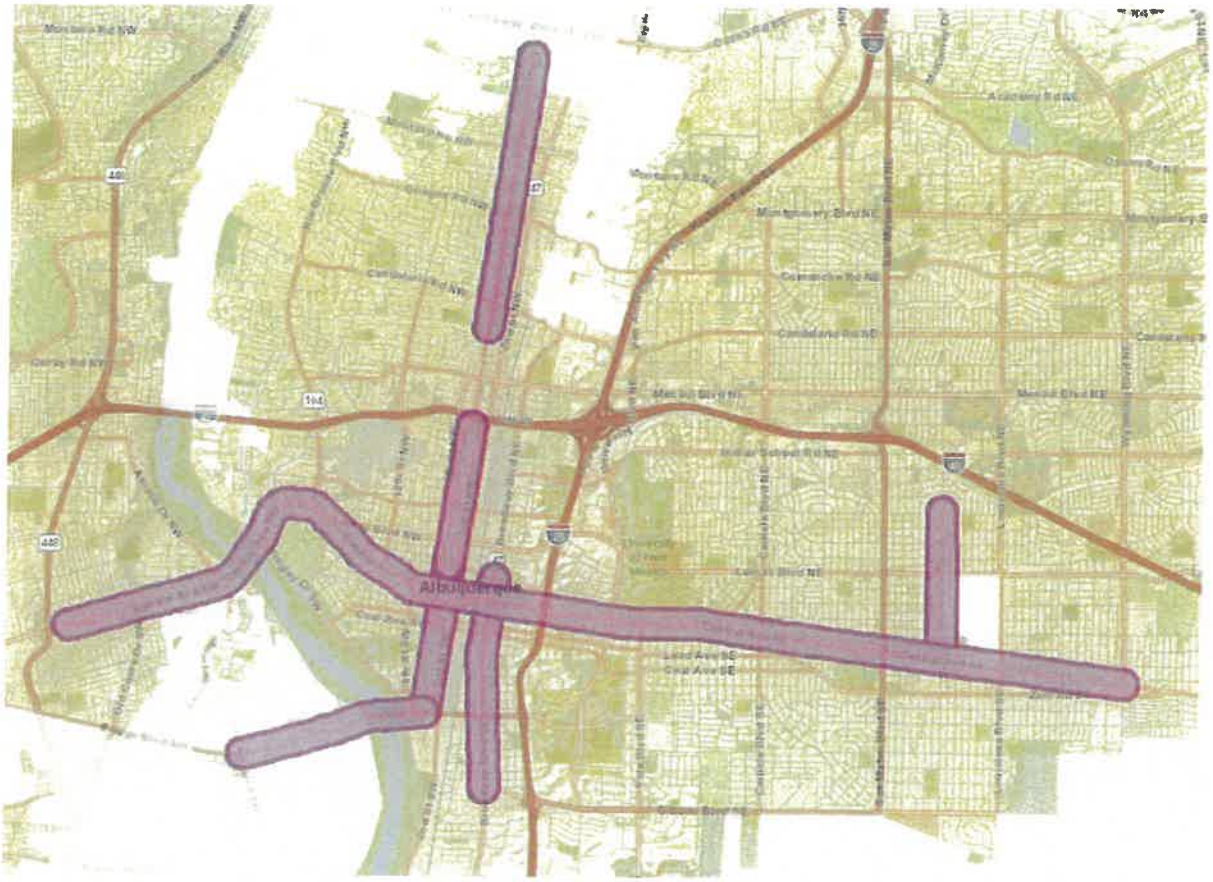


Figure 1 MS Corridors (Central Ave., Broadway, Bridge, 4th Street, San Pedro)

THIS AMENDMENT PASSED ON AN 6-3 VOTE.
For: Bassan, Champine, Grout, Lewis, Peña, Telles
Against: Baca, Fiebelkorn, Rogers

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 14 TO O-26-2

AMENDMENT SPONSORED BY: Brook Bassan

1. Amend Section 6-4(l)(9) as shown in the following language:

6-4(l)(9) Development within 660 feet of Major Public Open Space

6-4(l)(9)(a) Indian Nations, Tribes or Pueblos.

6-4(l)(9)(b) Tribal Representatives.

6-4(l)(9)(c) ~~Open Space Division of the City Parks and recreation Department.~~

Explanation:

This amendment would remove the Open space Division as a commenting agency for planning applications within 660 feet of MPOS. The Open Space Division already comments on applications within 330 feet of MPOS, within 660 feet of the Petroglyph National Monument, and variances adjacent to MPOS.

THIS AMENDMENT PASSED ON AN 7-2 VOTE.
For: Baca, Bassan, Champine, Grout, Lewis, Peña, Rogers
Against: Fiebelkorn, Telles

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 15 **TO O-26-2**

AMENDMENT SPONSORED BY: Dan Lewis

1. Amend Section 5-8(E)(6)(b) as shown in the following language:

5-8(E)(6) Deck and Outdoor Dining Lighting

5-8(E)(6)(a) Lighting used to illuminate patios, decks, balconies, terraces, gazebos, pergolas, or any other accessory structure, including festoon lighting, is subject to an outdoor lighting curfew.

5-8(E)(6)(b) Festoon lighting is exempt from the point light source restriction in §14-16-5-8(E)(4)(a), but still must meet total illumination limits to light trespass pursuant to Subsection 14-16-5-8(G)(2) and total lumen allowance pursuant to Subsection 14-16-5-8(H).

Explanation:

This amendment clarifies that festoon lighting are still regulated by the total lumen allowance pursuant to the sections listed in the amendments and measured via Table 5-8-3, shown below:

Table 5-8-3: Light Trespass Limits by Lighting Designation					
	NDZ	Lz0	Lz1	Lz2	Lz3
Foot Candles (fc)	0.02	0.05	0.1	0.3	0.8
Lux (lx)	0.2	0.5	1.0	3.0	8
Luminance (cd/m^2)	0	1	20	40	80

THIS AMENDMENT PASSED ON AN 5-4 VOTE.
For: Bassan, Champine, Grout, Lewis, Peña,
Against: Baca, Fiebelkorn, Rogers, Telles

CITY COUNCIL
of the
CITY OF ALBUQUERQUE

February 18, 2026

FLOOR AMENDMENT NO. 16 **TO** O-26-2

AMENDMENT SPONSORED BY COUNCILORS: Klarissa Peña

1. Amend Table 6-1-1 as part of Exhibit 1 in O-26-2 as follows:

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
Subsection	Error! Referenc	Error!	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Specific Procedures
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff[1]	DHO	EPC	LC	ZHE	LUHO	City Council[2]	
Decisions Requiring a Public Hearing																
Permit – Wall or Fence - Major				X	X	X		X					<D>	<AR>	<AD>	

2. Amend Section 6-6(H) of Exhibit 1 in O-26-2 as follows:

6-6(H) PERMIT – WALL OR FENCE – MAJOR

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(H).

6-6(H)(1) Applicability

6-6(H)(1)(a) This § 14-16-6-6(H) applies to all applications for walls or fences that that require a Permit – Wall or Fence – Major pursuant to § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height).

6-6(H)(1)(b) Requests for walls taller than allowed as a Permit – Wall or Fence – Major also require a Variance.

1. A Variance to walls associated with a Site Plan – EPC are pursuant to § 14-16-6-6(H) (Variance – EPC).

2. All other Variance requests for wall standards are pursuant to § 14-16-6-6(O) (Variance – ZHE).

6-6(H)(2) Procedure

6-6(H)(2)(a) All applications in an HPO zone or on properties or in districts listed on the State Register of Cultural Properties or the National Register of Historic Places shall first be reviewed by the Historic Preservation Planner pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and the Historic Preservation Planner shall send a recommendation to the ZHE.

6-6(H)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the ZHE.

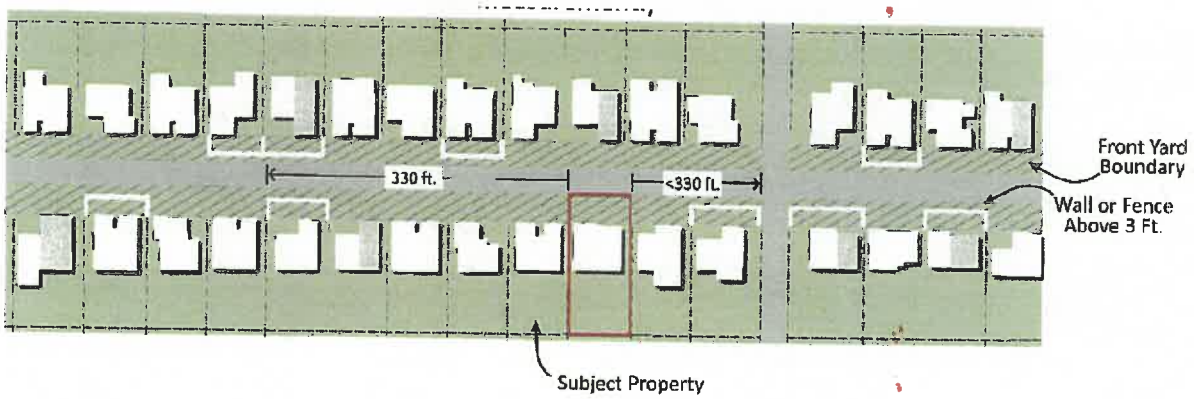
6-6(H)(2)(c) The ZHE shall conduct a public hearing on the application and make a written decision on the application.

6-6(H)(3) Review and Decision Criteria

An application for a Permit – Wall or Fence – Major for a wall in the front or street side yard of a lot with low-density residential development in or abutting any Residential zone district that meets the requirements in § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height) and Table 5-7-2 shall be approved if all of the following criteria are met.

6-6(H)(3)(a) The wall is proposed on a lot that meets any of the following criteria.

1. The lot is at least ½ acre.
2. The lot fronts a street designated as a collector, arterial, or interstate highway.
3. For a front yard wall taller than allowed in Table 5-7-1, at least **10** ~~20~~ percent of the properties with low-density residential development with a front yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a front yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject property's lot line, and the analysis shall include properties on both sides of the street. (See figure below for an illustration of this measurement.



4. For a street side yard wall taller than allowed in Table 5-7-1, at least 20 percent of the properties with low-density residential development with a side yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a street side yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject property's lot line, and the analysis shall include properties on both sides of the street. (See figure below for an illustration of this measurement.)



~~6-6(H)(3)(b) The proposed wall would strengthen or reinforce the architectural character of the surrounding area.~~

6-6(H)(3)(c) The proposed wall would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.

6-6(H)(3)(d) The design of the wall complies with any applicable standards in § 14-16-5-7 (Walls and Fences), including but not limited to § 14-16-5-7(E)(2) (Articulation and Alignment), § 14-16-5-7(E)(3) (Wall Design), and both of the following criteria.

1. The wall or fence shall not block the view of any portion of any window on the front façade of the primary building when viewed from 5 feet above ground level at the centerline of the street in front of the house.

2. The design and materials proposed for the wall or fence shall reflect **or enhance** the **quality of walls and fences in the surrounding area** ~~architectural character of the surrounding area~~.

Explanation:

This amendment looks to remove some of the criteria in Major Walls and fences applications, as well as reducing the contextual standards for walls and fences related to other properties in proximity that also have major walls and fences. As it stands now, one part of the review criteria is that 20% of the lots within 330 feet of the subject property must also have a tall wall or fence and this amendment would reduce it to 10%.

This amendment also removes some of the public notification requirements for the major wall or fence application. Specifically, it removes the requirement to notify property owners withn 100 feet of the subject property, as well as the posted sign requirement.

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 1 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

SECTION 1. On page 5, line 1 of O-26-2, delete Section 4 in its entirety:

~~SECTION 4. ZONING CONVERSIONS FOR PROPERTIES ZONED R-1, R-T, OR R-ML IN MAJOR TRANSIT CORRIDOR AREAS OR ACTIVITY CENTERS AS DESIGNATED IN THE COMPREHENSIVE PLAN AND DEFINED IN IDO § 14-16-7-1. The Official Zoning Map is amended to convert the following zone districts in Major Transit Corridor Areas and Activity Centers.~~

~~A. Properties zoned R-1 convert to R-T.~~

~~B. Properties zoned R-T convert to MX-T.~~

~~C. Properties zoned R-ML convert to MX-L.~~

Explanation:

This amendment is remove and eliminate the legislative zoning conversions for Major Transit and Activity centers from the IDO Annual Update package. This is the proposal that would rezone R-1 to R-T, R-T to MX-T and R-ML to MX-L within the appropriate areas.

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE PLANNING AND ZONING COMMITTEE of the CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 2 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

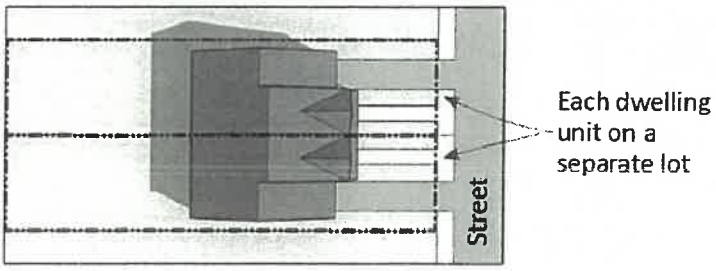
SECTION 1. IDO Section 4-3(B)(7)(f) is amended as follows:

4-3(B)(5) Dwelling, Two-family ~~Detached~~ (Duplex)

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-A **and R-1**~~R-1, and R-MC~~ zone districts, except in either of the following circumstances: 115

1. In or within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family ~~detached~~116 dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot. (See figure below.)



Explanation:

This amendment removes the Duplex Use as being permissive within the R-1 zone district.

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 3 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

SECTION 1. IDO Section 4-3(B)(7)(f) is amended as follows:

4-3(B)(6) Dwelling, Townhouse

4-3(B)(6)(a) For townhouse developments containing more than 6 dwelling units, minimum usable open space shall be provided as follows:

1. Efficiency or 1 bedroom: 200 square feet per unit.
2. 2 bedrooms: 250 square feet per unit.
3. 3 or more bedrooms: 300 square feet per unit.
4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above.

4-3(B)(6)(b) The side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall.

4-3(B)(6)(c) Except in UC-MS-PT areas, each townhouse dwelling shall not contain more than 3 dwelling units ~~(i.e., a triplex)~~ on lots ~~properties~~ with a rear or side lot line that abuts an R-A or ~~R-1~~ **R-1** zone district or with a rear lot line that is across an

alley from an R-A or ~~R-L~~ ~~R-1~~ **R-1** zone district.

4-3(B)(6)(d) In the R-A ~~R-1, and R-MC~~ **and R-1** zone districts, this use is prohibited except in or within 1,320 feet (1/4 mile) of MS-PT areas.

4-3(B)(6)(e) In the MX-L, MX-M, and MX-H zone districts, on properties abutting an MS corridor or on properties in a PT area that abut a PT corridor, townhouses are prohibited unless the front façade faces the MS or PT corridor.

4-3(B)(6)(f) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of an MT or PT Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the MT or PT Corridor.

Explanation:

This amendment removes the townhouse use as permissive in R-1 citywide. Within the R-1 zone district, townhouses were capped at 3-units max, essentially making the use a triplex.

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 4 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

SECTION 1. IDO Table 5-5-4 is amended as follows:

Table 5-5-4: Maximum Off-street Parking Requirements for Non-residential Development
DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area
AC = Activity center; MT = Major Transit area

Area	Parking Maximum for Non-residential Development
Centers + Corridors	
DT-UC-MS-PT areas	~~100%~~ ~~175%~~ 175%
~~AC-MT areas~~	~~125%~~
Small Areas	
McClellan Park Small Area	175%
Old Town – HPO-6	175%
Other	
Within 330 feet of a transit facility~~, excluding park-and-ride lots and depots~~	100%

[1] Percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.
[2] See § 14-16-5-5(B)(2)(a)2.
[3] As of 2025, transit facilities include Alvarado Transportation Center, Central/Unser Transit Center, Montaño Transit Center, Montgomery & Tramway, Northwest Transit Center, Uptown Transit Center.

Explanation:

This removes the parking maximum added to Activity Centers and Major Transit Corridors and also reverses the amendments made to DT-UC-MS-PT areas back to a 175% maximum.

THIS AMENDMENT PASSED ON A 5-0 VOTE.
Excused: Telles
Alternate: Fiebelkorn

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 5 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

SECTION 1. IDO Section 4-3(G)(9)(j) is amended as follows:

4-3(G)(9)(j) This use is prohibited **within 1,320 feet of** ~~adjacent to~~ Major Public Open Space.

Explanation:

This amendment changes the buffer requirement of SOS's from adjacent to major public open space to a distance separation of 1,320 feet.

THIS AMENDMENT WAS WITHDRAWN.

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 6 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

SECTION 1. IDO Table 6-1-1: Summary of Development Review Procedures is amended as shown below:

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
Subsection	~~Error! Referenc~~	~~Error!~~	~~Error! Referenc~~	~~Error! Referenc~~	~~Error! Referenc~~	~~Error! Referenc~~	~~Error! Referenc~~	~~Error! Referenc~~	~~Error! Referen~~	~~Error! Referen~~	~~Error!~~	~~Error!~~	~~Error!~~	~~Error! Referen~~	~~Error! Referen~~	Specific Procedures
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff[1]	DHO	EPC	LC	ZHE	LUHO	City Council[2]	
Decisions Requiring a Public Hearing																
~~Error! Reference source not found.~~ Vacation of Public Right-of-way – Council		~~X~~	~~X~~ X	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~R~~ R	<R>					<D>	~~Error! Refere~~

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
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	Mtgs			Public Notice					Review and Decision-making Bodies							
Subsection	Error! Referenc	Error!	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referen	Error! Referen	Error!	Error!	Error!	Error! Referen	Error! Referen	
Application Type	**Tribal**	**City Staff**	**Facilitated**	**Email**	**Mailed**	**Posted Sign**	**Published**	**Web Posting**	**City Staff[1]**	**DHO**	**EPC**	**LC**	**ZHE**	**LUHO**	**City Council[2]**	**Specific Procedures**
Error! Reference source not found. - DHO		X		X	X	X	X	X		<R>					<D>	~~nce source not found.~~ 6-6(M)
		X	X	X	X	X	X	X	R	<D>				<AR>	<AD>	**Error! Reference source not found.**

[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.

[3] Email and mail notice is only required to Indian Nations, Tribes, and Pueblos and tribal representatives pursuant to Subsection 14-16-**Error! Reference source not found.** and Subsection 14-16-**Error! Reference source not found.**.

[4] Requires mailed notice to abutting property owners pursuant to Subsection 14-16-**Error! Reference source not found.**.

[5] Required for applications that meet thresholds established in Subsection 14-16-**Error! Reference source not found.**.

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
Subsection	Error! Referenc	Error!	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referenc	Error! Referen	Error! Referen	Error!	Error!	Error!	Error! Referen	Error! Referen	
Application Type	Tribal	City Staff	Facilitated	Email	Mailed	Posted Sign	Published	Web Posting	City Staff[11]	DHO	EPC	LC	ZHE	LUHO	City Council[21]	Specific Procedures

[6] See Subsections 14-16-**Error! Reference source not found.** and 14-16-**Error! Reference source not found.** 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.
[7] This procedure applies only if the Historic Preservation Planner determines that a hearing is necessary, pursuant to Subsection 14-16-6-6(B)(2) (Demolition Outside of an HPO Procedure).
[8] This procedure is for easements on a plat only.
[9] Includes creation or amendment of text or map for APO, CPO, or VPO zones.

Explanation:

This amendment is to re-establish City Council as the decision maker for Vacations of Public Right-of-ways that are greater than 500 sqft for alleyways and greater than 5,000 sqft for streets.

THIS AMENDMENT PASSED ON A 5-0 VOTE.
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 7 TO IDO EXHIBIT O-26-2

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

SECTION 1. The IDO Table 4-2 Allowable Uses is amended as follows:

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 >> / Land Uses	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-PO B	C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
COMMERCIAL USES																			
Agricultural and Animal-related																			
Compost facility, small	P	A	A	A	A	A	A	A	P	A	P	P	P	P		A			4-3(D)(2)
Compost facility, medium	P	A	A	A	A	A	A	A	P		C	C	P	P					4-3(D)(2)
INDUSTRIAL USES																			
Waste and Recycling																			
Composting facility, large	P										C	C	P	P					4-3(E)(14)

SECTION 2. On page 180 of the EPC Red-line, add Section 4-3(D)(2):

[4-3(D)(2) Composting Facility, Small or Medium

4-3(D)(2)(a) This use shall comply with all applicable City, State, and Federal regulations. This use must obtain all applicable State and Federal permits and/or approvals for this activity and comply with the terms of those permits and approvals throughout the duration of the use.

4-3(D)(2)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.

4-3(D)(2)(c) Any outdoor compost pile (including any feedstock pile) shall be located a minimum of 15 feet in any direction from any Residential zone district or any lot containing a residential use in any Mixed-use zone district. Any outdoor compost pile (including any feedstock pile) height shall be limited as follows:

1. R-A and Non-residential zone districts: 8 feet maximum.
2. R-1, R-MC, R-T, R-ML, R-MH, and Mixed-use zone districts: 6 feet maximum.

4-3(D)(2)(d) Compost bins shall be located a minimum of 15 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.

4-3(D)(2)(e) If this use is within 500 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, customer visits and deliveries shall be prohibited between 10:00 P.M. and 7:00 A.M.]

SECTION 3. On page 219 of the EPC Red-line, amend Section 4-3(E)(14):

4-3(E)(14) [Composting Facility, Large

4-3(E)(14)(a) This use shall comply with all applicable City, State, and Federal regulations. This use must obtain all applicable State and Federal permits and/or approvals for this activity and comply with the terms of those permits and approvals throughout the duration of the use.

4-3(E)(14)(b) Where accessory to another primary use, this use is limited to 10 percent of the area of the premises.

4-3(E)(14)(c) Outdoor storage shall comply with standards in Subsection 14-16- 4-3(E)(19).

4-3(E)(14)(d) This use is prohibited within 330 feet of Major Public Open Space.

4-3(E)(14)(e) Composting containers and/or composting piles shall be located a minimum of 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.]

SECTION 4. Starting on page 607 of the EPC Red-line, amend the following Ido definitions:

Community Garden

~~A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental by more than one person or household family as a primary use of land.~~

A facility for cultivation of fruits, flowers, vegetables, or ornamental plants, including composting as an incidental activity, by more than one person or household as a primary use of land. See also *Composting Facility.*

Composting Facility

[A facility operated by more than one person or household that receives organic material to generate compost.

Composting Facility as a primary use is divided into 3 categories based on the size of the premises.

1. Small: 21,780 square feet (1/2 acre) or less.
2. Medium: Between 21,780 square feet (1/2 acre) and 2 acres.
3. Large: 2 or more acres.

Where accessory to a primary use, this use may be on a premises of any size.]

Garden

An area of land managed and maintained as an accessory use of land to cultivate fruits, flowers, vegetables, or ornamental plants[, including composting as an incidental

activity,] for personal group use, consumption, or donation. **[See also *Composting Facility*.]**

Explanation:

This amendment creates definitions and use standards for composting, as well as also bringing them into the IDO Use Table. Composting is broken down into 3 different categories, small, medium and large.

THIS AMENDMENT WAS WITHDRAWN.

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 8 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

1. As part of Exhibit 1 of O-26-2, repeal Spreadsheet item #63 in its entirety.

Explanation:

This amendment is to undo the proposed amendment to Section 6-6(B) Demolition outside of an HPO, which would have required a review by the landmarks commission of any structure that is 50 years or older, regardless of location or if it's on a state or national historic registry. Repealing Item #63 will bring back the existing language today in the IDO that requires a demolition review of structures built prior to 1945 and within certain small-mapped areas.

Spreadsheet item #63 as proposed by EPC is shown in the following language:

6-6(B) DEMOLITION OUTSIDE OF AN HPO

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(B) or the DPM.

6-6(B)(1) Applicability

This § 14-16-6-6(B) applies to any of the following:

~~6-6(B)(1)(a) Demolition of any structure that was constructed in or prior to 1945.~~

6-6(B)(1)(b) Demolition of any structure that is at least 50 years old, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be

presumed that it is over 50 years old for the purposes of this § 14-16-6-6(B)

6-6(B)(1)(c) Demolition of any structure listed on the State and/or national historic register or that is a contributing structure in a State or national registered historic district.

~~6-6(B)(1)(d) Demolition of any structure that is at least 50 years old located in the following small areas, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this § 14-16-6-6(B).~~

~~1. Neon signs along Central Avenue in locations pursuant to § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).~~

~~2. Downtown Small Area~~

~~3. Downtown Neighborhood Area – CPO-3~~

~~4. East Downtown – CPO-4~~

~~5. Nob Hill/Highland Small Area~~

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE of the CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 9 **TO: IDO Exhibit, O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

1. As part of Exhibit 1 of O-26-2 Repeal Spreadsheet Items C-7 and condition 10.a and M-2 and condition 10, reversing EPC recommendation.

Explanation:

This amendment would undo all amendments made to the live work, general retail, and grocery store uses that were part of the "bodega" amendments. These amendments were for the purpose of introducing neighborhood scale commercial to residential area, corner lots.

Spreadsheet Items M-2 and C-7 and conditions 10 and 10.a are shown in the language below:

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 >> / Land Uses	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-PO A	NR-PO B	NR-PO C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, live-work		P		P/C	P/C	P	P	P	P	P	CA	CA							4-3(B)(7)
COMMERCIAL USES																			
Retail Sales																			

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 >> / Land Uses	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-PO A	NR-PO B	NR-PO C	
General retail, small	P	P	A	P	P	~~P-A~~	P	P	P	P	P	P	P	P					4-3(D)(37)
Grocery Store	P	P		P	P	P	P	P	P	P	P	P	P	P					4-3(D)(38)

4-3(B)(7) Dwelling, Live-work

4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.

4-3(B)(7)(b) The building and lot may be used for both a residence and a business that does not qualify as a home occupation being conducted by a resident of the building.

4-3(B)(7)(c) The building and lot shall not be used for any of the following uses identified in Table 4-2-1:

1. Any use in the Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category, except restaurant.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
5. Adult retail.
6. Cannabis retail.
7. Commercial services.
8. Construction contractor facility and yard.
9. Crematorium.
10. Liquor retail.
11. Mortuary.
12. Nicotine retail.

4-3(B)(7)(d) If this use involves general retail, grocery store, or restaurant, the requirements in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas) shall apply.

4-3(B)(7)(e) A wall sign is allowed that is no more than 8 square feet in size or as allowed by the underlying zoning, whichever is lesser, and that is located no higher than the top of the ground floor of the building.

4-3(B)(7)(f) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of 3,000 square feet or less.

4-3(B)(7)(g) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(B)(7)(h) In the R-L zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.

4-3(D)(37) General Retail

4-3(D)(37)(d) Size Limitations in Zone Districts

1. In Residential zone districts, this use shall not exceed 5,000 square feet of gross floor area.
2. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.
3. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(37)(e) Allowances on Certain Streets

1. In Residential zone districts, small general retail is allowed as follows.
   a. On corner lots abutting at least 1 collector or arterial street, this use is permissive.
   b. On corner lots abutting at least 2 local streets, this use

requires a Conditional Use Approval pursuant to § 14-16-6-6(A).

c. In other locations in Residential zone districts, this use is prohibited.

2. In the MX-T zone district, small general retail is allowed permissively on streets classified as collector, arterial, or interstate highway and conditionally on local streets, with the following exceptions.

a. If accessory to another primary use, the use is considered a permissive accessory use regardless of street classification.

b. In the Old Town – HPO-6, the use is allowed permissively regardless of street classification.

4-3(D)(38) Grocery Store

4-3(D)(38)(a) This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).

4-3(D)(38)(b) For grocery stores larger than 50,000 square feet of gross floor area, the Use-specific Standards in § 14-16-4-3(D)(37)(c) (Large Retail Facilities) also apply.

4-3(D)(38)(c) In Residential zone districts, this use is only allowed on corner lots abutting at least 1 collector or arterial street and is limited to establishments of no more than 5,000 square feet of gross floor area. In other locations in Residential zone districts, this use is prohibited.

4-3(D)(38)(d) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

4-3(D)(38)(e) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(f) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE of the CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 10 TO O-26-2

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

1. As part of Exhibit 1 of O-26-2 Repeal Spreadsheet Item C-5 and condition 9 and Item M-1 and condition 9.a.i., reversing EPC recommendation:

Explanation:

This amendment repeals the amended language that EPC recommended around Safe Outdoor Spaces. This language looked to increase the allowed size for SOS's in proximity to each other, removed plumbing requirements, added managing requirements and included social services that were to be provided by the manager of the SOS

The amended language from Items M-1 and C-5 can be seen below:

4-3(G)(9) Safe Outdoor Space

~~4-3(G)(9)(a)~~ This use is limited to 2 years, and the Permit – Temporary Use may be extended every ~~for an additional~~ 2 years after an inspection for compliance. ~~A new Permit – Temporary Use pursuant to § 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit – Temporary Use.~~

4-3(G)(9)(b) The maximum number of designated spaces shall be 40 per safe outdoor space development. One (1) tent, recreational

vehicle, or light vehicle is allowed per designated space. The maximum number of occupants per safe outdoor space development is 50 people.

4-3(G)(9)(c) Safe outdoor spaces with more than 20 ~~10~~ designated spaces and 30 ~~15~~ or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than 20 ~~10~~ designated spaces and 20 ~~10~~ or more occupants.

4-3(G)(9)(d) Any portion of a lot in use as a safe outdoor space shall be at least 330 feet in any direction from any property zoned R-A, ~~R-L~~ R-1, R-MC, or R-T that contains low-density residential development.

4-3(G)(9)(e) Toilets, hand washing stations, and showers shall be provided as Follows

1. ~~Plumbed hand washing stations and water flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.~~
2. One (1) ~~water flush or composting~~ toilet shall be provided for every 8 designated spaces.
3. One (1) hand washing station shall be provided for every 10 designated spaces.
4. ~~Prior to the installation of plumbed handwashing stations and water flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.~~
   a. ~~Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~
   b. ~~Portable toilets and hand washing stations shall be serviced at regular intervals.~~
5. Toilets and hand washing stations shall not be located

more than 300 feet in any direction of any designated space.

6. One (1) shower shall be provided for every 10 designated spaces.

~~a. Portable showers may be provided to meet this requirement.~~

~~b. Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.~~

4-3(G)(9)(f) Designated spaces, toilets, hand washing stations, and lavatories (i.e., facilities with toilets, showers, and sinks) shall be set back a minimum of 20 feet from each property line that abuts R-ML, R-MH, or any Mixed-Use zone district and a minimum of 5 feet from any other property line.

4-3(G)(9)(g) The area containing designated spaces for tents shall be secured and screened on all sides by an opaque wall or fence or vegetative screen at least 6 feet high. Other requirements in § 14-16-5-6 (Landscaping, Buffering, and Screening) do not apply.

4-3(G)(9)(h) Each safe outdoor space development shall include an operations and management plan or security agreement to ensure the safety of individuals occupying the designated spaces as follows.

1. For sites with 20 or fewer designated spaces, the applicant shall provide contact information for a maintenance person available between 8:00 am and 5:00pm Monday through Friday. Contact information shall be made available to the residents, the public and the Health Housing and Homelessness Department. After 30 days, the City may require expanded contact hours or on-site management

based on the site conditions, safety considerations, and observed operational needs.

2. For sites with more than 20 designated spaces, the management plan or agreement shall provide 24-hour on-call support. Contact information shall be made available to the residents, the public, and the City's Health, Housing, and Homelessness Department. After 30 days, the City may require on-site management based on the site conditions, safety considerations, and observed operational needs.

3. The applicant shall provide ~~Proof of~~ the plan or agreement that has been ~~shall be required with the application for a safe outdoor space and shall be~~ reviewed by the City's Health, Housing, and Homelessness Department ~~Department of Family and Community Services.~~

4. ~~The plan or agreement shall specify on-site support on a 24 hours a day, 7 days a week basis.~~

5. The management plan shall, at a minimum, include the following statement: "No person who is a registered sex offender shall be allowed to stay in a Safe Outdoor Space."

4-3(G)(9)(i) Each safe outdoor space shall provide access to supportive services and facilities as follows ~~offer social services and support facilities to its occupants, including but not limited to showers, education and job training, storage space for residents' belongings, recreational services, and activities for use by occupants to provide comprehensive livability options.~~

1. Required services may be delivered on-site, off-site, or through mobile providers.

2. At least 3 services must be made available within the first 90 days of operation. Acceptable services include, but are not limited to:

   a. Behavioral health services.

   b. Substance abuse services.

   c. Case management.

   d. Housing navigation.

   e. Workforce development job training.

   f. GED or adult education.

   g. Medical care or health screenings.

   h. Peer support or recovery groups.

   i. Income support services.167

   j. Other services approved by the City's Health, Housing, and Homelessness Department for fulfillment of this requirement.

4-3(G)(9)(j) This use is prohibited adjacent to Major Public Open Space.

4-3(G)(9)(k) The total number of safe outdoor spaces shall not exceed 2 in each City Council District

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE of the CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 11 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout, Brook Bassan

1. As part of Exhibit 1 of O-26-2, repeal Spreadsheet item 29 and EPC Condition 8, item 28 and item C-4 and EPC Condition 8 in its entirety, reversing EPC's recommendation.

Explanation:

This amendment removes all of the amendments brought forth to Accessory Dwelling Units. These amendments focused on the allowance of an attached ADU, height allowance of the ADU and flexible size allowance.

Please see the language recommended by the EPC below:

4-3(F)(6) Dwelling Unit, Accessory

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot, and size is limited as follows:

1. For attached ADUs: 750 square feet of gross floor area.
2. For detached ADUs: 750 square feet of building footprint.
3. A garage attached to the accessory dwelling unit shall not count toward this size limit.

4-3(F)(6)(b) In a Residential zone district, an accessory dwelling unit may be added as attached or detached from a building on a lot with a

primary use.

1. Where added ~~as accessory to a single-family or two-family detached dwelling,~~ as a detached dwelling, this use shall comply with the provisions of § 14-16-5 11(C)(4) (Accessory Buildings).~~this use must be provided as an accessory building.~~

2. A renovation to a single-family ~~detached~~ dwelling to create a second unit with a kitchen, a separate entrance, and no shared spaces that is larger than 750 square feet ~~within the original dwelling~~ is regulated separately as a two-family ~~detached~~ dwelling in Table 4-2-1.

3. A second kitchen within a single-family or two-family ~~detached~~ dwelling is regulated separately as an allowable accessory use in Table 4-2-1.

4-3(F)(6)(c) In a Mixed-use or Non-residential zone district, an accessory dwelling unit may be added for the caretaker of a primary non-residential use, either attached to or detached from the building with a primary use.

4-3(F)(6)(d) The maximum building height of an accessory dwelling unit is limited as follows:

1. A detached ~~An~~ accessory dwelling unit shall be 18 feet or as tall as ~~no taller than~~ the primary structure on the property~~.~~, whichever is greater.

2. An attached accessory dwelling unit or an accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.

4-3(F)(6)(e) Building façades of an accessory dwelling unit shall be the same or similar in color to that of the primary building on the lot.

4-3(F)(6)(f) A detached accessory dwelling unit shall comply with any applicable standards ~~provisions~~ of § 14-16-5-11(C)(4) (Accessory Buildings).

4-3(F)(6)(g) For a detached accessory dwelling unit, a minimum 5-foot side or rear setback is required.

4-3(F)(6)(h) In any Residential or Mixed-use zone district, a detached accessory dwelling unit shall be located behind the rear wall of a primary building. On corner lots, the accessory dwelling unit shall have the same minimum street side setback requirement as the primary building.

4-3(F)(6)(i) The following small areas have special regulations for accessory dwelling units in the R-1 zone district. 1. Downtown Neighborhood Area – CPO-3

a. An accessory dwelling unit shall not exceed 650 square feet of gross floor area. A garage or shed attached to an accessory dwelling unit shall not count toward this size limit.

b. A detached accessory dwelling unit shall not exceed the height of the primary dwelling or 18 feet, whichever is less.

2. Sawmill/Wells Park – CPO-12

Accessory dwelling units in the R-1 zone district are only allowed on lots with a minimum of 7,000 square feet in the Sawmill/Wells Park – CPO-12.

THIS AMENDMENT FAILED ON AN 2-3 VOTE.
For: Fiebelkorn, Rogers
Against: Bassan, Champine, Grout
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 1 to 12 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Tammy Fiebelkorn

1. Amend Exhibit 1 to O-26-2 by adding the following sections and language:

4-3(D)(2) Equestrian facility

4-3(D)(2)(a) This use is prohibited within 300 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(2)(b) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(6) Adult entertainment or Adult Retail

4-3(D)(6)(c) This use is prohibited within Main Street (MS)

4-3(D)(14) Campground or recreational vehicle park

4-3(D)(14)(l) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(16) Car Wash

4-3(D)(16)(i) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(17) Heavy vehicle and equipment sales, rental, fueling, and repair

4-3(D)(17)(i) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(18) Light Vehicle Fueling Station

4-3(D)(18)(c) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(19) Light Vehicle Repair

4-2(D)(19)(i) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(20) Light vehicle sales and rental

4-3(D)(20)(h) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(21) Outdoor vehicle storage

4-3(D)(21)(a) All areas where vehicles are stored outside of fully enclosed building must be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(21)(b) This use is prohibited within Main Street (MS) Corridors

4-3(D)(22) Paid parking lot

4-3(D)(22)(e) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(29) Self Storage

4-3(D)(29)(h) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(35) Cannabis Retail

4-3(D)(35)(k) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(41) Pawn shop

	4-3(D)(41)(c) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(43)	**Freight terminal or dispatch center**
	4-3(D)(43)(c) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(2)	**Cannabis cultivation**
	4-3(E)(2)(i) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(3)	**Cannabis-derived products manufacturing**
	4-3(E)(3)(i) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(15)	**Salvage Yard**
	4-3(E)(15)(d) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(19)	**Warehousing**
	4-3(E)(19)(c) This use is prohibited within Main Street (MS) Corridors.

Explanation:

This amendment would prohibit the following uses within Main Street Corridors, as designated by the Comprehensive Plan:

- Equestrian facility
- Adult entertainment/retail
- Campground and Recreational Vehicle Park
- Car Wash
- Heavy vehicle and equipment sales, rental, fueling, and repair
- Light vehicle sales and rental
- Outdoor vehicle storage
- Paid parking lot
- Self-storage
- Cannabis retail
- Pawn shop
- Freight terminal and dispatch center

- Cannabis cultivation
- Cannabis-derived products manufacturing
- Salvage Yard
- Warehousing

See map below for Main Street locations:

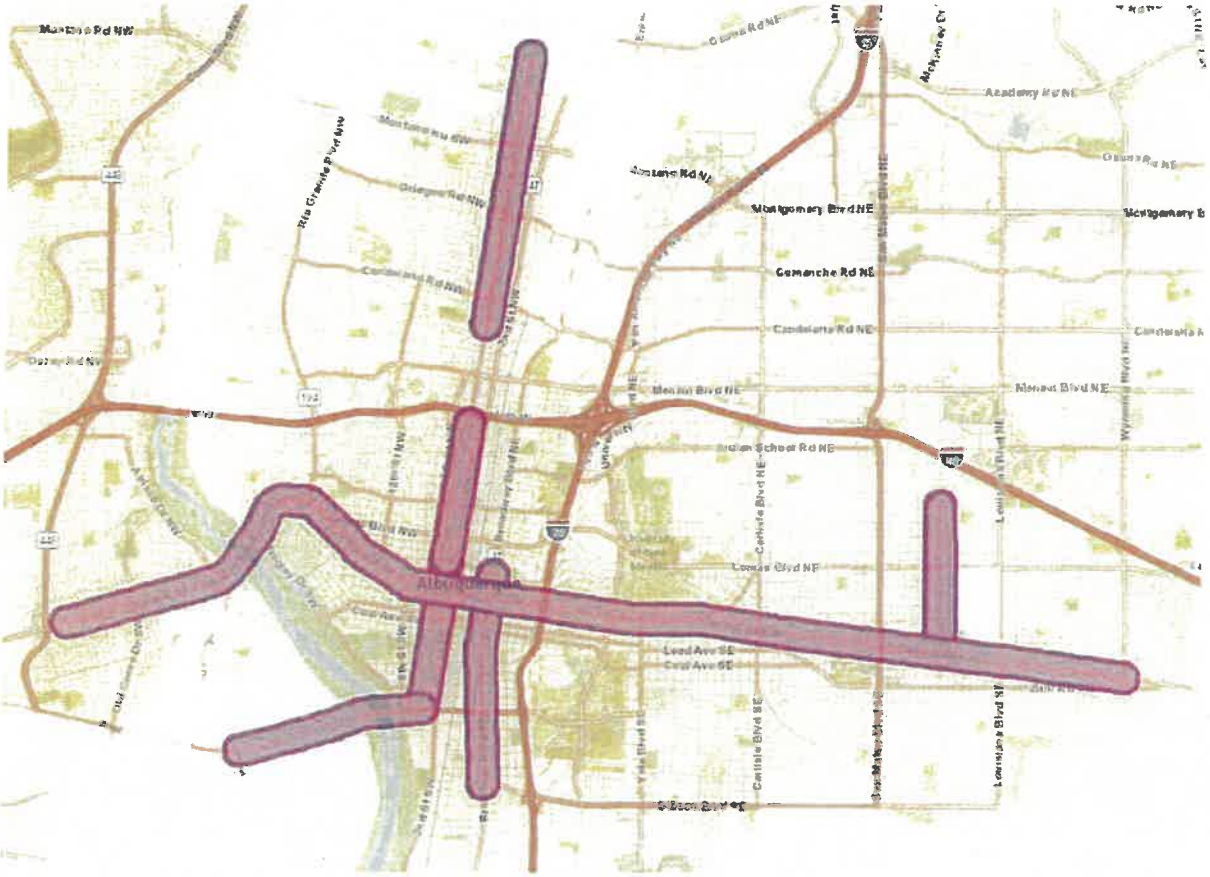


Figure 1 MS Corridors (Central Ave., Broadway, Bridge, 4th Street, San Pedro)

THIS AMENDMENT PASSED ON A 3-2 VOTE.
For: Bassan, Champine, Grout
Against: Fiebelkorn, Rogers
Excused: Telles

LAND USE, PLANNING AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 28, 2026

COMMITTEE AMENDMENT NO. 12 **TO: IDO EXHIBIT O-26-2**

AMENDMENT SPONSORED BY: Renée Grout

1. Amend Exhibit 1 to O-26-2 by adding the following sections and language:

4-3(D)(2) Equestrian facility

4-3(D)(2)(a) This use is prohibited within 300 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(2)(b) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(6) Adult entertainment or Adult Retail

4-3(D)(6)(c) This use is prohibited within Main Street (MS)

4-3(D)(14) Campground or recreational vehicle park

4-3(D)(14)(I) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(16) Car Wash

4-3(D)(16)(i) This use is prohibited within Main Street (MS) Corridors.

4-3(D)(17)	Heavy vehicle and equipment sales, rental, fueling, and repair 4-3(D)(17)(j) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(20)	Light vehicle sales and rental 4-3(D)(20)(h) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(21)	Outdoor vehicle storage 4-3(D)(21)(a) All areas where vehicles are stored outside of fully enclosed building must be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening). 4-3(D)(21)(b) This use is prohibited within Main Street (MS) Corridors
4-3(D)(22)	Paid parking lot 4-3(D)(22)(e) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(29)	Self Storage 4-3(D)(29)(h) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(35)	Cannabis Retail 4-3(D)(35)(k) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(41)	Pawn shop 4-3(D)(41)(c) This use is prohibited within Main Street (MS) Corridors.
4-3(D)(43)	Freight terminal or dispatch center 4-3(D)(43)(c) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(2)	Cannabis cultivation

	4-3(E)(2)(i) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(3)	**Cannabis-derived products manufacturing**
	4-3(E)(3)(i) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(15)	**Salvage Yard**
	4-3(E)(15)(d) This use is prohibited within Main Street (MS) Corridors.
4-3(E)(19)	**Warehousing**
	4-3(E)(19)(c) This use is prohibited within Main Street (MS) Corridors.

Explanation:

This amendment would prohibit the following uses within Main Street Corridors, as designated by the Comprehensive Plan:

- Equestrian facility
- Adult entertainment/retail
- Campground and Recreational Vehicle Park
- Car Wash
- Heavy vehicle and equipment sales, rental, fueling, and repair
- Light vehicle sales and rental
- Outdoor vehicle storage
- Paid parking lot
- Self-storage
- Cannabis retail
- Pawn shop
- Freight terminal and dispatch center
- Cannabis cultivation
- Cannabis-derived products manufacturing
- Salvage Yard
- Warehousing

See map below for Main Street locations:



Figure 1 MS Corridors (Central Ave., Broadway, Bridge, 4th Street, San Pedro)

THIS AMENDMENT PASSED ON A 5-0 VOTE.

LAND USE, PLANNING, AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 14, 2026

COMMITTEE AMENDMENT NO. 1 **TO: IDO Exhibit, O-26-2**

AMENDMENT SPONSORED BY: Nichole Rogers

SECTION 1. IDO Section 4-3(B)(7)(f) is amended as follows:

4-3(B)(7)(f) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of ~~5,000~~ **3,000** square feet or less.

SECTION 2. IDO Section 4-3(D)(37)(d) Size Limitations in Zone Districts is amended as follows:

4-3(D)(37)(d) Size Limitations in Zone Districts

1. In Residential zone districts, this use shall not exceed ~~5,000~~ **3,000** square feet of gross floor area.
2. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.
3. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

SECTION 3. IDO Section 4-3(D)(38)(a) Grocery Store is amended as follows:

4-3(D)(38) Grocery Store

4-3(D)(38)(a) This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).

4-3(D)(38)(b) For grocery stores larger than 50,000 square feet of gross floor

area, the Use-specific Standards in § 14-16-4-3(D)(37)(c) (Large Retail Facilities) also apply.

4-3(D)(38)(c) In Residential zone districts, this use is only allowed on corner lots abutting at least 1 collector or arterial street and is limited to establishments of no more than ~~5,000~~ **3,000** square feet of gross floor area. In other locations in Residential zone districts, this use is prohibited.

4-3(D)(38)(d) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

4-3(D)(38)(e) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(f) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

Explanation: This amendment changes the size allowance for restaurants, retail, and grocery stores in residential zone districts from 5,000 sq/ft GFA to 3,000 sq/ft GFA.

THIS AMENDMENT PASSED ON A 5-0 VOTE.

LAND USE, PLANNING, AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 14, 2026

COMMITTEE AMENDMENT NO. 2 **TO: IDO Exhibit, O-26-2**

AMENDMENT SPONSORED BY: Nichole Rogers

SECTION 1. Throughout the entire IDO document:

Wherever it appears, amend ~~R-L~~ back to **R-1** throughout the entire IDO document.

Explanation: In the post EPC red-lined document, R-1 was amended to R-L, based on the approval of Duplex and triplexes within the R-1 Zone District. The change was made to reflect the reality that the R-1 zone district would no longer act as only a single-family dwelling zone district, and instead would allow duplexes and townhomes.

THIS AMENDMENT PASSED ON A 5-0 VOTE.

LAND USE, PLANNING, AND ZONING COMMITTEE
of the
CITY OF ALBUQUERQUE

January 14, 2026

COMMITTEE AMENDMENT NO. 3 **TO: IDO Exhibit, O-26-2**

AMENDMENT SPONSORED BY: Nichole Rogers

SECTION 1. The IDO Table 4-2-1 Allowable Uses is amended as follows:

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 >> / Land Uses	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-PO A	NR-PO B	NR-PO C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	~~[C]~~ [P]	~~[C]~~ [P]		A	A	A	4-3(B)(5)

Explanation: This amendment would make community gardens permissive in the NR-LM and NR-GM zone district.

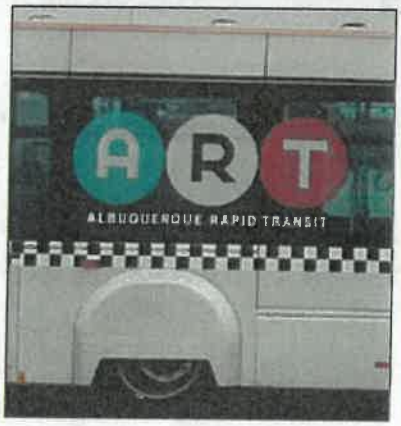














ALBUQUERQUE, NEW MEXICO

INTEGRATED DEVELOPMENT ORDINANCE

Post-EPC Redline Draft – December 2025

Note to Users – 12/04/2025

City Council is reviewing proposed changes for the City of Albuquerque's **Integrated Development Ordinance (IDO)** update for 2025.

The IDO that is in effect is online here: https://ido.abc-zone.com/

Note: Text in red indicates Citywide changes recommended for approval by the Environmental Planning Commission in **November 2025**. Footnotes for each proposed change indicate the Item # that corresponds with a Spreadsheet of Proposed Changes and Recommended Conditions of Approval in the Notice of Decision, both available via the link below.

Information about the 2025 IDO Update is online here: https://abq-zone.com/ido-updates-2025

IDO Zoning



The **Official Zoning Map** is available on the City's website via several interactive tools:

Advanced Map Viewer:
- http://www.cabq.gov/gis/advanced-map-viewer

IDO Zoning Interactive Map:
- https://tinyurl.com/idozoningmap

All uses legal at the time of the IDO effective date remain legal and can continue, and all prior approvals remain valid. (See Subsection 14-16-1-10 Transitions from Previous Regulations for more details.)

If an existing land use on a property is nonconforming under the IDO, the property owner can request a zone map amendment or expand with limitations, subject to approval by the Zoning Hearing Examiner.

Biennial Update
The Planning Department submits proposed text changes in the fall of odd-numbered years for the City's review and decision process. Email questions or concerns to abctoz@cabq.gov.

More Information
- Planning Department Forms, Procedures, and Information: http://www.cabq.gov/planning
- Guides for uses, development standards, and processes: https://ido.abq-zone.com/
- Answers to Frequently Asked Questions on a range of IDO topics: https://abq-zone.com/integrated-development-ordinance-frequently-asked-questions
- Presentation PDFs and video of IDO Trainings: https://abq-zone.com/ido-trainings

INTEGRATED DEVELOPMENT ORDINANCE

City of Albuquerque Code of Ordinances
Chapter 14 – Zoning, Planning, and Building
Article 16

2025 IDO UPDATE – REDLINE DOCUMENT

EFFECTIVE AS OF MONTH XX, 2025

OFFICE OF THE MAYOR/CAO

Timothy M. Keller, Mayor
Dr. Samantha Sengel, Chief Administrative Officer
Patrick Montoya, Chief Operations Officer

CITY COUNCIL

(26th Council)

Louie Sanchez, District 1
Joaquín Baca, District 2
Klarissa Peña, District 3
Brook Bassan, District 4
Dan Lewis, District 5
Nichole Rogers, District 6
Tammy Fiebelkorn, District 7
Dan Champine, District 8
Renee Grout, District 9
Isaac Padilla, Director of Council Services

PLANNING DEPARTMENT

Alan Varela, Director
James Aranda, Deputy Director
Jeremy Keiser, Deputy Director
Robyn Rose, Associate Director
Angelo Metzgar, Associate Director

Planning Department, Plaza del Sol Building, 600 Second Street NW 87102
Main Reception Desk (3rd Floor) **Telephone**: 505-924-3860 **Fax**: 505-924-3339
Zoning (5th floor) **Telephone**: 505-924-3850 **Fax**: 505-924-3847
TTY users may call either phone number listed above via 771

WEBSITE: www.cabq.gov/planning

ACKNOWLEDGMENTS

The Integrated Development Ordinance (IDO) was written in 2015-2018 with a project team that included Long Range staff and several interns from the City Planning Department's Urban Design & Development Division, staff from City Council Services' Planning Section, and consultants with Clarion Associates, Fregonese Associates, Dekker/Perich/Sabatini, Karpoff & Associates, and Bohannan Huston.

Planning Staff worked on the 2019, 2020, 2021, 2022, 2023, and 2025 Updates, with help from Council Services, Neighborhood Associations, residents, design professionals, members of the development community, and staff from many City and County Departments and other Agencies.

The project team thanks everyone involved for their engagement and tireless efforts to improve the IDO and ensure the best development outcomes and protections for neighborhoods throughout the city.

ADOPTION AND AMENDMENTS

Adoption Date	Effective Date	Council Bill No.	Enactment No.	Description
11/13/2017	5/17/2018	O-17-49	O-2017-025	Adoption of the IDO and repeal of the Zoning Code
4/2/2018	5/17/2018	O-18-11	O-2018-009	Amendment of "6-month" changes to the IDO prior to the effective date
5/7/2018	5/17/2018	O-18-15	O-2018-010	Amendment of dimensional standards in low-density residential zones
8/5/2019	9/3/2019	R-19-162	R-2019-061	Interim regulations related to North 4th Street [*Replaced by O-20-09*]
5/20/2019	5/24/2019	R-19-150	R-2019-035	Interim regulations related to the Development Review Board procedures
9/4/2019	1/31/2020	O-19-52	O-2019-023	Interim regulations related to Old Town – HPO-6
9/16/2020	11/2/2020	O-20-10	O-2020-037	Adoption of the 2019 Annual Update to the IDO
9/16/2020	11/2/2020	O-20-09	O-2020-036	Establishment of a Character Protection Overlay Zone for the North 4th Corridor
6/21/2021	8/1/2021	O-21-60	O-2021-018	Adoption of the 2020 Annual Update to the IDO
6/6/2022	7/28/2022 12/25/2022	O-22-10	O-2022-022	Adoption of the 2021 Annual Update to the IDO • Changes other than DRB Replacement • Changes related to DRB Replacement
4/3/2023	07/27/2023	O-23-72	O-2023-012	Amendment of the North 4th Character Protection Overlay zone
4/3/2023	07/27/2023	O-23-73	O-2023-013	Amendment of the Northwest Mesa View Protection Overlay zone
4/3/2023	07/27/2023	O-23-76	O-2023-014	Establishment of a Historic Protection Overlay zone for the East End Addition
6/5/2023	07/27/2023	O-23-77	O-2023-023	Adoption of the 2022 Annual Update to the IDO
6/21/2023	07/27/2023	O-22-54	O-2023-024	Adoption of Housing Forward
6/17/2024	8/3/2024	O-24-13	O-2024-017	Adoption of the 2023 Annual Update to the IDO

Adoption Date	Effective Date	Council Bill No.	Enactment No.	Description
6/17/2024	8/3/2024	O-24-11	O-2024-020	Amendment of the use-specific standard for drive-through use in Volcano Heights Urban Center
6/17/2024	8/3/2024	O-24-12	O-2024-019	Amendment of referrals to commenting agencies in the Northwest Mesa Escarpment VPO-2 related to tribal engagement
6/17/2024	8/3/2024	O-24-17	O-2024-018	Amendment of §14-16-5-2 to add design standards for development adjacent to the Rail Trail
1/6/2025	1/28/2025	O-24-69	O-2025-004	Amendments to §14-16-6-4(U) appeals, §14-16-4 residential uses, and §14-16-5-5 parking
3/17/2025	4/12/2025	O-25-73	O-2025-011	Amendment to §14-16-6-4(U) appeal costs

Changes in red are amendments proposed for review by the Environmental Planning Commission.

Table of Contents

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Downtown Small Area	Administration and Enforcement	14-16-6-6(B)(1)(b)	Demolition Outside of an HPO	507
Downtown Neighborhood Area – CPO-3	Overlay Zones	14-16-3-4(D)	Character Protection Overlay Zones	85
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(16)(f)1	Car Wash (Prohibitions)	185
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(18)(n)1	Light Vehicle Fueling Station (Prohibitions)	187
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(19)(g)	Light Vehicle Repair (Prohibitions)	188
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(20)(f)	Light Vehicle Sales and Rental (Prohibitions)	189
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(22)(d)3	Paid Parking Lot or Parking Structure (Prohibitions)	190
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(39)(e)1	Liquor Retail (Restrictions)	201
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(D)(39)(f)1	Liquor Retail (Restrictions)	202
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(F)(4)(e)2	Drive-through or Drive-up Facility (Prohibitions/Restrictions)	223
Downtown Neighborhood Area – CPO-3	Use Regulations	14-16-4-3(F)(6)(i)1	Dwelling Unit, Accessory (P)	226
Downtown Neighborhood Area – CPO-3	Development Standards	14-16-5-5(F)(2)(a)3.d.i	Carports (Prohibitions)	309
Downtown Neighborhood Area – CPO-3	Development Standards	14-16-5-7(D)(3)(a)3.a	Maximum Wall Height (Restrictions)	348

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Downtown Neighborhood Area – CPO-3	Development Standards	14-16-5-11(C)(1)(a)	Primary Building Stepback	374
Downtown Neighborhood Area – CPO-3	Development Standards	14-16-5-12(H)(2)(f)1	Electronic Signs (Prohibitions)	409
Downtown Neighborhood Area – CPO-3	Administration and Enforcement	14-16-6-6(B)(1)(c)	Demolition Outside of an HPO	508
East Downtown – CPO-4	Overlay Zones	14-16-3-4(E)	Character Protection Overlay Zones	90
East Downtown – HPO-1	Overlay Zones	14-16-3-5(G)	Historic Protection Overlay Zones	129
East Downtown – CPO-4	Use Regulations	14-16-4-3(D)(39)(e)2	Liquor Retail (Restrictions)	201
East Downtown – HPO-1	Use Regulations	14-16-4-3(D)(39)(e)3	Liquor Retail (Restrictions)	201
East Downtown – CPO-4	Use Regulations	14-16-4-3(D)(39)(f)2	Liquor Retail (Restrictions)	202
East Downtown – HPO-1	Use Regulations	14-16-4-3(D)(39)(f)3	Liquor Retail (Restrictions)	202
East Downtown – HPO-1	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Restrictions)	218
East Downtown – CPO-4	Use Regulations	14-16-4-3(F)(4)(e)3	Drive-through or Drive-up Facility (Prohibitions)	223
East Downtown – HPO-1	Use Regulations	14-16-4-3(F)(4)(e)4	Drive-through or Drive-up Facility (Prohibitions)	223
East Downtown – HPO-1	Development Standards	14-16-5-5(F)(4)(a)	Parking Location and Design (Historic Protection Overlay zones)	311
East Downtown – HPO-1	Development Standards	14-16-5-8(D)(7)	Outdoor Lighting (Height Restrictions)	359
East Downtown – CPO-4	Development Standards	14-16-5-12(E)(4)(d)1	Signs (Design and Construction)	390
East Downtown – HPO-1	Development Standards	14-16-5-12(E)(4)(d)2	Signs (Design and Construction)	390
East Downtown – CPO-4	Development Standards	14-16-5-12(F)(3)(a)	On-premises Signs	396
East Downtown – HPO-1	Development Standards	14-16-5-12(F)(3)(b)	On-premises Signs	396
East Downtown – CPO-4	Development Standards	14-16-5-12(G)(1)(e)3	Off-premises Signs (Prohibitions)	404
East Downtown – HPO-1	Development Standards	14-16-5-12(G)(1)(e)4	Off-premises Signs (Prohibitions)	404
East Downtown – HPO-1	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibitions)	408
East Downtown – HPO-1	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
East Downtown – CPO-4	Administration and Enforcement	14-16-6-6(B)(1)(d)	Demolition Outside of an HPO	508

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East Downtown – HPO-1	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
East End Addition – HPO-2	Overlay Zones	14-16-3-5(H)	Historic Protection Overlay Zones	131
East End Addition – HPO-2	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Restrictions)	218
East End Addition – HPO-2	Development Standards	14-16-5-5(F)(4)(a)4	Parking Location and Design (Historic Protection Overlay zones)	311
East End Addition – HPO-2	Development Standards	14-16-5-8(E)(3)	Outdoor Lighting (Height Restrictions)	359
East End Addition – HPO-2	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibitions)	408
East End Addition – HPO-2	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
East End Addition – HPO-2	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
East Gateway Small Area	Use Regulations	14-16-4-3(D)(18)(n)2	Light Vehicle Fueling Station (Prohibitions)	187
East Gateway Small Area	Development Standards	14-16-5-12(F)(3)(d)	On-premises Signs	396
East Gateway Small Area	Development Standards	14-16-5-12(G)(1)(e)5	Off-premises Signs (Prohibitions)	404
East Gateway Small Area	Development Standards	14-16-5-12(H)(2)(f)2	Electronic Signs (Prohibitions)	409
Eighth and Forrester – HPO-3	Overlay Zones	14-16-3-5(I)	Historic Protection Overlay Zones	132
Eighth and Forrester – HPO-3	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Restrictions)	218
Eighth and Forrester – HPO-3	Development Standards	14-16-5-5(F)(4)(a)4	Parking Location and Design (Historic Protection Overlay zones)	311
Eighth and Forrester – HPO-3	Development Standards	14-16-5-8(E)(3)	Outdoor Lighting (Height Restrictions)	359
Eighth and Forrester – HPO-3	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibitions)	408
Eighth and Forrester – HPO-3	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
Eighth and Forrester – HPO-3	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
Fourth Ward – HPO-4	Overlay Zones	14-16-3-5(J)	Historic Protection Overlay Zones	133
Fourth Ward – HPO-4	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Restrictions)	218
Fourth Ward – HPO-4	Development Standards	14-16-5-5(F)(4)(c)	Parking Location and Design (Historic Protection Overlay zones)	312
Fourth Ward – HPO-4	Development Standards	14-16-5-8(E)(3)	Outdoor Lighting (Height Restrictions)	359
Fourth Ward – HPO-4	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibited Areas)	408

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Area	Part	Subsection		Page
Fourth Ward – HPO-4	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
Fourth Ward – HPO-4	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
Griegos Road	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Griegos Road	Development Standards	14-16-5-12(H)(2)(c)	Electronic Signs (Prohibitions)	409
High Desert – CPO-5	Overlay Zones	14-16-3-4(F)	Character Protection Overlay Zones	93
Huning Castle Raynolds Addition Small Area	Use Regulations	14-16-4-3(D)(22)(d)4	Paid Parking Lot or Parking Structure (Prohibitions)	190
Huning Highland – HPO-5	Overlay Zones	14-16-3-5(K)	Historic Protection Overlay Zones	134
Huning Highland – HPO-5	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Restrictions)	218
Huning Highland – HPO-5	Development Standards	14-16-5-5(F)(4)(d)	Parking Location and Design (Historic Protection Overlay zones)	312
Huning Highland – HPO-5	Development Standards	14-16-5-8(E)(3)	Outdoor Lighting (Height Restrictions)	359
Huning Highland – HPO-5	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibited Areas)	408
Huning Highland – HPO-5	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
Huning Highland – HPO-5	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
Interstate Highway 25	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Interstate Highway 25	Development Standards	14-16-5-12(G)(1)(d)	Off-premises Signs (Prohibitions)	404
Interstate Highway 25	Development Standards	14-16-5-12(H)(3)(b)	Electronic Signs (Off-premises Signs)	410
Interstate Highway 40	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Interstate Highway 40	Development Standards	14-16-5-12(G)(1)(d)	Off-premises Signs (Prohibitions)	404
Interstate Highway 40	Development Standards	14-16-5-12(H)(3)(b)	Electronic Signs (Off-premises Signs)	410
Kirtland AFB Military Influence Area	Administration and Enforcement	14-16-6-4(I)(6)	Referrals to Commenting Agencies	446
La Cueva Small Area	Use Regulations	14-16-4-3(D)(39)(e)4	Liquor Retail (Restrictions)	202
La Cueva Small Area	Development Standards	14-16-5-12(F)(3)(e)	On-premises Signs	397
La Cueva Small Area	Development Standards	14-16-5-12(G)(1)(e)6	Off-premises Signs (Prohibitions)	405
Los Candelarias Small Area	Development Standards	14-16-5-12(G)(1)(e)7	Off-premises Signs (Prohibitions)	405

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Los Duranes – CPO-6	Overlay Zones	14-16-3-4(G)	Character Protection Overlay Zones	97
Los Duranes – CPO-6	Use Regulations	14-16-4-3(B)(3)(c)	Dwelling, Cluster Development (Number of Dwelling Units)	167
Los Duranes – CPO-6	Use Regulations	14-16-4-3(D)(22)(d)5	Paid Parking Lot or Parking Structure (Prohibitions)	190
Los Duranes Community Acequias	Development Standards	14-16-5-2(G)(4)	Irrigation Facility (Acequia) Standards	255
Los Duranes CPO-6	Development Standards	14-16-5-3(D)(1)	Sidewalks in Residential Development	265
Los Duranes – CPO-6	Development Standards	14-16-5-11(C)(1)(b)	Primary Building Stepback	374
Los Duranes – CPO-6	Development Standards	14-16-5-12(G)(1)(e)8	Off-premises Signs (Prohibitions)	405
Martineztown/Santa Barbara – CPO-7	Overlay Zones	14-16-3-4(H)	Character Protection Overlay Zones	102
Martineztown/Santa Barbara – CPO-7	Use Regulations	14-16-4-3(D)(22)(d)6	Paid Parking Lot or Parking Structure (Prohibitions)	190
McClellan Park Small Area	Use Regulations	14-16-4-3(D)(22)(d)7	Paid Parking Lot or Parking Structure (Prohibitions)	190
McClellan Park Small Area	Development Standards	14-16-5-5(B)(2)(a)2	Parking and Loading (Exemptions and Reductions)	284
Monte Vista and College View Historic District	Development Standards	14-16-5-5(F)(2)(a)3.d.ii	Carports (Prohibitions)	309
Monte Vista and College View Historic District	Development Standards	14-16-5-7(D)(3)(a)3.b	Maximum Wall Height (Restrictions)	348
Nob Hill/Highland – CPO-8	Overlay Zones	14-16-3-4(I)	Character Protection Overlay Zones	104
Nob Hill/Highland – CPO-8 / Building Height Sub-area	Overlay Zones	14-16-3-4(I)(4)(b)	Character Protection Overlay Zones	105
Nob Hill/Highland – CPO-8 / Façade Design Sub-area	Overlay Zones	14-16-3-4(I)(5)(b)	Character Protection Overlay Zones	106
Nob Hill/Highland Small Area	Use Regulations	14-16-4-3(D)(22)(d)8	Paid Parking Lot or Parking Structure (Prohibitions)	191
Nob Hill/Highland Small Area	Use Regulations	14-16-4-3(D)(39)(g)	Liquor Retail (Prohibitions)	203
Nob Hill Small Area	Use Regulations	14-16-4-3(F)(5)(f)5	Drive-through or Drive-up Facility (Prohibitions)	223
Nob Hill Small Area	Development Standards	14-16-5-5(B)(2)(d)	Parking and Loading (Exemptions and Reductions)	285
Nob Hill/Highland Small Area	Development Standards	14-16-5-11(C)(1)(c)	Primary Building Stepback	374
Nob Hill/Highland – CPO-8	Development Standards	14-16-5-12(E)(4)(d)4	Signs (Design and Construction)	390

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Nob Hill/Highland – CPO-8	Development Standards	14-16-5-12(G)(1)(e)9	Off-premises Signs (Prohibitions)	405
Nob Hill/Highland Small Area	Administration and Enforcement	14-16-6-6(B)(1)(d)5	Demolition Outside of an HPO	508
North 4th Corridor – CPO-9	Overlay Zones	14-16-3-4(J)	Character Protection Overlay Zones	110
North 4th Corridor – CPO-9	Use Regulations	14-16-4-3(D)(39)(f)4	Liquor Retail (Restrictions)	202
North 4th Corridor – CPO-9	Development Standards	5-12(G)(1)(e)10	Off-premises Signs (Prohibitions)	406
North 4th Corridor – CPO-9	Development Standards	14-16-5-12(H)(2)(f)3	Electronic Signs (Prohibitions)	409
North I-25 – CPO-10	Overlay Zones	14-16-3-4(K)	Character Protection Overlay Zones	112
North I-25 – CPO-10 / Alameda Boulevard Sub-area	Overlay Zones	14-16-3-4(K)(4)(c)3	Character Protection Overlay Zones	113
North I-25 – CPO-10	Use Regulations	14-16-4-3(B)(8)(g)	Dwelling, Multi-family (No Ground-floor Multi-family)	175
North I-25 – CPO-10 / Alameda Boulevard Sub-area	Development Standards	14-16-5-12(F)(4)(b)2.b	Portable Signs (Prohibitions)	402
North I-25 – CPO-10 / Alameda Boulevard Sub-area	Development Standards	14-16-5-12(G)(1)(e)11	Off-premises Signs (Prohibitions)	406
Northwest Mesa Escarpment – VPO-2	Overlay Zones	14-16-3-6(E)	View Protection Overlay Zones	150
Northwest Mesa Escarpment – VPO-2 / Height Restrictions Sub-area	Overlay Zones	14-16-3-6(E)(3)	View Protection Overlay Zones	150
Northwest Mesa Escarpment – VPO-2	Administration and Enforcement	14-16-6-4(I)(8)	Referrals to Commenting Agencies	447
Northwest Mesa Escarpment – VPO-2	Administration and Enforcement	14-16-6-6(N)	Variance – EPC	543
Old Town – HPO-6	Overlay Zones	14-16-3-5(L)	Historic Protection Overlay Zones	135
Old Town – HPO-6	Use Regulations	14-16-4-3(D)(8)(f)	Bar, Nightclub, Restaurant, and Tap Room	182
Old Town – HPO-6	Use Regulations	14-16-4-3(D)(35)(j)	Cannabis Retail (Prohibited)	197
Old Town – HPO-6	Use Regulations	14-16-4-3(D)(37)(d)2	General Retail (Allowances)	200
Old Town – HPO-6	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Prohibitions)	218
Old Town – HPO-6	Development Standards	14-16-5-5(B)(2)(a)3	Parking and Loading (Exemptions and Reductions)	284
Old Town – HPO-6	Development Standards	14-16-5-5(F)(4)(e)	Parking Location and Design (Historic Protection Overlay zones)	312

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Old Town – HPO-6	Development Standards	14-16-5-8(E)(3)	Outdoor Lighting (Height Restrictions)	359
Old Town – HPO-6	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibited Areas)	408
Old Town – HPO-6	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
Old Town – HPO-6	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
Paseo del Norte	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Railroad and Spur Small Area	Use Regulations	14-16-4-3(D)	Commercial Uses (various)	179
Railroad and Spur Small Area	Use Regulations	14-16-4-3(E)	Industrial Uses (various)	206
Railroad and Spur Small Area	Development Standards	14-16-5-2(E)	Cumulative Impacts	253
Railroad and Spur Small Area	Administration and Enforcement	14-16-6-4(H)	Cumulative Impacts Analysis Requirements	444
Railroad and Spur Small Area	Administration and Enforcement	14-16-6-6(I)	Site Plan – EPC	525
Rail Trail	Development Standards	14-16-5-2(K)	Site Design and Sensitive Lands	261
Rio Grande Boulevard – CPO-11	Overlay Zones	14-16-3-4(L)	Character Protection Overlay Zones	115
Rio Grande Boulevard	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Rio Grande Boulevard – CPO-11	Development Standards	14-16-5-11(C)(1)(d)	Primary Building Stepback	374
Rio Grande Boulevard – CPO-11	Development Standards	14-16-5-12(G)(1)(e)12	Off-premises Signs (Prohibitions)	406
Rio Grande Boulevard	Development Standards	14-16-5-12(H)(2)(c)	Electronic Signs (Prohibitions)	409
Sawmill/Wells Park – CPO-12	Overlay Zones	14-16-3-4(M)	Character Protection Overlay Zones	117
Sawmill/Wells Park – CPO-12	Use Regulations	14-16-4-3(D)(16)(h)2	Car Wash (Prohibitions)	185
Sawmill/Wells Park – CPO-12	Use Regulations	14-16-4-3(D)(18)(n)4	Light Vehicle Fueling Station (Prohibitions)	188
Sawmill/Wells Park – CPO-12	Use Regulations	14-16-4-3(F)(5)(f)6	Drive-through or Drive-up Facility (Prohibitions)	223
Sawmill/Wells Park – CPO-12	Use Regulations	14-16-4-3(F)(6)(i)2	Dwelling Unit, Accessory (P)	227
Sawmill/Wells Park – CPO-12	Development Standards	14-16-5-11(C)(1)(e)	Primary Building Stepback	374
Sawmill/Wells Park – CPO-12	Development Standards	14-16-5-12(H)(2)(f)4	Electronic Signs (Prohibitions)	410
Silver Hill – HPO-7	Overlay Zones	14-16-3-5(M)	Historic Protection Overlay Zones	141
Silver Hill – HPO-7	Use Regulations	14-16-4-3(E)(12)(m)	WTF (Restrictions)	218

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Silver Hill – HPO-7	Development Standards	14-16-5-5(F)(4)(f)	Parking Location and Design (Historic Protection Overlay zones)	312
Silver Hill – HPO-7	Development Standards	14-16-5-8(E)(3)	Outdoor Lighting (Height Restrictions)	359
Silver Hill – HPO-7	Development Standards	14-16-5-12(H)(2)(a)	Electronic Signs (Prohibitions)	408
Silver Hill – HPO-7	Administration and Enforcement	14-16-6-5(B)	Historic Certificate of Appropriateness – Minor	490
Silver Hill – HPO-7	Administration and Enforcement	14-16-6-6(D)	Historic Certificate of Appropriateness – Major	513
South Broadway Small Area	Use Regulations	14-16-4-3(D)(22)(d)9	Paid Parking Lot or Parking Structure (Prohibitions)	191
South Martineztown Small Area	Use Regulations	14-16-4-3(D)(22)(d)10	Paid Parking Lot or Parking Structure (Prohibitions)	192
South Yale Small Area	Use Regulations	14-16-4-3(D)(39)(e)6	Liquor Retail (Restrictions)	202
South Yale Small Area	Use Regulations	14-16-4-3(D)(39)(f)5	Liquor Retail (Restrictions)	202
South Yale Small Area	Use Regulations	14-16-4-3(E)(12)(n)1	WTF (Restrictions)	218
South Yale Small Area	Use Regulations	14-16-4-3(F)(5)(f)7	Drive-through or Drive-up Facility (Prohibitions)	223
South Yale Small Area	Development Standards	14-16-5-12(G)(1)(e)13	Off-premises Signs (Prohibitions)	406
Sunport Boulevard	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Sunport Boulevard Small Area	Development Standards	14-16-5-12(F)(3)(f)	On-premises Signs	397
Sunport Boulevard Small Area	Development Standards	14-16-5-12(G)(1)(e)14	Off-premises Signs (Prohibitions)	406
Tramway Boulevard	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Tramway Boulevard	Development Standards	14-16-5-12(H)(2)(c)	Electronic Signs (Prohibitions)	409
University Neighborhoods Small Area	Use Regulations	14-16-4-3(D)(39)(h)	Liquor Retail (Restrictions)	203
University Neighborhoods Small Area	Use Regulations	14-16-4-3(F)(5)(f)8	Drive-through or Drive-up Facility (Prohibitions)	224
University Neighborhoods Small Area	Development Standards	14-16-5-3(C)(3)(c)	Driveways, Drive Aisles, and Access (Restrictions)	264
Unser Boulevard	Use Regulations	14-16-4-3(E)(12)(k)	WTF (Restrictions)	217
Unser Boulevard Small Area	Development Standards	14-16-5-12(F)(3)(g)	On-premises Signs	398
Unser Boulevard Small Area	Development Standards	14-16-5-12(G)(1)(e)15	Off-premises Signs (Prohibitions)	406

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Unser Boulevard	Development Standards	14-16-5-12(H)(2)(c)	Electronic Signs (Prohibitions)	409
Uptown Small Area	Use Regulations	14-16-4-3(E)(12)(n)2	WTF (Restrictions)	218
Uptown Small Area	Use Regulations	14-16-4-3(F)(5)(f)9	Drive-through or Drive-up Facility (Restrictions)	224
Uptown Small Area	Development Standards	14-16-5-12(E)(4)(d)5	Signs (Design and Construction)	390
Uptown Small Area	Development Standards	14-16-5-12(G)(1)(e)16	Off-premises Signs (Prohibitions)	407
Valley Drainage Area	Development Standards	14-16-5-2(F)	Site Design and Sensitive Lands	255
Volcano Mesa – CPO-13	Overlay Zones	14-16-3-4(N)	Character Protection Overlay Zones	121
Volcano Mesa – CPO-13	Use Regulations	14-16-4-3(F)(5)(f)10	Drive-through or Drive-up Facility (Restrictions)	225
Volcano Mesa – CPO-13	Development Standards	14-16-5-12(G)(1)(e)17	Off-premises Signs (Prohibitions)	407

Table III: IDO Provisions for ABC Comp Plan Centers and 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
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Subsection	Page	Header (Topic)	Center or Corridor Area						
			DT	UC	AC	EC	MS	PT	MT
Part 14-16-2: Zone Districts									
14-16-2-4(E)(3)(b)	32	Form-based Sub-zones	DT	UC	AC				
14-16-2-4(E)(3)(d)	34	Dimensional Standards	DT	UC	AC		MS	PT	
Table 2-4-15	42	IDO Lighting Designations for the MX-FB Sub-zones		UC			MS	PT	MT
Part 14-16-4: Use Regulations									
14-16-4-3(B)(4)(b)2	169	Dwelling, Cottage Development		UC			MS	PT	
14-16-4-3(B)(4)(j)2	171	Dwelling, Cottage Development		UC			MS	PT	MT
14-16-4-3(B)(6)(a)4	172	Dwelling, Townhouse (Usable Open Space)		UC			MS	PT	
14-16-4-3(B)(6)(e)		Dwelling, Townhouse (Front Façade)					MS	PT	
14-16-4-3(B)(6)(f)	173	Dwelling, Townhouse (Ground Floor Commercial Uses)						PT	MT
14-16-4-3(B)(8)(a)	174	Dwelling, Multi-family (Usable Open Space)	DT	UC			MS	PT	
14-16-4-3(B)(8)(b)	174	Dwelling, Multi-family (Trees and Usable Open Space)	DT	UC			MS	PT	
14-16-4-3(B)(8)(g)	175	Dwelling, Multi-family (Ground Floor Uses)						PT	MT
14-16-4-3(B)(8)(j)	175	Dwelling, Multi-family (Ground Floor Conditional)	DT	UC					
14-16-4-3(D)(18)(l)	187	Light Vehicle Fueling Station		UC	AC		MS	PT	MT
14-16-4-3(D)(18)(m)	187	Light Vehicle Fueling Station		UC			MS	PT	
14-16-4-3(D)(20)(b)	189	Light Vehicle Sales and Rental		UC			MS	PT	
14-16-4-3(D)(29)	194	Self-storage		UC	AC		MS	PT	
14-16-4-3(E)(19)	220	Wholesaling and Distribution Center		UC			MS	PT	
14-16-4-3(F)(4)	222	Drive-through or Drive-up Facility		UC					
Part 14-16-5: Development Standards									
14-16-5-1(C)	239	Residential Zone Districts		UC			MS	PT	
14-16-5-1(C)(2)(b)2	243	Contextual Residential Development in Areas of Consistency (Lot Size)	DT	UC			MS	PT	
14-16-5-1(D)	245	Mixed-use Zone Districts		UC			MS	PT	MT
14-16-5-1(D)(2)	246	Dimensional Standards		UC			MS	PT	
14-16-5-1(E)	246	Non-residential Zone Districts		UC			MS	PT	
14-16-5-1(G)	249	Exceptions and Encroachments		UC			MS	PT	
14-16-5-2(K)(5)(a)	262	Building Height Stepdown	DT				MS	PT	
14-16-5-4(E)(3)	275	Block Dimensions	DT	UC	AC	EC	MS		
14-16-5-5(C)(5)	295	Parking Reductions				EC		PT	MT
14-16-5-5(C)(7)	301	Parking Maximums	DT	UC	AC		MS	PT	MT
14-16-5-5(F)(1)(b)	307	Parking Location and Design	DT	UC			MS	PT	

Table III: IDO Provisions for ABC Comp Plan Centers and 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
14-16-5-5(F)(2)(a)4	309	Design, Access, and Circulation	DT	UC	AC	EC	MS	PT	MT
14-16-5-5(G)(4)	313	Centers, Main Street Areas, and Premium Transit Areas (Parking Structure Design)	DT	UC	AC	EC	MS	PT	
14-16-5-5(I)(2)	315	Drive-through or Drive-up Facility Design		UC			MS	PT	
14-16-5-5(I)(1)	314	Vehicle Stacking Spaces		UC			MS		
14-16-5-6(C)(2)(b)	319	Minimum Landscape Area	DT	UC			MS	PT	
14-16-5-6(C)(4)(j)	322	Required Plant Materials and Site Amenities	DT	UC			MS		
14-16-5-6(C)(5)	322	Soil Condition and Planting Beds	DT	UC			MS		
14-16-5-6(D)(2)(b)	330	Additional Frontage Landscaping	DT	UC			MS	PT	
14-16-5-6(E)(2)(b)	331	Development Next to Low-density Residential Zone Districts	DT	UC			MS		
14-16-5-6(E)(3)(b)	332	Development Next to a Multi-family Residential Zone District	DT	UC			MS	PT	
14-16-5-6(E)(4)(c)	334	Industrial Development Adjacent to Non-industrial Development	DT	UC			MS	PT	
14-16-5-6(E)(5)	334	Area of Change Next to Area of Consistency	DT	UC			MS	PT	
14-16-5-6(F)(1)(i)	335	Parking Lot Edges	DT	UC			MS		
14-16-5-6(F)(2)(b)	337	Parking Lot Interior	DT	UC			MS	PT	
Table 5-8-2	361	Lighting Designations by Zone District		UC			MS	PT	MT
14-16-5-11(E)	377	Multi-family Residential Development in UC-MS-PT Areas and Mixed-use and Non-residential Development in Mixed-use Zone Districts and NR-C or NR-BP Zone Districts		UC			MS	PT	
14-16-5-11(E)(1)	377	Ground Floor Clear Height		UC			MS	PT	
14-16-5-11(E)(2)(b)	379	Façade Design (Mixed-use and Non-residential Zone Districts)		UC	AC		MS	PT	MT
14-16-5-11(E)(3)(b)	382	Outdoor Seating and Gathering Areas		UC			MS	PT	
Table 5-12-3	394	On-premises Signs in Mixed-use and Non-residential Zone Districts	DT	UC			MS	PT	
14-16-5-12(F)(3)(c)	396	Downtown (DT) Small Area	DT						
14-16-5-12(F)(5)	403	Alternative Signage Plan		UC					
Part 14-16-6: Administration and Enforcement									
14-16-6-4(Y)(2)(a)5	481	Minor Amendments	DT	UC			MS	PT	
14-16-6-5(E)(1)	495	Permit – Temporary Window Wrap	DT	UC	AC		MS	PT	
Part 14-16-7: Definitions, Acronyms									
14-16-7-1		Activity Center			AC				

Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas
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Subsection	Page	Header (Topic)	Center or Corridor Area						
			DT	UC	AC	EC	MS	PT	MT
14-16-7-1		Downtown Center	DT						
14-16-7-1		Employment Center				EC			
14-16-7-1		Main Street Area					MS		
14-16-7-1		Major Transit Area							MT
14-16-7-1		Measurement, Corridor Area					MS	PT	MT
14-16-7-1		Premium Transit Area						PT	
14-16-7-1		Urban Center		UC					

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Part 14-16-1 General Provisions

1-1 SHORT TITLE

This Article, the "Integrated Development Ordinance," may be cited as the "IDO" and is referred to as either this "Article" or this "Ordinance."

1-2 AUTHORITY

This Article is created pursuant to authority granted in Article I of the Charter of the City of Albuquerque, which was originally adopted at a special election on June 29, 1971, pursuant to Article X, Section 6 of the Constitution of the State of New Mexico. In enacting this IDO, the City intends to comply with the provisions of existing State law on the same subject, and the provisions of this IDO should be interpreted to achieve that goal.

1-3 PURPOSE

The purpose of this IDO is to:

1-3(A) Implement the adopted Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

1-3(B) Ensure that all development in the City is consistent with the spirit and intent of any other plans and policies adopted by City Council.

1-3(C) Ensure the provision of adequate public facilities and services for new development.

1-3(D) Protect all communities, especially those that have been historically underserved.

1-3(E) Protect the quality and character of residential neighborhoods.

1-3(F) Promote the economic development and fiscal sustainability of the City.

1-3(G) Promote small-scale, neighborhood-serving economic development opportunities.

1-3(H) Provide for the efficient administration of City land use and development regulations.

1-3(I) Protect the health, safety, and general welfare of the public.

1-3(J) Provide for orderly and coordinated development patterns.

1-3(K) Encourage the conservation and efficient use of water and other natural resources.

1-3(L) Protect the abundant natural resources that characterize Albuquerque, including but not limited to Major Public Open Space, Sensitive Lands, the Rio Grande, and the waterways that lead to the river.

1-3(M) Implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health.

1-3(N) Provide reasonable protection from possible nuisances and hazards and to otherwise protect and improve public health.

1-3(O) Encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians.

1-3(P) Encourage development in all areas of the city, especially where there is an imbalance of housing to services.

1-3(Q) Promote development in regions of the city that are not considered infill areas.

1-3(R) Provide processes for development decisions that balance the interests of the City, property owners, residents, and developers and ensure opportunities for input by affected parties.

1-4 APPLICABILITY

1-4(A) This IDO applies to all private land in the City, and the owners and occupants of all land in the City are required to comply with the provisions ~~regulations~~[1] of this IDO applicable to the zone district in which the property is located, except as noted in this § 14-16-1-4.

1-4(A)(1) Development after the Effective Date of this IDO
All development after the effective date of this IDO is subject to IDO provisions ~~standards~~[2].

1-4(A)(2) Development prior to the Effective Date of this IDO
Development that existed prior to the IDO is subject to timeframes established for compliance with IDO provisions ~~standards~~[3], including but not limited to standards for nonconformance in § 14-16-6-8 (Nonconformities), to be calculated from the effective date of this IDO.

1-4(A)(3) Approvals Granted prior to the IDO
See § 14-16-1-10 (Transitions from Previous Regulations).

1-4(B) This IDO is not applicable to federal activities or development on federally-owned lands where either the federal government has retained from the time of statehood or subsequently obtained the right to legislate in relation to such lands or the State of New Mexico has ceded jurisdiction to legislate back to the United States in relation to such lands. Private activities or development for private purposes on such lands shall be subject to this IDO.

1-4(C) This IDO is applicable to City activities or development on properties owned or leased by the City, except that § 14-16-6-4(U) shall not apply and approvals of City activities or development on properties owned or leased by the City are deemed final for appeal purposes.

1-4(D) This IDO may not be applicable to state or governmental activities or development on lands owned by a state or governmental or quasi-governmental entity, to the extent the State of New Mexico has explicitly exempted them from the operation of local land use regulations.

1-5 EFFECTIVE DATE

The effective date of this IDO shall be May 17, 2018.

[1] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[2] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[3] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

1-6 OFFICIAL ZONING MAP

1-6(A) The standards and regulations in this IDO applicable to specific zone districts, Overlay zones, or designated City landmarks apply to the areas of the city shown with those zone districts, Overlay zones, or City landmarks on the Official Zoning Map.

1-6(B) The Official Zoning Map of the City is incorporated herein, including the zone districts and zone boundaries as established and shown on the Official Zoning Map. The latest version of the Official Zoning Map as approved or amended by City Council or the Environmental Planning Commission (EPC), to the extent authorized by this IDO, is maintained in electronic form by the City Planning Department.

1-7 COMPLIANCE REQUIRED

1-7(A) GENERAL

1-7(A)(1) No person shall develop or use any land, building, or structure within the City in violation of this IDO, regulations authorized under this IDO, including but not limited to those standards ~~regulations~~[4] in the Development Process Manual (DPM), or the terms and conditions of permits or approvals issued under this IDO.

1-7(A)(2) Allowable uses conducted indoors shall be located within buildings that meet the standards in Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code) and other applicable technical codes adopted by the City. Allowable uses conducted in buildings that are not in compliance with this requirement are a violation of this IDO.

1-7(A)(3) Other City regulations or State or federal laws may apply, even if the IDO is silent on these other applicable laws or regulations. Violations of these other applicable laws or regulations are not considered violations of this IDO.

1-7(A)(4) The Mayor is responsible for the promulgation of rules and technical standards necessary to fulfill the intent of this IDO. Additional rules and technical standards shall be published in the DPM. The terms and provisions of the DPM, as amended, shall be enforceable to the same extent as if incorporated into the text of this IDO.

1-7(B) DEVELOPMENT ON APPROVED LOT REQUIRED

A building permit shall not be issued by the City unless the applicant presents the following:

1-7(B)(1) Evidence of a proper lot, constituted by 1 of the following:

1-7(B)(1)(a) A print of the final subdivision plat as recorded with the County Clerk and approved pursuant to this IDO or any predecessor ordinance that applied at the time the lot was created, showing the subject property.

1-7(B)(1)(b) Satisfactory evidence that this IDO is not applicable to the lot upon which the building is to take place, either because the lot existed

[4] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

prior to the enactment of this IDO or any predecessor ordinances or because the lot is outside the jurisdiction of this IDO. If such evidence is provided, exemption from the IDO standards ~~regulations~~[5] shall only apply to the establishment of the lot and not any development on the lot.

1-7(B)(2) Approval by the City Engineer that:

1-7(B)(2)(a) The alteration of the natural topography, drainage pattern, and perviousness of any lot resulting from the intended construction and prior or planned site preparation complies with a previously submitted and approved drainage report and/or plan, or that no drainage report or plan is required.

1-7(B)(2)(b) The traffic flow and parking layout complies with a previously submitted and approved Site Plan or Traffic Circulation Layout or that no Site Plan or Traffic Circulation Layout is required.

1-7(B)(2)(c) Adequate provision has been made for connection of the lot to water and sanitary sewer lines if these are necessary for reasonable use of the structure.

1-7(B)(2)(d) Adequate easements and/or public right-of-way are in place for infrastructure improvements required by the City Engineer.

1-7(B)(2)(e) All infrastructure improvements, including but not limited to sidewalks, curb and gutter, pavement, storm drain system, water and sewer, and any other improvements required by the City Engineer, have been constructed within easements or in the public right-of-way or have Infrastructure Improvement Agreements and/or financial guarantees recorded with the Bernalillo County Assessor.[6]

1-7(B)(3) After approval and recording of a final subdivision plat with the County Clerk and required improvements have been completed and accepted by the City (where the construction of improvements was required), building permits for structures within the subdivision may be issued. The Building Safety Division of the City Planning Department may issue building permits prior to completion of all improvements where sanitary sewer, water, and storm drainage facilities have been completed and other improvements are to be commenced within 6 months, but the City may require financial assurance for the completion of those improvements pursuant to § 14-16-6-4(P) (Required Improvements and Financial Assurance).

1-7(C) COMPLETE APPLICATIONS

Applications shall be reviewed and decided based on conditions that exist and requirements in effect when the application was accepted as complete by the City Planning Department, including but not limited to any of the following:

1-7(C)(1) Land uses that exist or have received a building permit on adjacent properties.

[5] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[6] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Bassan - A – Infrastructure, **Condition #4**. [Spreadsheet Item #C-1]

1-7(C)(2) Zoning in effect on properties adjacent to the subject property.

1-7(C)(3) Any adopted standards or regulations that would apply to the subject property.

1-7(C)(4) Any relevant City processes or decision criteria that would apply to the application.

1-7(D) INCOMPLETE AND LATE APPLICATIONS

Any application that has not been accepted by the City Planning Department as complete prior to the effective date of this IDO or any amendment to this IDO, or that is submitted after that effective date, shall be processed, reviewed, and decided based on the requirements of this IDO in effect when the application is accepted as complete. See also § 14-16-1-10 (Transitions from Previous Regulations).

1-8 RELATIONSHIP TO OTHER REGULATIONS

1-8(A) Unless specified otherwise in this IDO, if two or more regulations in this IDO conflict with each other, the more restrictive regulation shall prevail, with the following exceptions.

1-8(A)(1) When any regulation in Part 14-16-3 (Overlay Zones) conflicts with any other regulation in this IDO, the regulations of the Overlay zone prevail regardless of whether the Overlay zone regulations are more or less restrictive than the other regulations. Where Overlay zone regulations complement other IDO regulations, the Overlay zone regulations apply in addition to the other IDO regulations unless specified otherwise in this IDO. Where the Overlay zone is silent, other IDO regulations apply.

1-8(A)(2) When any regulation in § 14-16-4-3 (Use-specific Standards) conflicts with any regulation in Part 14-16-5 (Development Standards), the Use-specific Standard shall prevail regardless of whether the Use-specific Standard is more or less restrictive than the Development Standard. Where Use-specific Standards complement Development Standards, the Use-specific Standards apply in addition to the Development Standards unless specified otherwise in this IDO. Where Use-specific Standards are silent, other Development Standards apply.

1-8(A)(3) When any area-specific regulation (i.e., for Centers, Corridors, or small areas) conflicts with any citywide regulation in Part 14-16-2 (Zone Districts), Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), the area-specific regulations prevail for development within the specified area regardless of whether the area-specific regulation is more or less restrictive than the citywide regulation. The area-specific regulations apply instead of, not in addition to, the citywide regulations unless specified otherwise in this IDO. Where the area-specific regulations are silent, the citywide regulations in Part 14-16-4 (Use Regulations), Part 14-16-5 (Development Standards), and Part 14-16-6 (Administration and Enforcement) apply.

1-8(B) If any regulation in this IDO refers to a regulation in another section of this IDO, the applicability of the referencing section prevails over the applicability in the referenced section unless specified otherwise in this IDO.

1-8(C) If any regulation in this IDO conflicts with Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code) or any other building safety codes, the provisions in those codes shall prevail.

1-8(D) If any regulation in this IDO conflicts with other applicable laws or regulations of the City, or conflicts with applicable State or federal law, the more restrictive provision shall prevail, unless the provisions of State or federal law, as interpreted by the courts, prevent that result.

1-9 RELATIONSHIP TO PRIVATE AGREEMENTS AND COVENANTS

1-9(A) This IDO applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction, but shall have no impact on the applicability or enforceability of any private agreement or restriction between the parties to that agreement or restriction, except as set forth in Subsection (C) below.

1-9(B) The City shall have no obligation to conform the terms or applicability of this IDO to any private agreement or restriction. The City shall have no obligation to enforce any private covenant or agreement unless it is a party to the covenant or agreement; if the City is a party to the covenant or agreement, enforcement shall be at the discretion of the City.

1-9(C) The City may not approve any subdivision application for property on which there are any deed restrictions, covenants, or binding agreements prohibiting solar collectors from being installed on buildings or erected on the project site.

1-10 TRANSITIONS FROM PREVIOUS REGULATIONS

1-10(A) PRE-IDO APPROVALS

1-10(A)(1) Any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration pursuant to § 14-16-6-4(W) (Expiration of Approvals) and to amendment pursuant to § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals), as applicable, until they are replaced with an approval subject to allowable uses and development standards in this IDO pursuant to the procedures in Part 14-16-6 (Administration and Enforcement).

1-10(A)(2) Any use standards or development standards associated with any pre-IDO approval or zoning designation establish rights and limitations and are exclusive of and prevail over any other provision of this IDO. Where those approvals are silent, provisions in this IDO shall apply, including but not limited to the following:

1-10(A)(2)(a) § 14-16-4-1(E) (Previously Allowed Uses) for the continuity of conditional uses.

1-10(A)(2)(b) § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals) for amending pre-IDO approvals.

1-10(A)(2)(c) § 14-16-6-8 (Nonconformities) for information about expansions when the use or structure is nonconforming under this IDO.

1-10(A)(3) Notwithstanding any process specified in the pre-IDO approval, development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 (Administration and Enforcement).

1-10(A)(4) For former Special Use zones that were converted to the Planned Development (PD) or Planned Community (PC) zone districts through adoption of this IDO, any approval associated with the Special Use zone is considered the required Site Plan – EPC or Framework Plan, respectively. Any use standards or development standards associated with pre-IDO approvals or zoning designations establish the rights and limitations for the PD and PC zone districts and are exclusive of and prevail over any other provision of this IDO.

1-10(A)(5) For development standards and review and decision processes governing Rank 3 Plans, see IDO § 14-16-6-3(C) (Rank 3 Plans).

1-10(A)(6) When referencing pre-IDO approvals, the most recent approval, including any amendments, shall apply unless specified otherwise.

1-10(B) REFERENCES IN PRE-IDO REGULATIONS AND APPROVALS

Any City regulations or approvals that refer to zone district designations that existed prior to the effective date of this IDO will be deemed to refer to the IDO zone district associated with the previous zone district as shown in Table 2-2-1: Summary Table of Zone Districts.

1-10(C) PREVIOUS VIOLATIONS

Any violation of the City zoning, subdivision, or land development regulations in effect prior to the effective date of this IDO will continue to be a violation under this IDO, unless the development or other activity that was a violation of the previous regulations is consistent with the requirements and regulations of this IDO.

1-11 FIGURES AND ILLUSTRATIONS

Figures and illustrations in this IDO are for illustrative purposes only and may not be to scale. In the event of a conflict between an illustration and the text of this IDO, the text shall prevail.

1-12 DESIGNEES

When this IDO authorizes or requires an official or an appointed or elected body of the City government to perform a task in the administration of this IDO, the named official or appointed or elected body may designate another individual or entity of the City, or an individual employed by the City and under its control, to perform the task, unless the delegation of that task is specifically prohibited by New Mexico law or the City Charter.

1-13 SEVERABILITY

If any section, division, sentence, clause, phrase, or part of this IDO is for any reason declared unconstitutional or invalid, the validity of the remaining portions of this IDO shall not be affected, since it is the express intent of the City Council to pass each section, division, sentence, clause, phrase, and every part of this Ordinance separately and independently of every other part.

Part 14-16-2 Zone Districts

2-1 ZONE DISTRICTS ESTABLISHED

2-1(A) The zone districts listed in § 14-16-2-3 through § 14-16-2-6 (Zone Districts) are hereby created. These zone districts shall have the boundaries shown on the Official Zoning Map maintained in electronic form by the City Planning Department and available on the City of Albuquerque website. The zone districts are grouped into 4 types: Residential zone districts, Mixed-use zone districts, Non-residential zone districts, and Planned Development zone districts. In addition, Overlay zones are established and defined in Part 14-16-3.

2-1(B) Portions of lots within the public right-of-way shall be designated as Unclassified (UNCL) on the Official Zoning Map.

2-1(C) See § 14-16-1-10(B) for treatment of references to previous zone districts in other documents.

2-2 ZONE DISTRICT SUMMARY TABLE

Table 2-2-1 shows the City of Albuquerque's previous zone districts (established prior to May 17, 2018) in relation to IDO zone districts.

Table 2-2-1: Summary Table of Zone Districts

Previous Zone District		IDO Zone District	
Residential Zones		**Residential Zone Districts**	
RO-1 RO-20	Rural Open Rural Open Agriculture	*Private land converted to R-A. City-owned Major Public Open Space converted to NR-PO-B.*	
RA-1 RA-2	Residential and Agricultural, semi-urban Residential and Agricultural	R-A	Residential – Rural and Agricultural
R-1 R-LT	Residential Residential Limited Townhouses	R-L	Residential – Single-family [Dimensions vary to protect character] ~~R-LT converted to R-1A~~.[7]
MH	Mobile Home Developments	R-MC	Residential – Manufactured Home Community
R-T	Residential Townhouses	R-T	Residential – Townhouse
R-2 R-G	Residential Medium Density Residential Garden Apartment	R-ML	Residential – Multi-family Low Density
R-3	Residential High Density	R-MH	Residential – Multi-family High Density
Office and Commercial Zones		**Mixed-use Zone Districts**	
R-C O-1	Residential/Commercial Office and Institutional	MX-T	Mixed-use – Transition
C-1	Neighborhood Commercial	MX-L	Mixed-use – Low Intensity
C-2	Community Commercial	MX-M	Mixed-use – Medium Intensity ***East Side:*** *all C-2.* ***West Side:*** *PT areas, lots <5 acres, designated C-2 (SC) shopping center sites.*
		NR-C	Non-residential – Commercial ***West Side:*** *outside of PT areas, lots 5+ acres, not designated C-2 (SC) shopping center.*

[7] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92]

Table 2-2-1: Summary Table of Zone Districts			
Previous Zone District		**IDO Zone District**	
C-3	Heavy Commercial	MX-H	Mixed-use – High Intensity ***East Side:*** *UC-AC-MS-PT-MT areas.* ***West Side:*** *PT areas.*
		NR-C	Non-residential – Commercial *All C-3 areas not listed above (which converted to MX-H).*
Form-based Zones		**Form-based Zone Districts and Sub-zones**	
SU-3	Downtown 2025 SDP Housing District	MX-FB-ID	Mixed-use – Form-based Infill Development Sub-zone *Within Downtown Center.*
		R-MH	Residential – Multi-family High Density *Outside of Downtown Center.*
	Downtown 2025 SDP Mixed-use Corridor	MX-FB-FX	Mixed-use – Form-based Flexible Development Sub-zone *Within Downtown Center.*
		MX-M	Mixed-use – Medium Intensity *Outside of Downtown Center.*
	Downtown 2025 SDP Arts & Entertainment	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone
	Downtown 2025 SDP Government/Financial/Hospitality District	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone *Within Downtown Center.*
		MX-H	Mixed-use – High Intensity *Outside of Downtown Center.*
	Downtown 2025 SDP Warehouse District	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone
SU-1	Form-based Zones	MX-FB	Mixed-use – Form-based Zone District *Replaced SU-1 Form-based Zones in the Zoning Code.*
	Planned Neighborhood Development (PND)	MX-FB-ID	Mixed-use – Form-based Infill Development Sub-zone
	Mixed-use (MX)	MX-FB-FX	Mixed-use – Form-based Flexible Development Sub-zone
	Transit-oriented Development – Community Activity Center (TOD-COM)	MX-FB-AC	Mixed-use – Form-based Activity Center Sub-zone
	Transit-oriented Development – Major Activity Center (TOD-MAC)	MX-FB-UD	Mixed-use – Form-based Urban Development Sub-zone
Industrial Zones		**Non-residential Zone Districts**	
C-3	Heavy Commercial	MX-H	Mixed-use – High Intensity ***East Side:*** *UC-AC-MS-PT-MT areas.* ***West Side:*** *PT areas.*
		NR-C	Non-residential – Commercial *All C-3 areas not listed above (which converted to MX-H).*
IP	Industrial Park	NR-BP	Non-residential – Business Park
M-1	Light Manufacturing	NR-LM	Non-residential – Light Manufacturing
M-2	General Manufacturing	NR-GM	Non-residential – General Manufacturing

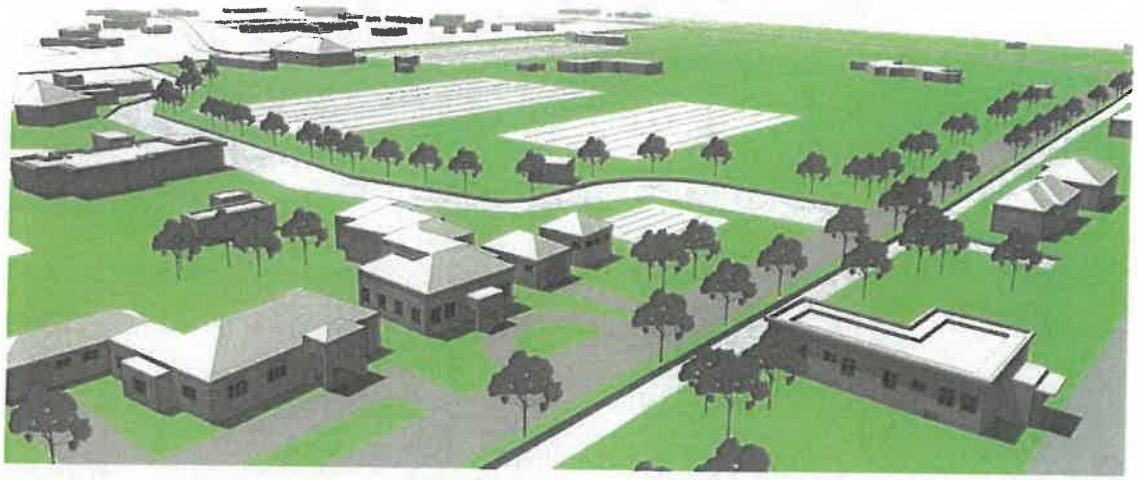
Table 2-2-1: Summary Table of Zone Districts			
Previous Zone District		**IDO Zone District**	
Special Use Zones		**Sensitive Use Zone Districts**	
SU-1	Special Use	NR-SU	Non-residential – Sensitive Use *Zones converted to the closest match according to the highest referenced zone or use in the zone description or to PD.*
SU-2 SU-3	Special Neighborhood Special Center (other than Downtown)	*SU-2 and SU-3 zones integrated into IDO zone districts, development standards, and procedures or as small areas in Overlay zones, Use-specific Standards, Development Standards, or Administration and Enforcement standards. Zones converted to the closest match identified where Sector Development Plan referenced other zones.*	
P P-R	Parking Parking Reserve	*Converted to MX-L for paid parking lots or to match the zone of the primary use the parking lot served.*	
Various		NR-PO	Non-residential – Parks & Open Space -NR-PO-A City-owned or Managed Parks -NR-PO-B Major Public Open Space -NR-PO-C Non-City Parks and Open Space -NR-PO-D City BioPark
Planned Development Zones		**Planned Development Zone Districts**	
SU-1 PRD R-D	Planned Residential Development Residential & Related Uses – Developing Area	PD	Planned Development *If land use was clearly identifiable as low-density residential land use / development pattern: R-L or R-T.*
PC	Planned Community	PC	Planned Community

2-3 RESIDENTIAL ZONE DISTRICTS

2-3(A) RESIDENTIAL – RURAL AND AGRICULTURAL ZONE DISTRICT (R-A)

2-3(A)(1) Purpose

The purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



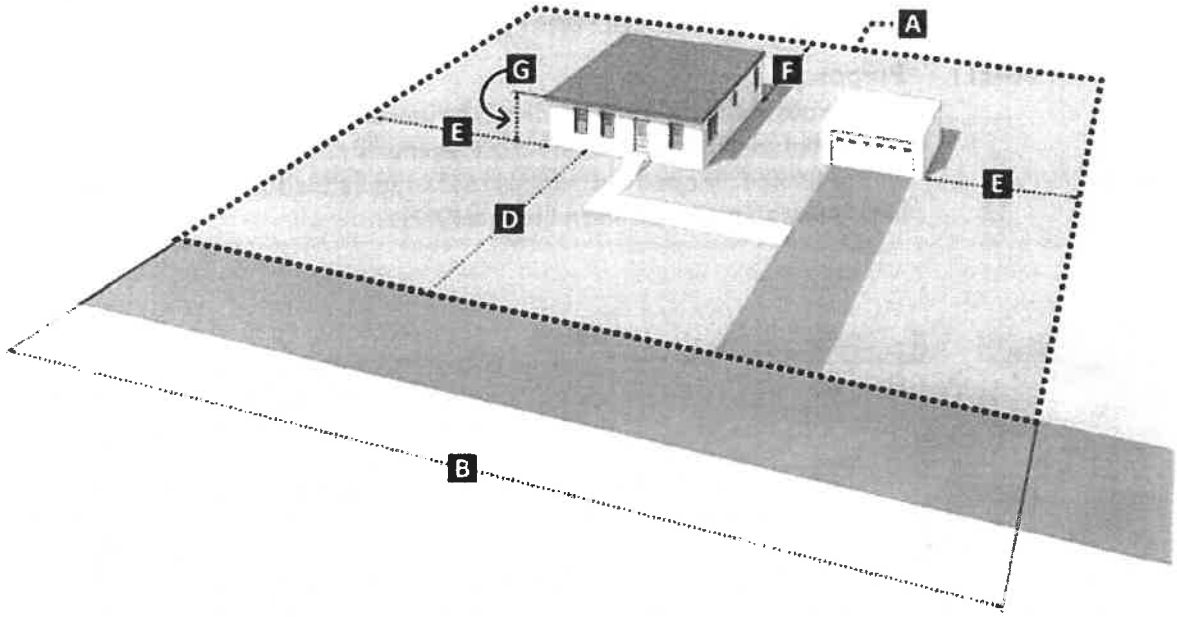
2-3(A)(2) Use and Development Standards

Table 2-3-1: R-A Zone District Dimensional Standards Summary
See Table 5-1-1 for complete Dimensional Standards

Site Standards		
A	Lot size, minimum	10,890 sq. ft.
B	Lot width, minimum	75 ft.
C	Usable open space, minimum	N/A
Setback Standards		
D	Front, minimum	20 ft.
E	Side, minimum	10 ft.
F	Rear, minimum	25 ft.
Building Height		
G	Building height, maximum	26 ft.

Table 2-3-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



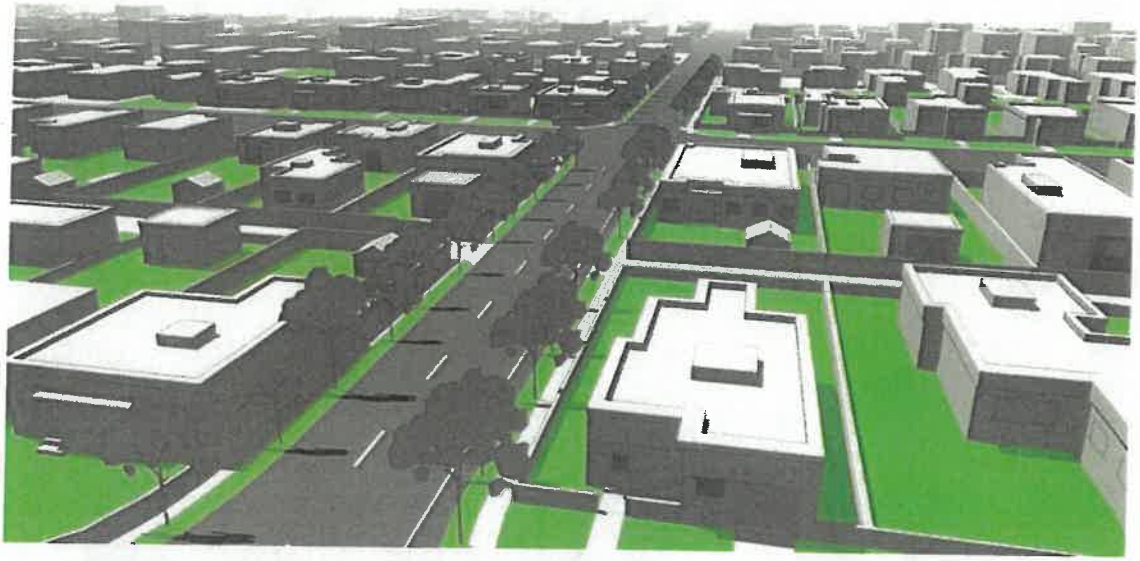
2-3(A)(3) District Standards

None.

2-3(B) RESIDENTIAL – LOW-DENSITY ~~SINGLE-FAMILY~~ ZONE DISTRICT (R-L ~~R-1~~)

2-3(B)(1) Purpose[8]

The purpose of the R-L zone district is to provide for neighborhoods of low-density residential development ~~single-family homes~~ with a variety of housing options ~~lot sizes and dimensions~~. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family ~~detached~~[9] dwellings ~~homes~~ on individual lots, duplexes, and triplexes, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



2-3(B)(2) Use and Development Standards

Table 2-3-3: ~~R-1 R-2~~ Zone District Dimensional Standards Summary[10]

See Table 5-1-1 for complete Dimensional Standards

	~~R-1 Sub-zone~~	A	B	C	D
Site Standards					
A	Lot size, minimum	3,500 sq. ft.	~~5,000 sq. ft.~~	~~7,000 sq. ft.~~	~~10,000 sq. ft.~~
B	Lot width, minimum	25 ft.	~~35 ft.~~	~~50 ft.~~	~~70 ft.~~
C	Usable open space, minimum	N/A	~~N/A~~	~~N/A~~	~~N/A~~
Setback Standards					
D	Front, minimum	10 ft.	~~15 ft.~~		~~20 ft.~~
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.			~~10 ft.~~
F	Rear, minimum	10 ft.	~~15 ft.~~		

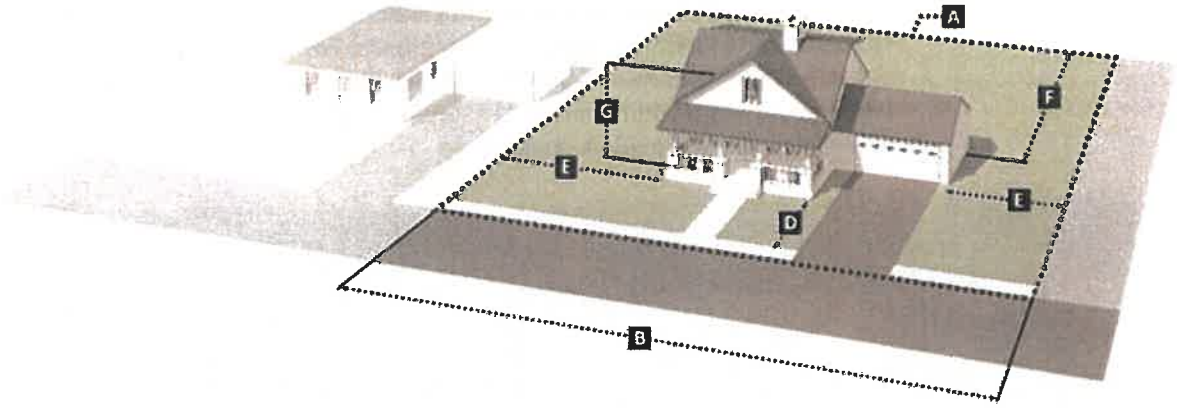
Table 2-3-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8

[8] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency to use defined term and reflect proposed changes to duplex and townhouse. [Spreadsheet Item #2]
[9] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[10] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92].

Building Height		
G	Building height, maximum	26 ft.

Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(B)(3) District Standards

None.

2-3(C) RESIDENTIAL – MANUFACTURED HOME COMMUNITY ZONE DISTRICT (R-MC)

2-3(C)(1) Purpose

The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design. Allowable uses in the R-MC zone district are shown in Table 4-2-1.



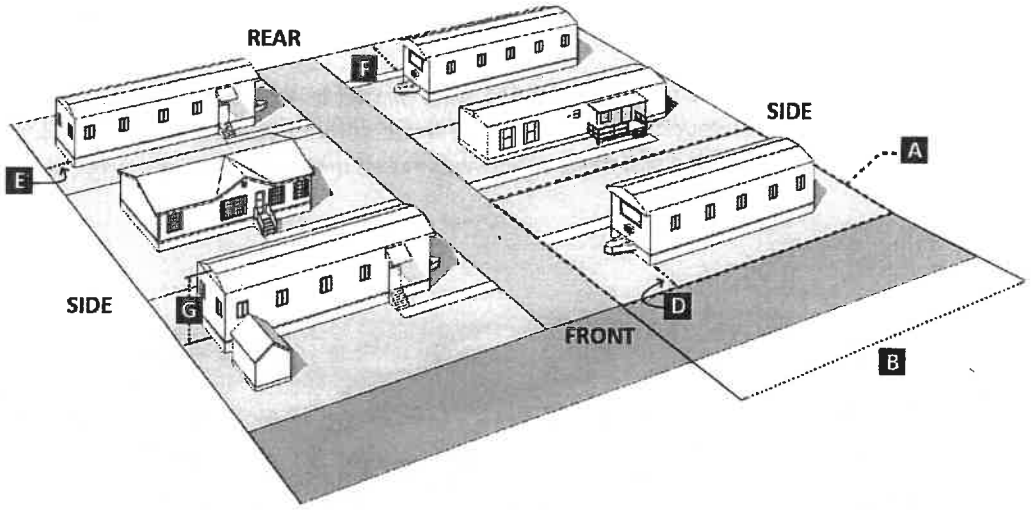
2-3(C)(2) Use and Development Standards

Table 2-3-5: R-MC Zone District Dimensional Standards Summary
See Table 5-1-1 for complete Dimensional Standards

Site Standards		
A	Lot size, minimum	2,500 sq. ft. / space
B	Lot width, minimum	40 ft. / space
C	Usable open space, minimum	400 sq. ft. / space
Setback Standards		
D	Front, minimum	15 ft.
E	Side, minimum	Interior: 5 ft. Street side of corner lots: 10 ft.
F	Rear, minimum	10 ft.
Building Height		
G	Building height, maximum	26 ft.

Table 2-3-6: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(C)(3) District Standards

2-3(C)(3)(a) Manufactured and mobile homes that are not installed on a permanent foundation shall be skirted with materials similar in color, texture, and appearance to the siding of the manufactured or mobile home.

2-3(C)(3)(b) Anchorages and tie-downs constructed to comply with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code) shall be provided on each manufactured home space or lot to prevent overturning or uplift of the manufactured home.

2-3(C)(3)(c) Motor vehicles that are not parked inside a building shall be operative and not partially or completely dismantled.

2-3(C)(3)(d) Carports, patios, decks, and accessory buildings may be located in side and rear setback areas of individual manufactured or mobile home sites. In such development, accessory buildings may not be located in any setbacks, usable open space, or landscape buffers required for the manufactured home community.

2-3(C)(3)(e) Storage sheds, accessory buildings, and carports shall be constructed of suitable weather-resistant materials.

2-3(C)(3)(f) All yard areas and other open spaces not otherwise paved or occupied by structures shall be landscaped and maintained.

2-3(C)(3)(g) In cases where the owner of a manufactured home community intends to change the use or rezone the property to a zone district other than R-MC, which will result in expiration or termination of resident occupancy, the owner shall mail each resident written notice of their intent not less than 18 months prior to the rezoning of the property.

2-3(C)(3)(h) See § 14-16-6-8(C)(7) for nonconformity provisions for mobile home dwellings and developments.

2-3(D) RESIDENTIAL – TOWNHOUSE ZONE DISTRICT (R-T)

2-3(D)(1) Purpose

The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in Table 4-2-1.



2-3(D)(2) Use and Development Standards

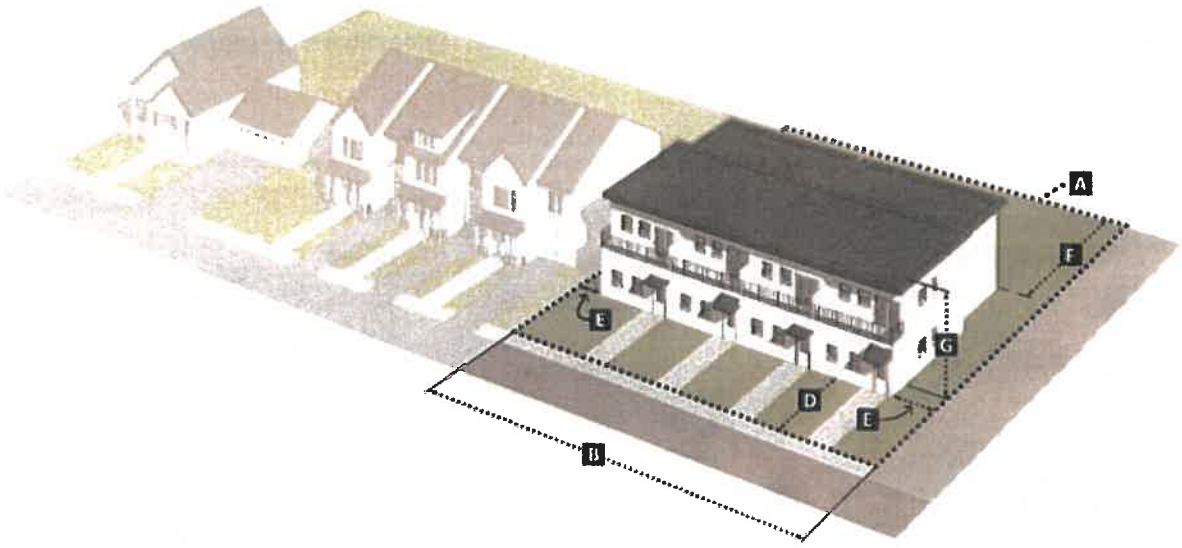
Table 2-3-7: R-T Zone District Dimensional Standards Summary
See Table 5-1-1 for complete Dimensional Standards

	Development Type	Single- or Two-family Detached[11]	Townhouse or Other Allowable Use
Site Standards			
A	Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.
B	Lot width, minimum	35 ft.	22 ft.
C	Usable open space, minimum	N/A	
Setback Standards			
D	Front, minimum	10 ft.	
E	Side, minimum	Interior: 5 ft. / Street side of corner lots: 10 ft. UC-MS-PT: 0 ft.	
F	Rear, minimum	15 ft.	
Building Height			
G	Building height, maximum	26 ft.	

Table 2-3-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12

[11] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]



2-3(D)(3) District Standards

None.

2-3(E) RESIDENTIAL – MULTI-FAMILY LOW DENSITY ZONE DISTRICT (R-ML)

2-3(E)(1) Purpose

The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.



2-3(E)(2) Use and Development Standards

Table 2-3-9: R-ML Zone District Dimensional Standards Summary
See Table 5-1-1 for complete Dimensional Standards

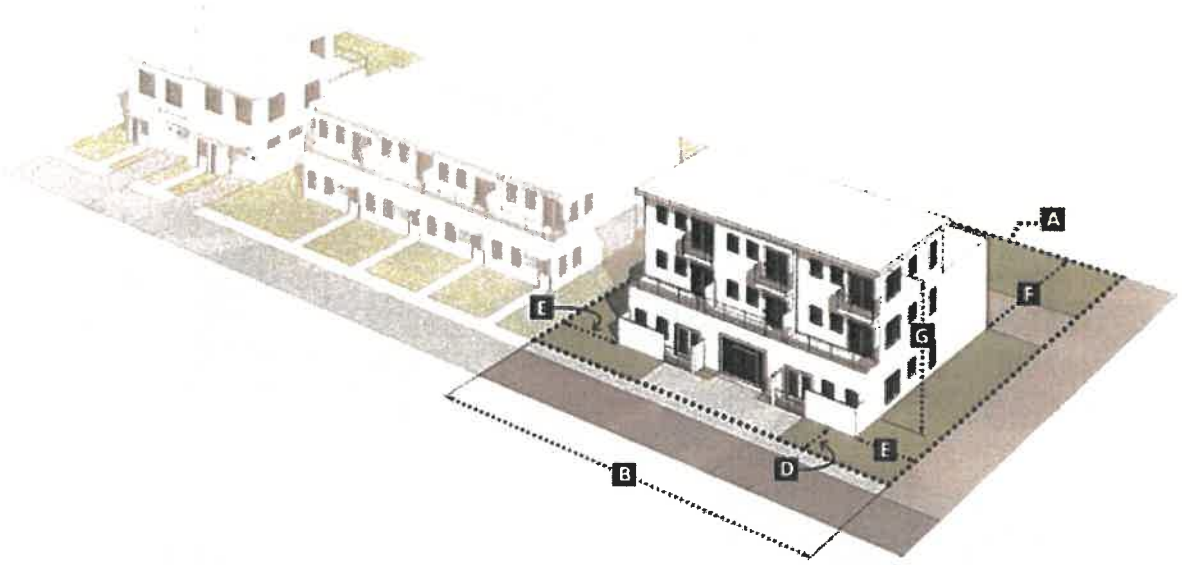
	Development Type	Single- or Two-family Detached[12]	Townhouse or other allowable use	Multi-family
Site Standards				
A	Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.	5,000 sq. ft.
B	Lot width, minimum	35 ft.	22 ft.	50 ft.
C	Usable open space, minimum	≤1 BR: 225 sq. ft. / unit 2 BR: 285 sq. ft. / unit ≥3 BR: 350 sq. ft. / unit UC-MS-PT: 50% reduction		
Setback Standards				
D	Front, minimum	15 ft.		
E	Side, minimum	Interior: 5 ft. / Street side of corner lots: 10 ft. / UC-MS-PT: 0 ft.		
F	Rear, minimum	15 ft.		
Building Height				
G		38 ft.		

Table 2-3-10: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

[12] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

Building height, maximum	



2-3(E)(3) District Standards

None.

2-3(F) RESIDENTIAL – MULTI-FAMILY HIGH DENSITY ZONE DISTRICT (R-MH)

2-3(F)(1) Purpose

The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in Table 4-2-1.



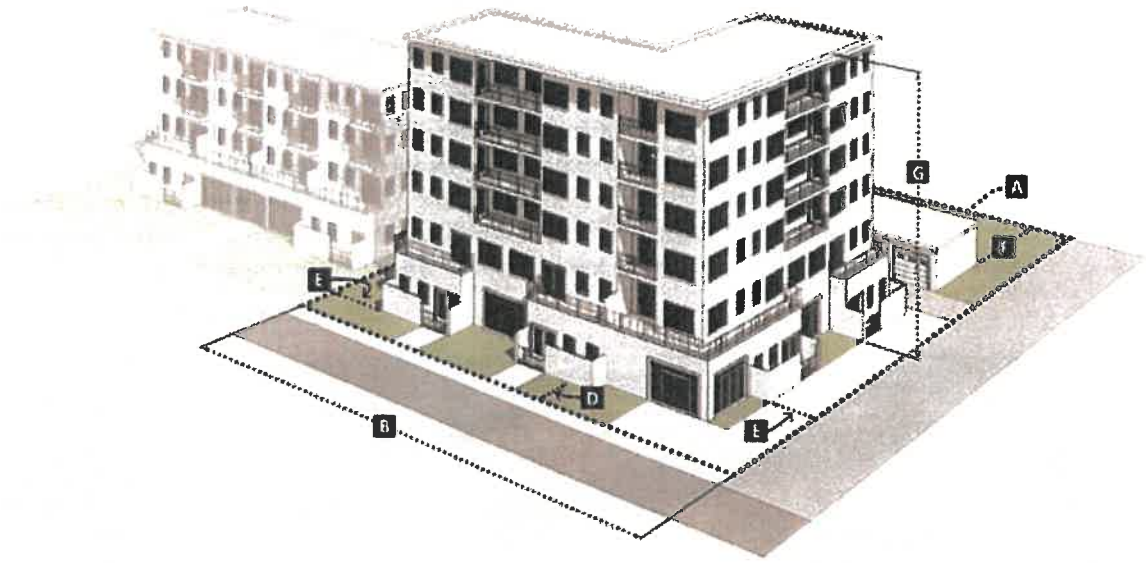
2-3(F)(2) Use and Development Standards

Table 2-3-11: R-MH Zone District Dimensional Standards Summary
See Table 5-1-1 for complete Dimensional Standards

	Development Location	General	UC-MS-PT
Site Standards			
A	Lot size, minimum	10,000 sq. ft.	
B	Lot width, minimum	150 ft.	100 ft.
C	Usable open space, minimum	≤1 BR: 225 sq. ft. / unit 2 BR: 285 sq. ft. / unit ≥3 BR: 350 sq. ft. / unit	50% reduction
Setback Standards			
D	Front, minimum / maximum	15 ft. / N/A	0 ft. / 10 ft.
E	Side, minimum / maximum	Interior: 5 ft.; Street side of corner lots: 10 ft.	0 ft. / Street side: 15 ft.
F	Rear, minimum	15 ft.	
Building Height			
G	Building height, maximum	48 ft.	65 ft.
		>100 ft. from all lot lines: N/A	

Table 2-3-12: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-3(F)(3) District Standards

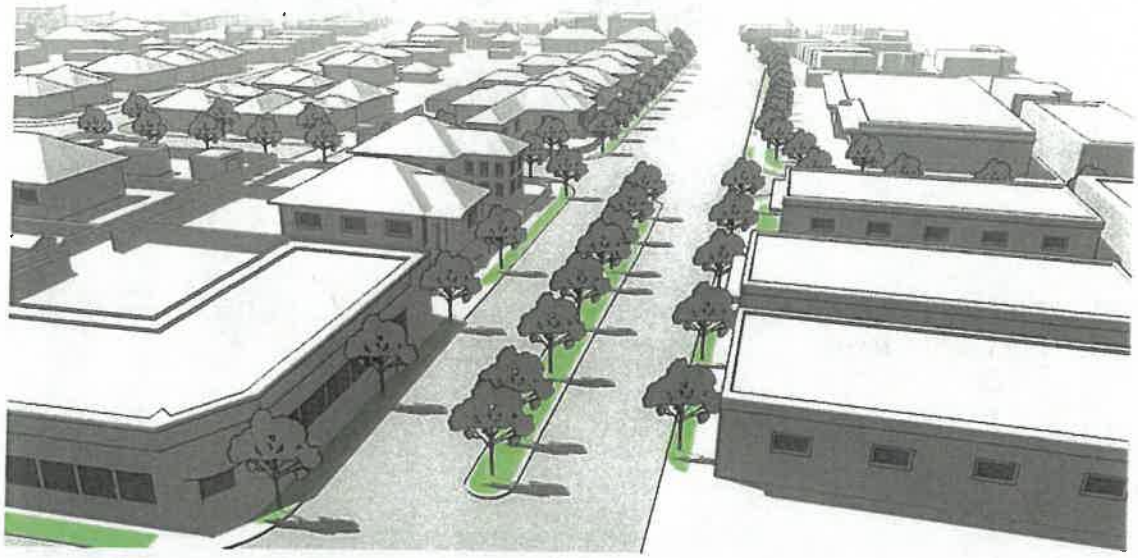
Non-residential conditional uses are limited to types and amounts that are justified to serve residents in the R-MH zone district.

2-4 MIXED-USE ZONE DISTRICTS

2-4(A) MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

2-4(A)(1) Purpose

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.



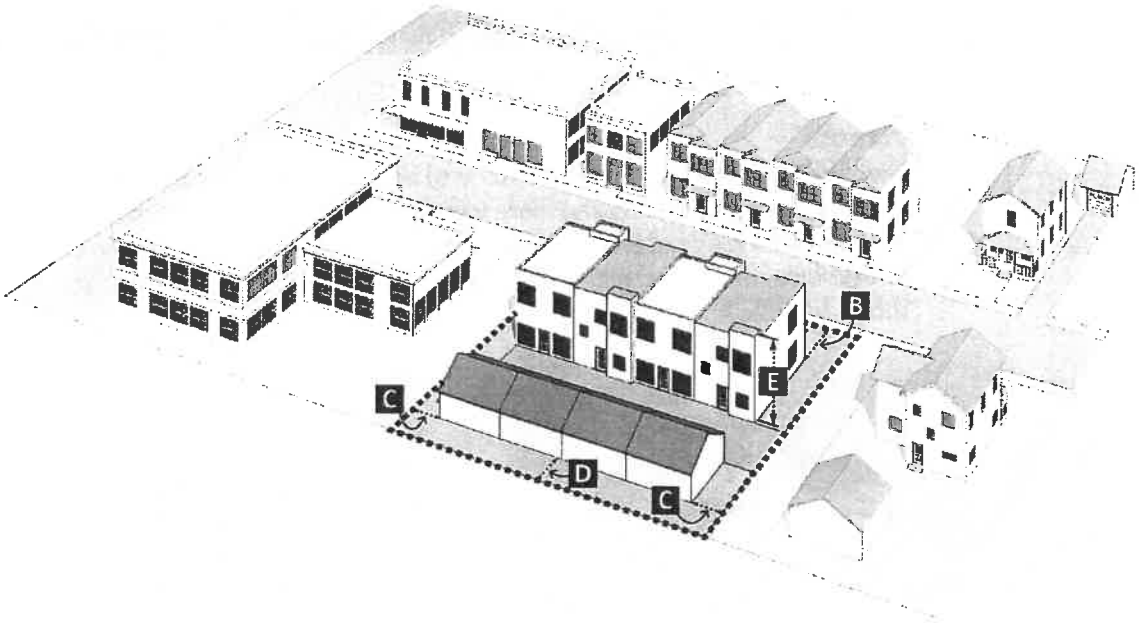
2-4(A)(2) Use and Development Standards

Table 2-4-1: MX-T Zone District Dimensional Standards Summary
See Table 5-1-2 for complete Dimensional Standards

	Development Location	General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
E	Building height, maximum	30 ft.	

Table 2-4-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



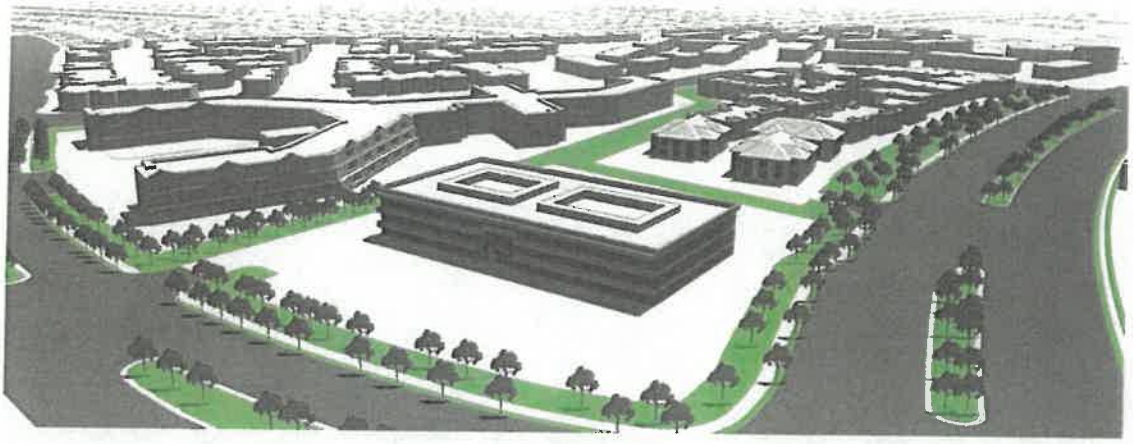
2-4(A)(3) District Standards

None.

2-4(B) MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

2-4(B)(1) Purpose

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.



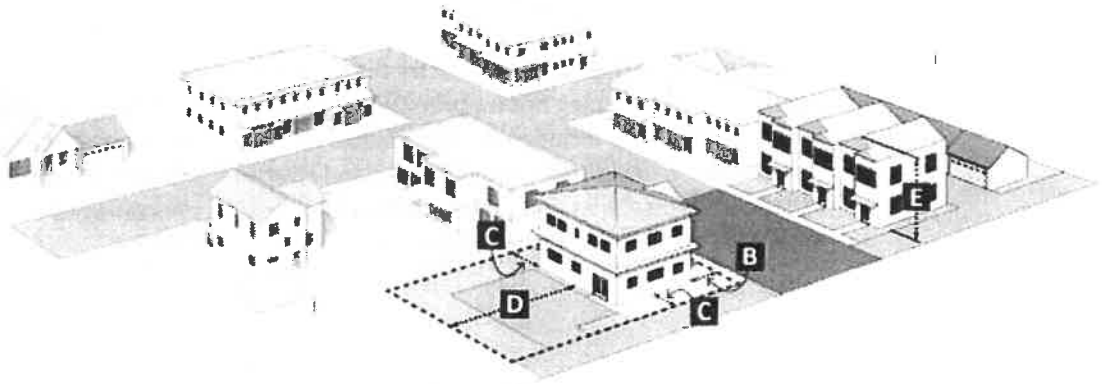
2-4(B)(2) Use and Development Standards

Table 2-4-3: MX-L Zone District Dimensional Standards Summary
See Table 5-1-2 for complete Dimensional Standards

	Development Location	General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
E	Building height, maximum	38 ft.	55 ft.

Table 2-4-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



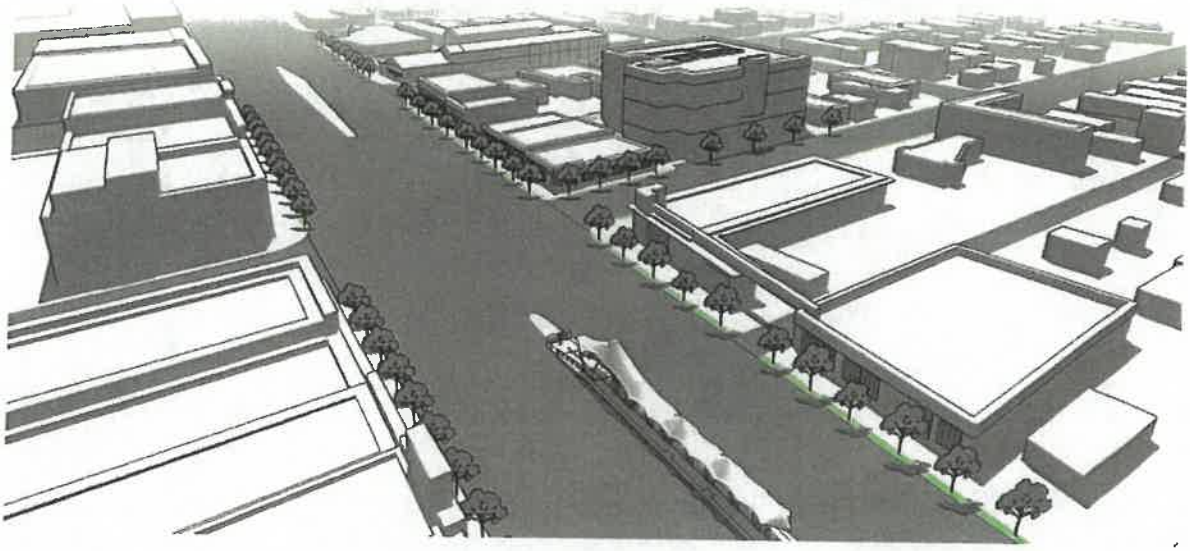
2-4(B)(3) District Standards

None.

2-4(C) MIXED-USE – MEDIUM INTENSITY ZONE DISTRICT (MX-M)

2-4(C)(1) Purpose

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.



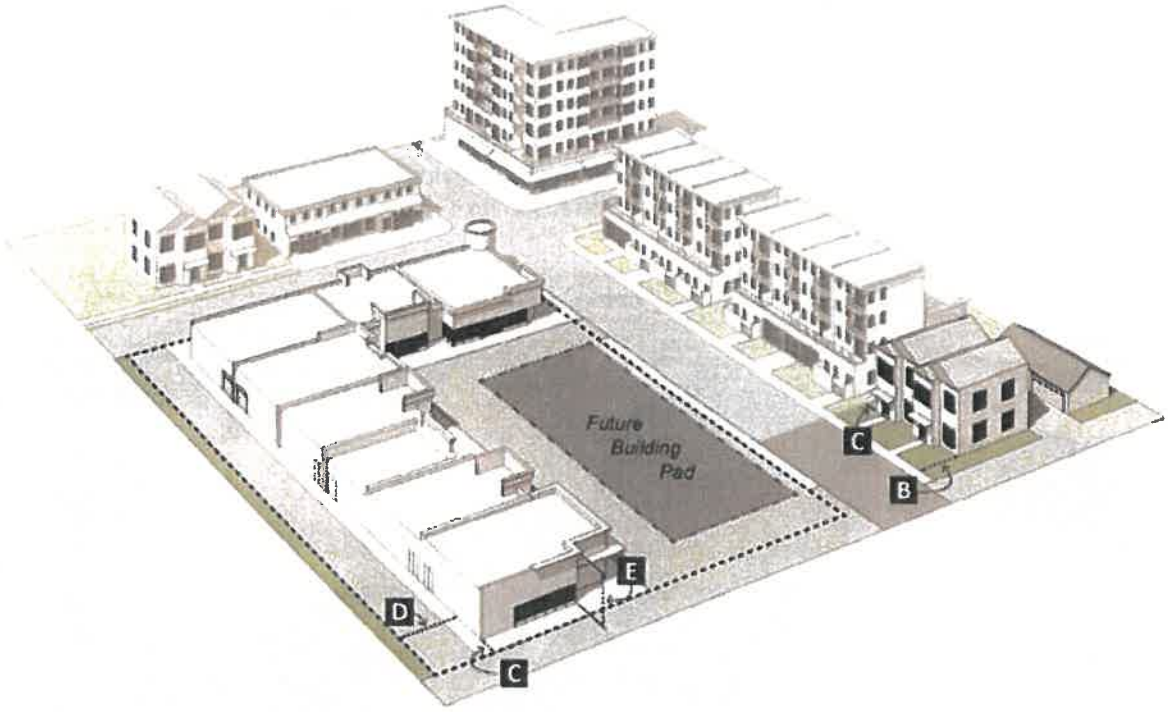
2-4(C)(2) Use and Development Standards

Table 2-4-5: MX-M Zone District Dimensional Standards Summary
See Table 5-1-2 for complete Dimensional Standards

Development Location		General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
E	Building height, maximum	48 ft.	65 ft.
		>100 ft. from all lot lines: N/A	

Table 2-4-6: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-4(C)(3) District Standards

None.

2-4(D) MIXED-USE – HIGH INTENSITY ZONE DISTRICT (MX-H)

2-4(D)(1) Purpose

The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Allowable uses are shown in Table 4-2-1.



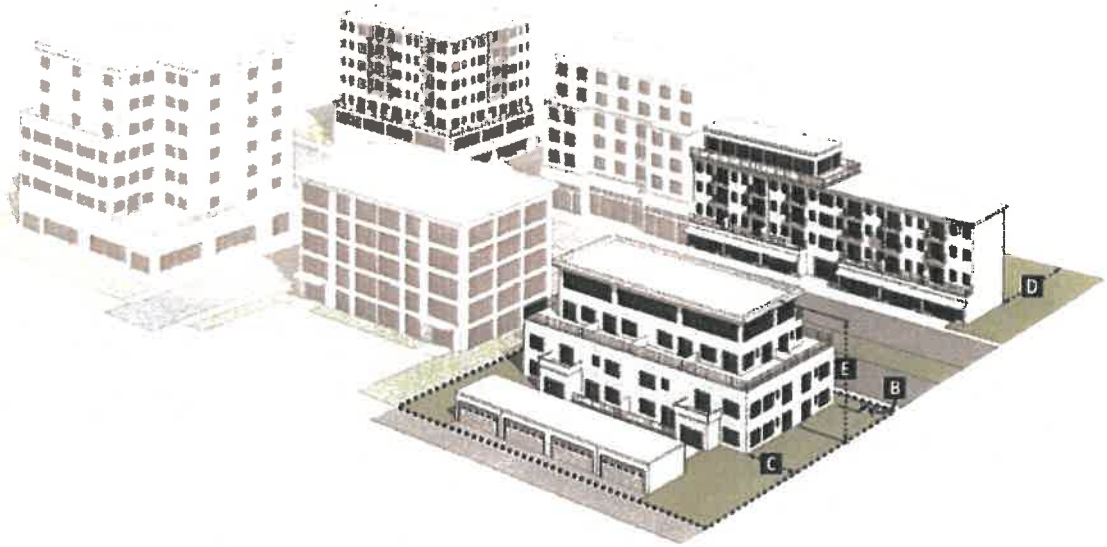
2-4(D)(2) Use and Development Standards

Table 2-4-7: MX-H Zone District Dimensional Standards Summary
See Table 5-1-2 for complete Dimensional Standards

	Development Location	General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
E	Building height, maximum	68 ft. >100 ft. from all lot lines: N/A	75 ft.

Table 2-4-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



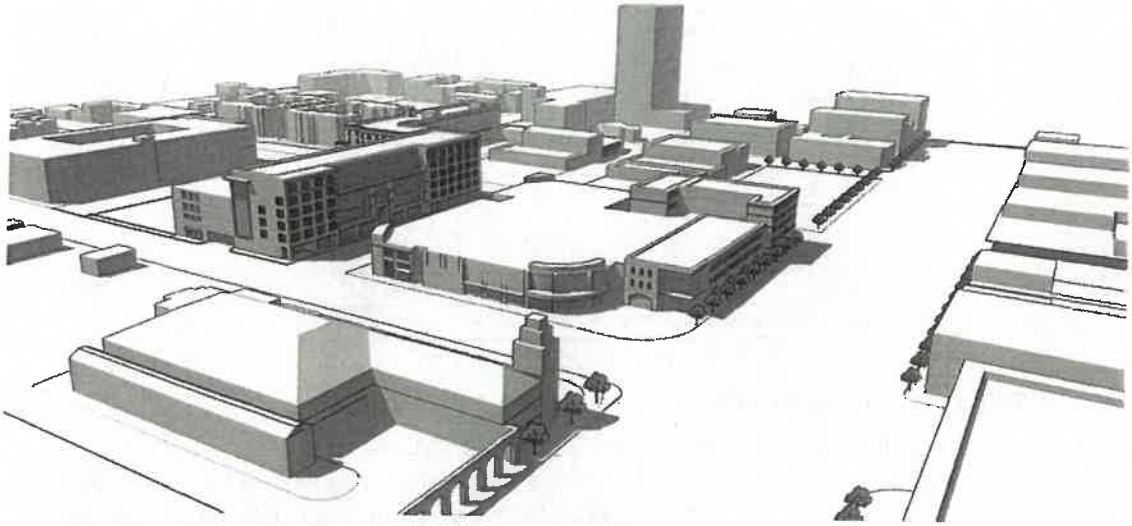
2-4(D)(3) District Standards

None.

2-4(E) MIXED-USE – FORM-BASED ZONE DISTRICT (MX-FB)

2-4(E)(1) Purpose

The purpose of the MX-FB zone district is to allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy establish or reinforce a well-defined urban character. Sub-zones within this zone district contain form-based controls tailored to the distinct character of each area where the district is applied. Allowable and prohibited uses are specified for each sub-zone in § 14-16-2-4(E)(3)(c).





2-4(E)(2) Other Standards

Form-based controls in this § 14-16-2-4(E) prevail over other IDO standards. Where this Subsection does not specify a different standard, applicable IDO standards in other Sections apply.

Table 2-4-9: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses[1]	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

[1] Allowable Uses only apply in the FB-MX-ID sub-zone.

2-4(E)(3) District Standards

2-4(E)(3)(a) Eligibility for Rezoning to MX-FB

A Site Plan – EPC that specifies site and development standards shall be reviewed and decided by the EPC in conjunction with review and decision of a zone change request pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council).

2-4(E)(3)(b) Form-based Sub-zones

The MX-FB zone district includes the following 4 sub-zones, each of which has uses and development standards specified in this § 14-16-2-4(E)(3).

1. Form-based Infill Development (MX-FB-ID)
   The purpose of the MX-FB-ID sub-zone is to encourage context-sensitive development on sites in developed areas along streets designated as collectors or arterials. The MX-FB-ID sub-zone provides opportunities to introduce neighborhood-scale uses to serve nearby residents.
2. Form-based Flexible Development (MX-FB-FX)
   The purpose of the MX-FB-FX sub-zone is to support pedestrian-scale mixed-use development that is integral to an area designated as an Area of Change in the ABC Comp Plan, as amended.
3. Form-based Activity Center (MX-FB-AC)

The purpose of the MX-FB-AC sub-zone is to provide community-scale non-residential and high-density residential development in areas designated as Activity Centers in the ABC Comp Plan, as amended. Buildings are generally smaller than in the MX-FB-UD sub-zone.

4. Form-based Urban Development (MX-FB-UD)
The purpose of the MX-FB-UD sub-zone is to allow a mix of high-density residential and high-intensity non-residential development in areas designated as Downtown or Urban Center in the ABC Comp Plan, as amended. The MX-FB-UD sub-zone is intended to create a compact, pedestrian-oriented urban form with uses that are served by and support transit.

2-4(E)(3)(c) Use Regulations

1. The allowable and prohibited land uses in each sub-zone are specified in Table 2-4-10.
2. All allowable uses shall be conducted within a fully enclosed portion of a building, with the following exceptions:
   a. Any use in the Telecommunications, Towers, and Utilities category in Table 4-2-1.
   b. Community garden.
   c. Farmers' market.
   d. Garden.
   e. Mobile vending cart.
   f. Mobile food truck.
   g. Mobile food truck court.
   h. Outdoor dining area.
3. All allowable uses must follow any other applicable Use-specific Standards in § 14-16-4-3.

Table 2-4-10: Allowable and Prohibited Uses in the MX-FB Sub-zones

	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Allowable Uses	Per MX-T allowable uses in Table 4-2-1, unless listed as prohibited	All uses unless listed as prohibited		
Prohibited Uses	Any use that requires NR-SU zoning Adult Entertainment Adult Retail Paid Parking Lot Heavy Manufacturing Special Manufacturing Drive-through or drive-up facility			

~~2-4(E)(3)(d)~~

2-4(E)(3)(d) Dimensional Standards

Table 2-4-11: Dimensional Standards in the MX-FB Sub-zones

Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Site Standards				
Usable open space, minimum[1][2][3]	15% UC-MS-PT: 50% reduction	10%	5%	
Setback Standards				
Front, minimum	0 ft.			
Front, maximum	15 ft.	10 ft.	15 ft.	10 ft.
	60% of front property line width must be occupied by the primary building constructed within the required front setback area. On a corner lot, the required 60% must begin at the corner.			
Side, minimum	0 ft.			
Side, maximum	Interior: N/A Street side of corner lots: 15 ft.			Interior: N/A Street side of corner lots: 10 ft.
Rear, minimum	15 ft. 0 feet where rear lot line abuts a street or alley.	10 ft.	5 ft.	0 ft.
Building Height				
Building height, minimum	N/A			30 ft.
Ground floor height, minimum	8 ft., urban residential building frontage 10 ft., all other building frontage types			
Building height, maximum	<20 ft. from front property line: 35 ft.	<20 ft. from front property line: 45 ft.		
	≥20 ft. from front lot line: 55 ft.	≥20 ft. from front lot line: 65 ft.	≥20 ft. from front lot line: 75 ft.	≥20 ft. from front lot line: N/A
		UC-MS-PT: 12 ft. Structured Parking Bonus[4]		
		UC-MS-PT: 12 ft. Workforce Housing Bonus[4]		

[1] For the MX-FB zone district only, usable open space is measured as a percentage of gross floor area of multi-family dwelling units.
[2] Usable open space is not required for properties located within 1,500 feet in any direction of any NR-PO-A or NR-PO-B sub-zone.
[3] See § 14-16-2-4(E)(3)(e) for alternative standards. [13]
[4] This bonus does not apply within 20 ft. of the front lot line.

2-4(E)(3)(e) Usable Open Space Alternatives[14]

In MX-FB-UD, buildings constructed prior to the effective date of this IDO that cannot comply with usable open space requirements pursuant to Table 2-4-11 may provide one of the following options as an alternative.

1. Streetscape.
   One of the following streetscape improvements on the subject property abutting public right-of-way or in the public right-of-way, which may require a revocable permit from the City:
   a. Sidewalks at least 2 feet wider than required by the DPM.

[13] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Usable Open Space in MX-FB-UD. [Spreadsheet Item #3]
[14] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Usable Open Space in MX-FB-UD, **Condition #24**. [Spreadsheet Item #3]

b. Street furniture to include at a minimum 1 seating feature and 1 planter.

c. Pedestrian-scale lighting, such as bollard and pathway luminaires, installed along sidewalks or pedestrian walkways.

d. Green infrastructure improvements as approved by an Infrastructure Improvements Agreement (IIA) pursuant to § 14-16-5-4(O).

e. A dedicated bicycle storage area indoors or as long-term storage lockers.

f. A transit shelter of a type and location acceptable to the City.

g. At least 1 electric vehicle (EV) charging station installed with a rating of 240 volts or higher above what may be required by § 14-16-5-5(C)(9) (Electric Vehicle Parking).

h. At least 5 additional deciduous street trees or deciduous accent trees above what is required pursuant to § 14-16-2-4(E)(3)(i)2 or street trees 2 inches above the caliper required by Table 5-6-1: Minimum Plant Sizes.

2. Green Wall.

a. Green walls shall be installed on at least 50 percent of all street-facing façades or up to the total area of required usable open space in Table 2-4-11, whichever is less.

b. Only vegetation selected from the Official Albuquerque Plant Palette may count toward this requirement.

c. The design shall harvest rainwater to the maximum extent practicable.

3. Green Roof.

a. A green roof shall be installed on at least 50 percent of the total surface area of the building's roof or up to the total area of required usable open space in Table 2-4-11, whichever is less.

b. Only vegetation selected from the Official Albuquerque Plant Palette may count toward this requirement.

c. The design shall harvest rainwater to the maximum extent practicable.

4. In-lieu-of-fee.
A fee shall be paid that is equivalent to 1 percent of the value of the renovation or redevelopment, as specified in building permits.

5. Solar Photovoltaic (PV) Systems.
Solar Photovoltaic Systems shall be installed on the premises with a capacity sufficient to offset at least 50 percent of the building's projected annual energy consumption, based on

energy modeling submitted by the applicant and reviewed by the City.

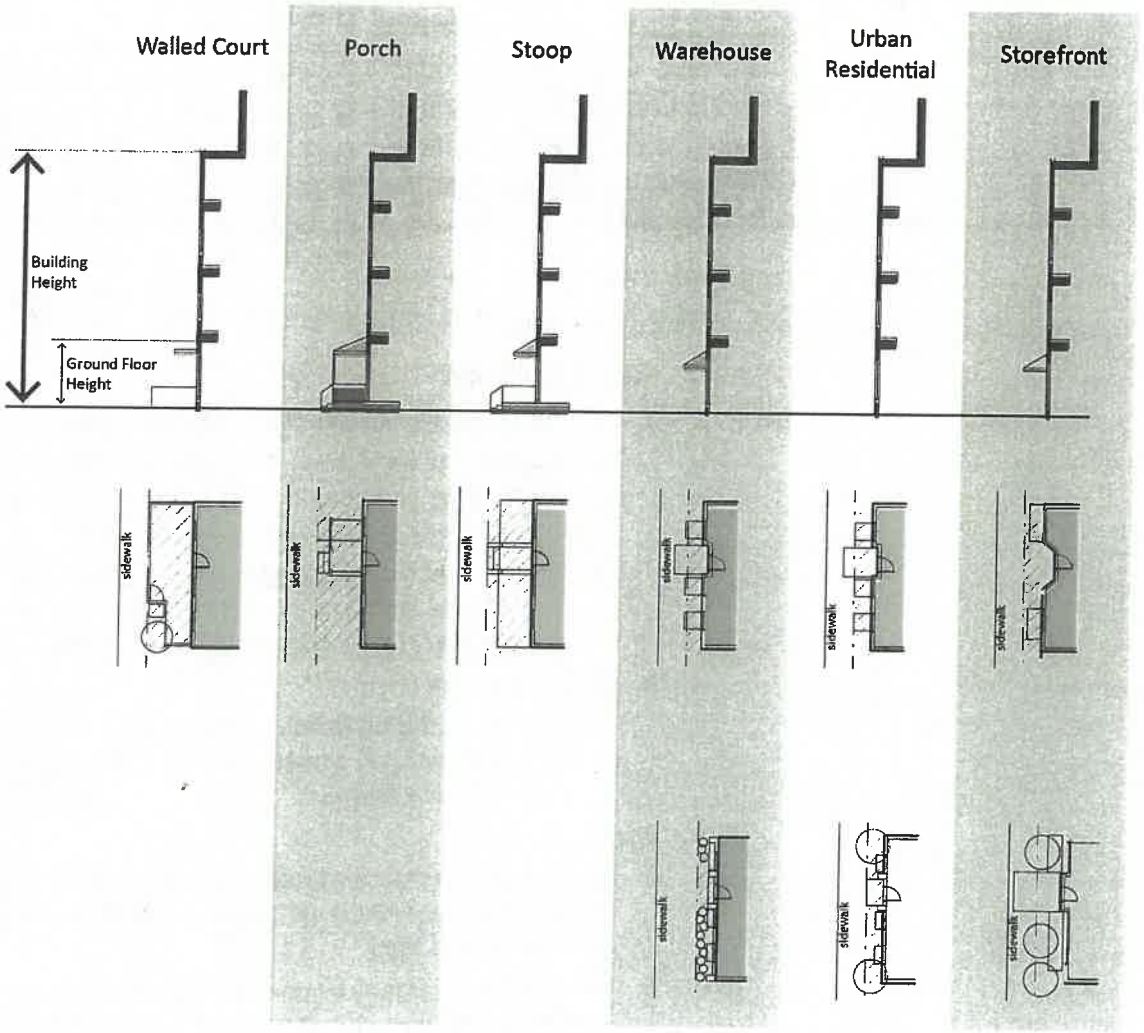
6. Public Art.
One of the following public art options is installed on the premises.
   a. A mural greater than or equal to 64 square feet on a street-facing façade, as reviewed and approved by the City.
   b. Art, including but not limited to, sculpture or a lighting feature, that is privately-owned or coordinated through the City Public Arts Program that is installed to be visible from a public street.

2-4(E)(3)(f) Building Frontages

1. Building Frontage Types
   a. Each ground floor street-facing façade shall have at least 1 primary building frontage type pursuant to Table 2-4-12.
   b. All building frontage types may be combined.
   c. Forecourts, arcades, and walled courts are frontage types allowed in all sub-zones but only as accessory to a storefront, urban residential, or warehouse building frontage.

Table 2-4-12: Primary Building Frontage Types in the MX-FB Sub-zones

Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Frontage Type				
Porch	X	X		
Storefront	X	X	X	X
Stoop	X	X	X	X
Urban residential	X	X	X	X
Warehouse			X	X

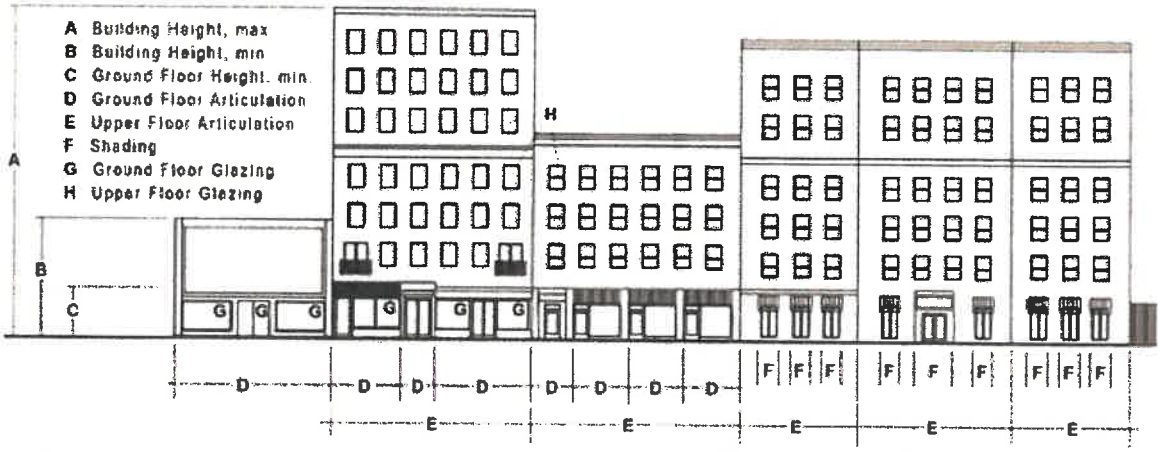


2. Porches and Stoops
   a. A stoop shall be a minimum of 5 feet deep.
   b. A porch shall be a minimum of 5 feet deep and 8 feet wide.
   c. Ramps may be used in place of steps.
3. Arcades

Arcades shall be a minimum of 8 feet wide and a minimum of 8 feet deep.

2-4(E)(3)(g) Façade Design

All buildings in an MX-FB sub-zone must meet all of the relevant standards ~~provisions~~ in this § 14-16-2-4(E)(3)(f). These standards ~~provisions~~ are illustrated in the figure below.[15]



1. Façade Articulation
   a. MX-FB-FX, MX-FB-AC, and MX-FB-UD Sub-zones
      i. Each ground floor street-facing façade shall incorporate variations in height, setback, or material at least every 20 to 50 feet of façade length.
      ii. Each second floor and higher street-facing façade shall incorporate variations in height, setback, or material at least every 50 to 100 feet of façade length.
   b. MX-ID Sub-zone
      i. Each street-facing façade shall incorporate variations in height, setback, or material at least every 20 to 50 feet of façade length.
2. Shading
   a. Shading on street-facing façades is required in all MX-FB sub-zones, except where an urban residential building frontage type is used.
   b. Shading elements may be portales, awnings, canopies, or overhangs and may project to within 2 feet of the curb with a minimum 8 foot vertical clearance.
   c. In the MX-FB-ID, MX-FB-FX, and MX-FB-AC sub-zones, the minimum shading requirement shall be 75 percent of the building width.

[15] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

d. In the MX-FB-UD sub-zone, the minimum shading requirement shall be 50 percent of the building width.

3. Windows and Doors

a. Ground Floor

i. For storefront building frontage types, any street-facing façade shall contain a minimum of 60 percent of its surfaces in transparent windows and/or doors with the lower edge of window sills no higher than 30 inches above the finished floor.

ii. For porch, stoop, and urban residential building frontage types, any street-facing façade shall contain a minimum of 25 percent of its surfaces in transparent windows and/or doors.

iii. For warehouse building frontage types, any street-facing façade shall contain a minimum of 40 percent of its surfaces in transparent windows and/ or doors with the lower edge of window sills no higher than 30 inches above the finished floor.

iv. All buildings shall have at least 1 pedestrian entrance from a street-facing façade. This may be access to a lobby or walled court shared by individual tenants.

v. Building entrances shall be recessed or extend a minimum of 1 foot from the front façade, except where a walled court building frontage type is used.

vi. For buildings in which over 50 percent of the gross floor area of the ground floor is vacant, a Permit – Temporary Window Wrap may be granted pursuant to § 14-16-6-5(E) for window wraps that meet the requirements of § 14-16-5-11(E)(2)(b)2.c to temporarily obscure transparent windows and/or doors with opaque window wrap.

b. Upper Floors
Each second floor and higher façade facing a public street or alley shall contain a minimum of 20 percent of its surface in transparent windows and/or doors.

4. Side and Rear Façades
Each side or rear façade of a primary building adjacent to a Residential or Mixed-use zone district shall have a similar level of façade articulation, materials, and detailing as required in Subsections 1 through 3 above.

2-4(E)(3)(h) Parking

1. Minimum Parking Requirements
The minimum off-street and bicycle parking requirements and parking types for the MX-FB sub-zones are specified in Table

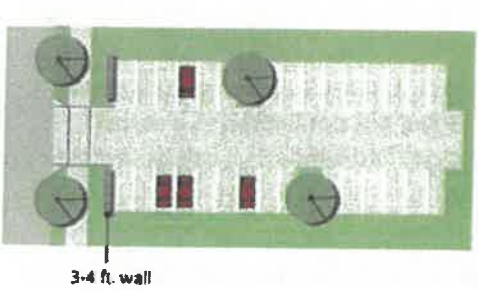
2-4-13, except where off-street parking requirements are modified by § 14-16-5-5(B)(2) (Exemptions and Reductions).

Table 2-4-13: Off-street and Bicycle Parking in the MX-FB Sub-zones

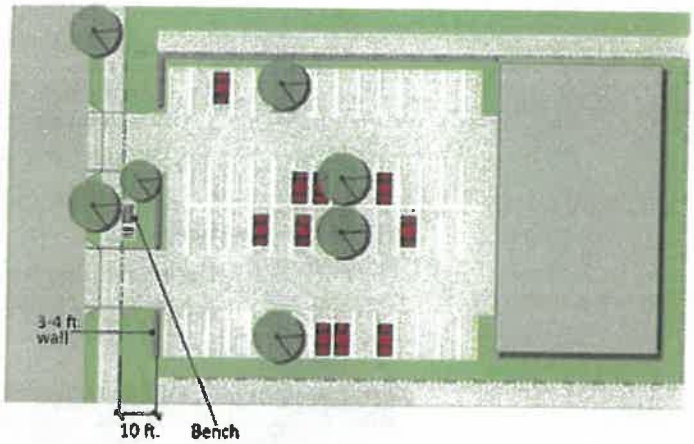
Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Off-street parking, minimum[16]	~~1 space / 1,000 sq. ft. GFA~~		~~1 space / 1,500 sq. ft. GFA~~	~~N/A~~
	No requirement			
Bicycle parking, minimum[17]	~~5 spaces or~~ 1 space / 2,500 ~~2,000~~ sq. ft. GFA or 5 total spaces, whichever is greater			

2. Parking Lot Location and Design
   a. Parking lots may have 1 or multiple drive aisles.
   b. Parking lots shall be located behind or to the side of any primary building on the site.
   c. Parking lots with multiple drive aisles must be set back at least 10 feet from any property line abutting a street.
   d. There is no required setback for parking lots with a single drive aisle.
3. Parking Lot Edges
   a. Parking lots shall have a wall at least 3 feet and no more than 4 feet high parallel to the street.
   b. For parking lots with 2 or more drive aisles, all of the following shall be incorporated into the setback area required by Subsection 2.c above.
      i. The area must be landscaped pursuant to § 14-16-5-6(F)(1)(i)2 (Side and Rear Lot Edges).
      ii. The required wall must be set back at least 10 feet from any property line abutting a street.
      iii. At least 1 bench shall be provided for every 300 square feet of parking lot setback area and shall be located near a required tree and between the required street wall and the street.

[16] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. MX-FB Off-street Parking, Minimum. [Spreadsheet Item #95]
[17] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. MX-FB Bicycle Parking, Minimum. [Spreadsheet Item #96]

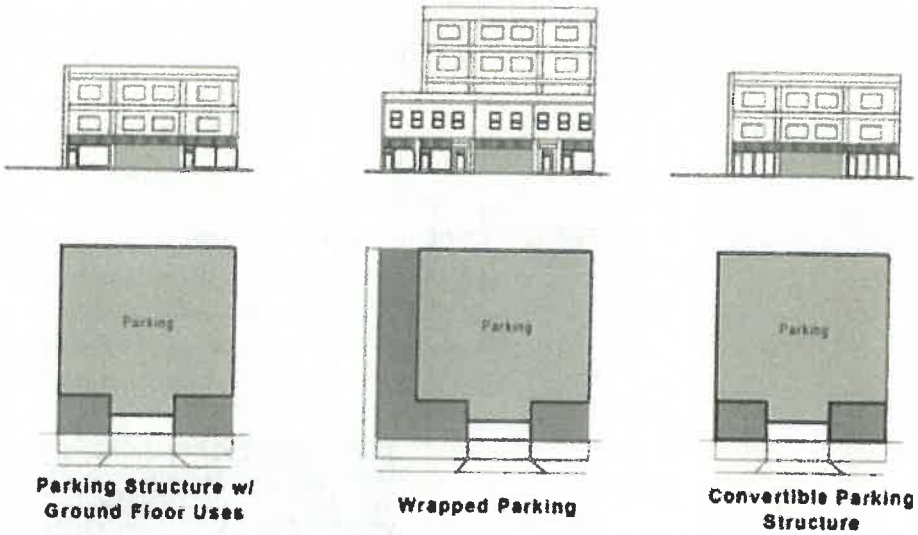


Parking Lot – Single Drive Aisle



Parking Lot – Multiple Drive Aisle

4. Structured and Wrapped Parking
   a. The following parking types are allowed in any MX-FB sub-zone, with requirements as noted. (See figure below.)



Parking Structure w/ Ground Floor Uses

Wrapped Parking

Convertible Parking Structure

   i. Parking structure with ground floor uses
   ii. Wrapped parking
   iii. Convertible parking structure
   iv. Subterranean parking

   b. In addition to the standards ~~provisions~~[18] in § 14-16-5-5(G) (Parking Structure Design), parking structures in any MX-FB zone district shall comply with all of the following requirements.
      i. Any ground floor street-facing façade shall be constructed using either a storefront or an urban

[18] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

residential building frontage type with pedestrian entrances spaced no more than 25 feet apart.

ii. At street corners, at least 1 corner architectural element, including but not limited to a corner entrance, signage, and windows, shall be incorporated into the façade.

2-4(E)(3)(i) Landscaping

1. The minimum landscape area for the MX-FB sub-zones are specified in Table 2-4-14.

Table 2-4-14: Minimum Landscape Area in the MX-FB Sub-zones

Sub-zone	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Percent (%) of the net lot area of each development	15%	10%	5%	

2. Street trees shall be provided pursuant to § 14-16-5-6(D)(1) along all street frontages regardless of the street classification.
3. If areas are required to be landscaped by 2 or more provisions of this IDO, landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements.

2-4(E)(3)(j) Outdoor and Site Lighting

Table 2-4-15: IDO Lighting Designations for the MX-FB Sub-zones specifies the allowable use for each sub-zone. Where multiple designations are specified for a zone district, the note in the table identifies which designation shall be used depending on context.

Table 2-4-15: IDO Lighting Designations for the MX-FB Sub-zones

Lz2 = ANSI/IES Light Zone 2 Lz3 = ANSI/IES Light Zone 2

IDO Lighting Designations	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Lz2	X	X	X	X
Lz3			X[1]	X[1]

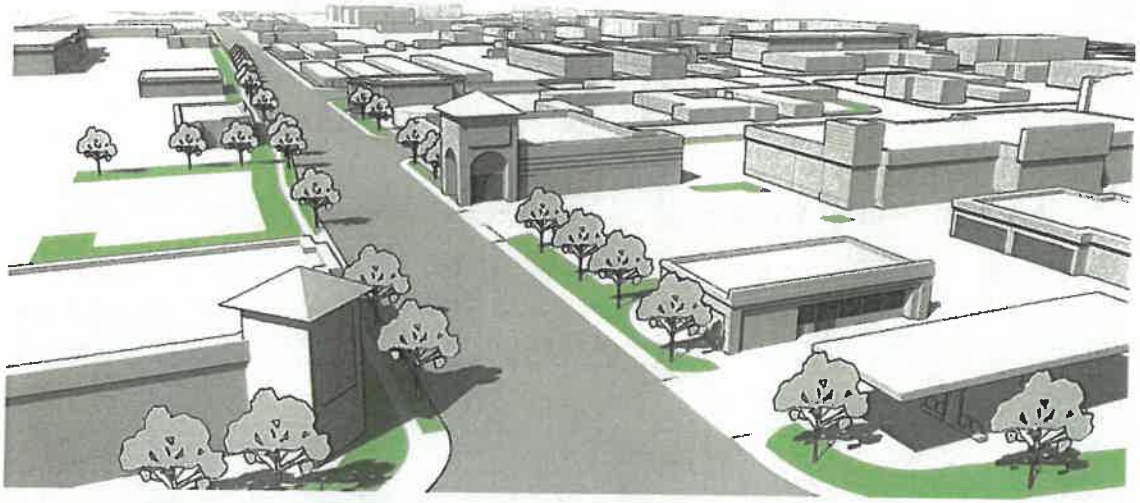
Notes:
[1] Within UC-MS-PT-MT areas, a higher lighting designation is allowed unless the subject property is adjacent to any Residential zone district.

2-5 NON-RESIDENTIAL ZONE DISTRICTS

2-5(A) NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT (NR-C)

2-5(A)(1) Purpose

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Allowable uses are shown in Table 4-2-1.



2-5(A)(2) Use and Development Standards

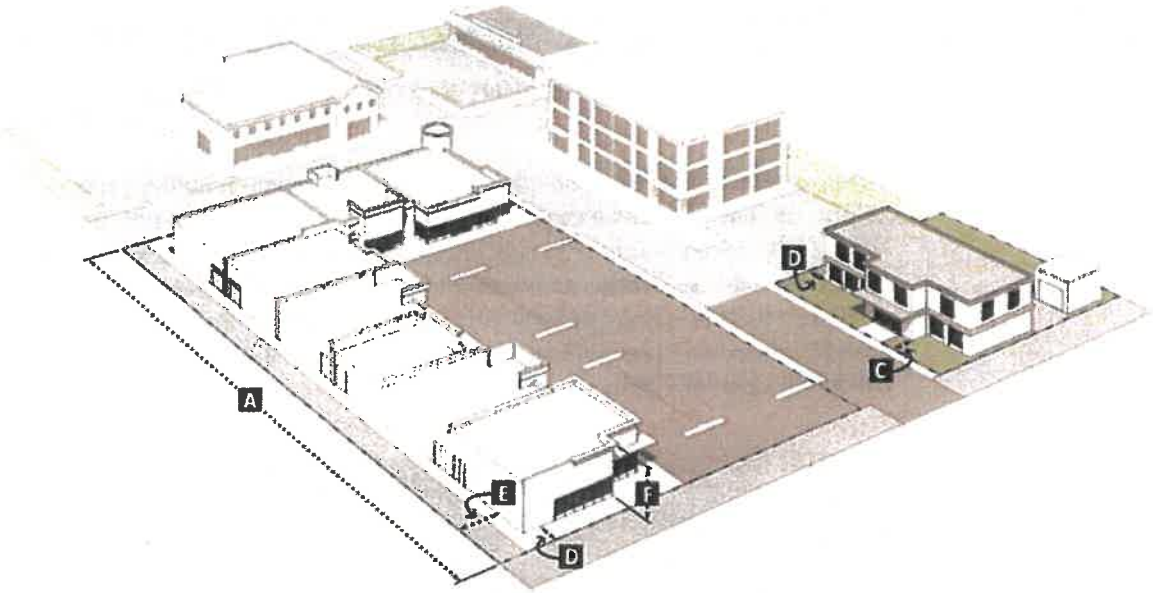
Table 2-5-1: NR-C Zone District Dimensional Standards Summary

See Table 5-1-3 for complete Dimensional Standards

	Development Location	General	UC-MS-PT
Site Standards			
A	Lot width, minimum	N/A	
B	Building coverage, maximum	N/A	
Setback Standards			
C	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
D	Side, minimum / maximum	0 ft. / N/A	0 ft. / N/A interior; 15 ft. corner
E	Rear, minimum	0 ft.	15 ft.
Building Height			
F	Building height, maximum	38 ft. >100 ft. from all lot lines: N/A	55 ft.

Table 2-5-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



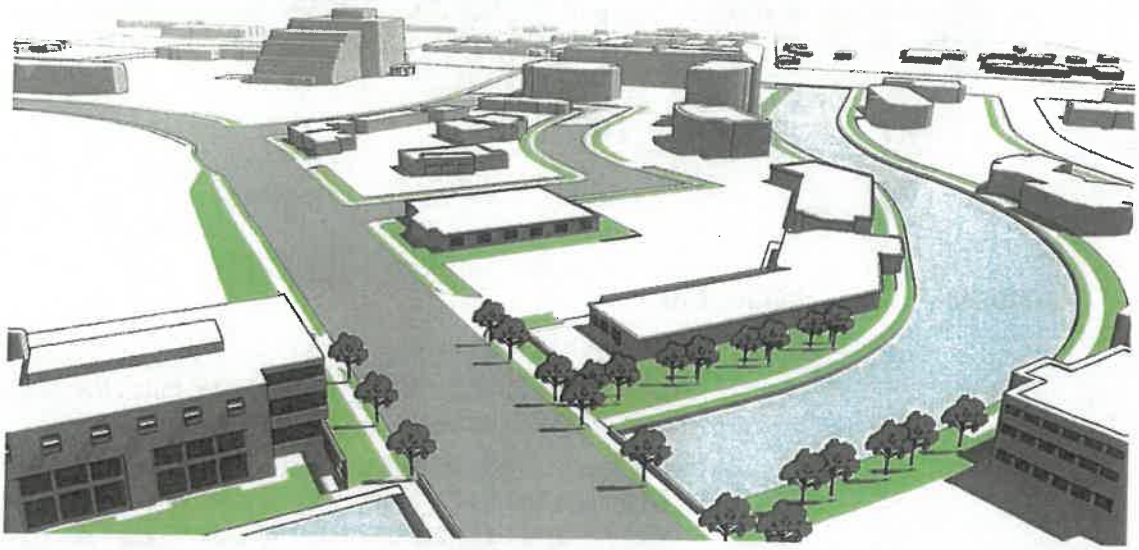
2-5(A)(3) District Standards

None.

2-5(B) NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP)

2-5(B)(1) Purpose

The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.



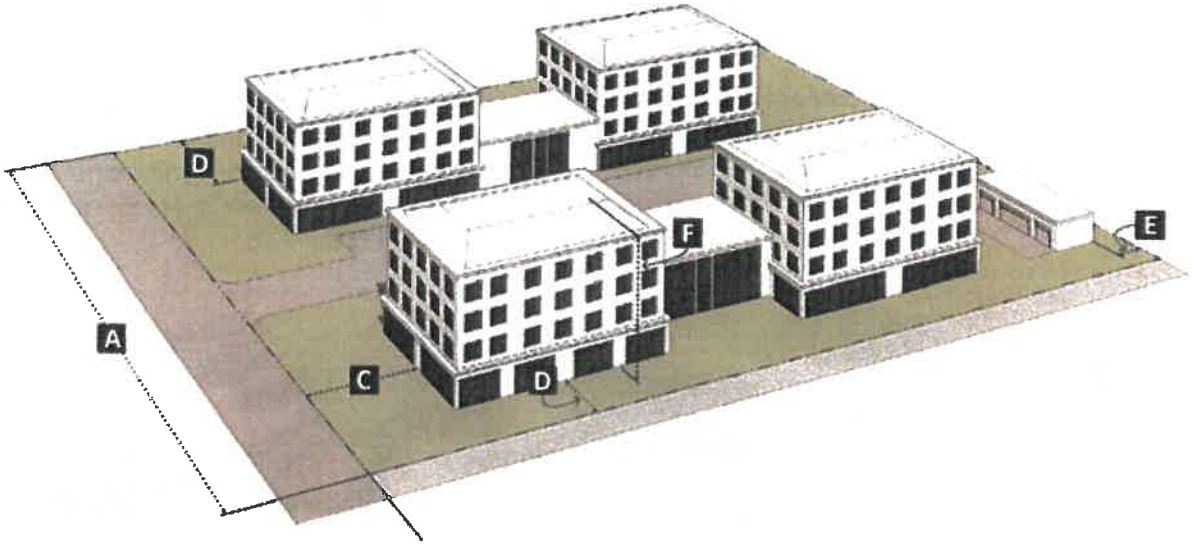
2-5(B)(2) Use and Development Standards

Table 2-5-3: NR-BP Zone District Dimensional Standards Summary
See Table 5-1-3 for complete Dimensional Standards

Site Standards		
A	Lot width, minimum	100 ft.
B	Building coverage, maximum	50%
Setback Standards		
C	Front, minimum	20 ft.
D	Side, minimum	10 ft.
E	Rear, minimum	10 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Table 2-5-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-5(B)(3) District Standards

2-5(B)(3)(a) Eligibility for Rezoning to NR-BP

1. The minimum total contiguous area eligible for an NR-BP zone designation is 20 acres.
2. Rezoning to the NR-BP zone district requires the approval of a Master Development Plan that furthers and implements applicable goals and policies of the ABC Comp Plan, as amended, and complies with all applicable requirements of the DPM. The Master Development Plan shall be submitted at the same time as the rezoning to the NR-BP zone district, and the requests shall be reviewed and decided as described in § 14-16-6-6(F) (Master Development Plan) and § 14-16-6-7(H) (Zoning Map Amendment – Council).

2-5(B)(3)(b) Allowable Uses

Allowable uses shall be per the NR-BP column in Table 4-2-1. Use-specific standards may be specified in the Master Development Plan as long they do not change the allowable uses in Table 4-2-1 and do not reduce requirements of any related Use-specific Standards in § 14-16-4-3.

2-5(B)(3)(c) Development Standards

1. The Master Development Plan may specify development standards that apply to all lots and structures in the plan area in order to implement a coordinated and cohesive design for the project.
2. The site-specific standards in the Master Development Plan shall not conflict with or reduce other standards in this IDO, including those of any Overlay zone that applies to the site. In particular, the standards in the Master Development Plan may not reduce requirements in § 14-16-5-9 (Neighborhood Edges)

designed to protect abutting properties from potential adverse impacts of development.

3. If the Master Development Plan does not specify development standards, or if there is no Master Development Plan but development is allowed pursuant to § 14-16-2-5(B)(3)(e) below, standards in Part 14-16-5 (Development Standards) apply. If Development Standards for the NR-BP zone district are not specified or if an IDO standard specifies that it is "per approved plan" in the NR-BP zone district, development shall meet the Development Standards established for the NR-C zone district.

2-5(B)(3)(d) Development on Properties with NR-BP Zoning and Master Development Plans

All permits and approvals for property within a Master Development Plan area shall be consistent with the Master Development Plan, as amended. Where the Master Development Plan is silent, other IDO standards apply.

1. Once a Master Development Plan has been approved, development can be approved through a Site Plan pursuant to the applicability, procedures, and criteria in § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC), as applicable.
2. Master Development Plans are on file with the City Clerk ~~at the City Planning Department~~.[19]
3. See also § 14-16-6-4(W) (Expiration of Approvals).

2-5(B)(3)(e) Development on Properties with NR-BP Zoning but without a Master Development Plan

1. For properties zoned NR-BP that are less than 20 acres without a Master Development Plan, unsubdivided lots can be subdivided pursuant to § 14-16-6-6(K) (Subdivision of Land – Minor).
2. For properties zoned NR-BP that are less than 20 acres without a Master Development Plan, development can be approved through a Site Plan pursuant to the applicability, procedures, and criteria in § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC), as applicable.
3. For properties zoned NR-BP that are 20 acres or more, development requires a Master Development Plan to be reviewed and approved by the Environmental Planning Commission (EPC) pursuant to the procedures in § 14-16-6-6(F) (Master Development Plan).

[19] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

2-5(B)(3)(f) Master Development Plan Amendments

1. Master Development Plans may be amended by the procedures in § 14-16-5-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals), as applicable.
2. See also § 14-16-6-8 for Nonconformities.

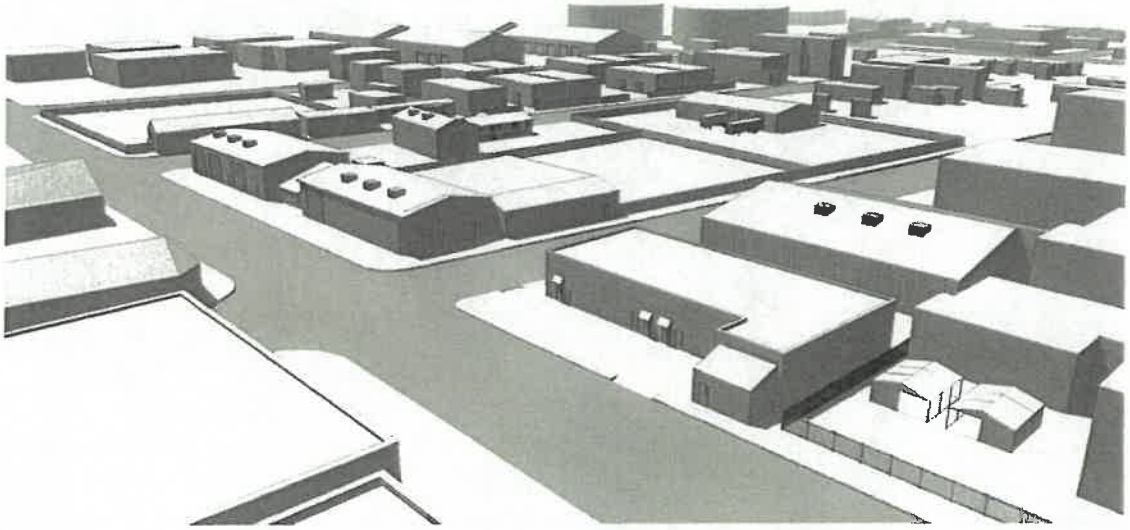
2-5(B)(3)(g) Deviations, Variances, and Waivers from Master Development Plan Standards

1. Deviations from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by § 14-16-6-4(N) (Deviations).
2. Variances from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1, § 14-16-6-6(N) (Variance – EPC), and § 14-16-6-6(O) (Variance – ZHE).
3. Waivers from Master Development Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and § 14-16-6-6(P) (Waiver – DHO).

2-5(C) NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

2-5(C)(1) Purpose

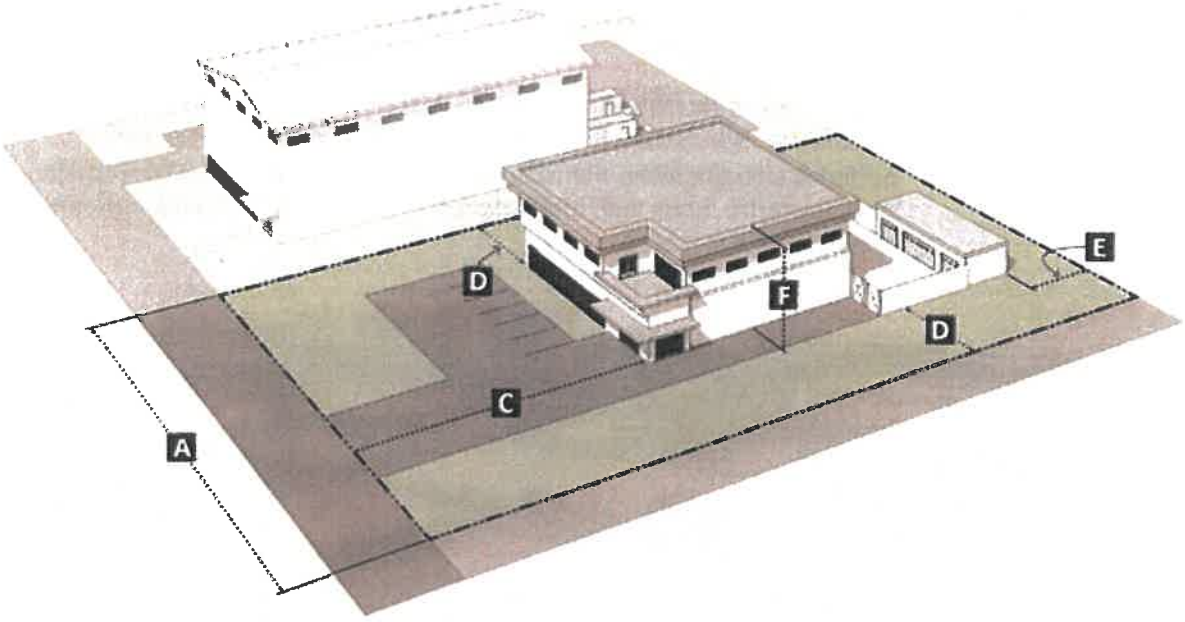
The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.



2-5(C)(2) Use and Development Standards

Table 2-5-5: NR-LM Zone District Dimensional Standards Summary *See Table 5-1-3 for complete Dimensional Standards*		
Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Table 2-5-6: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



2-5(C)(3) District Standards

None.

2-5(D) NON-RESIDENTIAL – GENERAL MANUFACTURING ZONE DISTRICT (NR-GM)

2-5(D)(1) Purpose

The purpose of the NR-GM zone district is to accommodate a wide variety of industrial, manufacturing, and heavy commercial uses, particularly those with noise, glare, or heavy traffic impacts, in areas separated from Residential and Mixed-use areas and less intense, lighter impact businesses. Allowable uses are shown in Table 4-2-1.



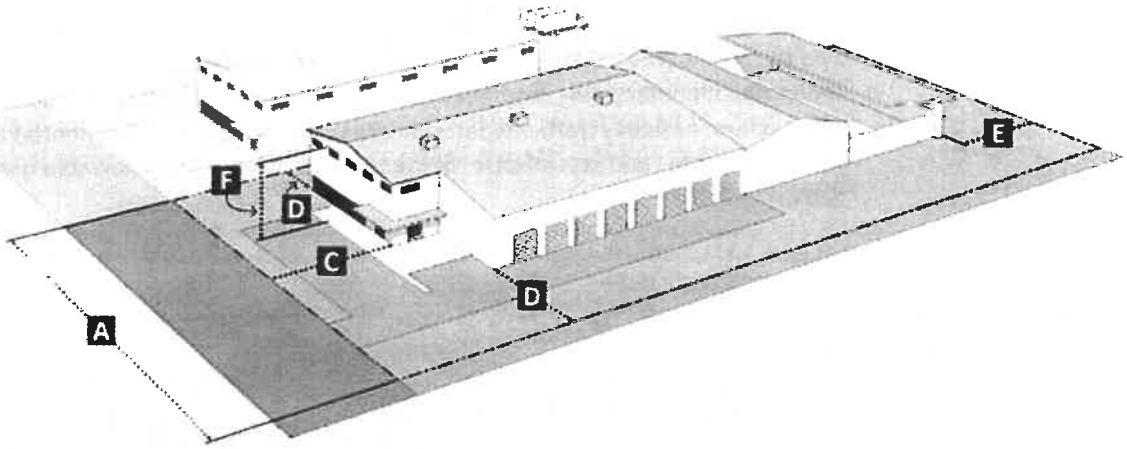
2-5(D)(2) Use and Development Standards

Table 2-5-7: NR-GM Zone District Dimensional Standards Summary
See Table 5-1-3 for complete Dimensional Standards

Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

Table 2-5-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13



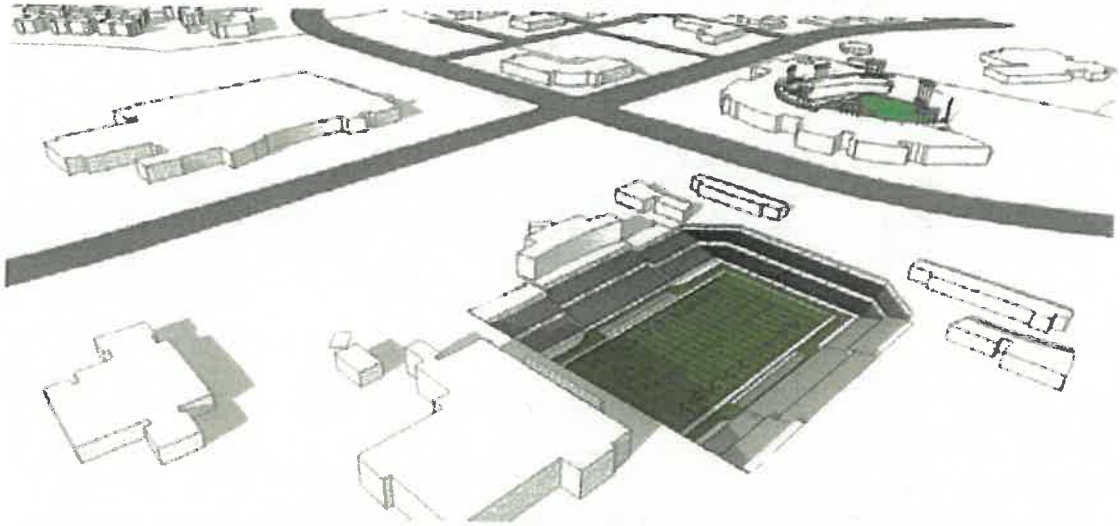
2-5(D)(3) District Standards

None.

2-5(E) NON-RESIDENTIAL – SENSITIVE USE ZONE DISTRICT (NR-SU) [20]

2-5(E)(1) Purpose

The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in zone districts and are shown in Table 4-2-1.



2-5(E)(2) Use and Development Standards

The allowable uses and development standards of this zone district are applied on a case-by-case basis for primary uses that require the NR-SU zone district. Other allowable uses may be negotiated but shall not include any use that is not listed in Table 4-2-1. New development standards may be established or IDO standards may be modified by a Site Plan – EPC. Where the Site Plan is silent on any standard, IDO standards apply.

~~The following uses require an NR-SU zone district:~~

~~2-5(E)(2)(a) Airport~~
~~2-5(E)(2)(b) Cemetery~~
~~2-5(E)(2)(c) Correctional facility~~
~~2-5(E)(2)(d) Crematorium~~
~~2-5(E)(2)(e) Fairgrounds~~
~~2-5(E)(2)(f) Natural resource extraction~~
~~2-5(E)(2)(g) Solid waste convenience center~~
~~2-5(E)(2)(h) Stadium or racetrack~~
~~2-5(E)(2)(i) Waste and/or recycling transfer station~~

[20] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised Editorially for Consistency with Other Negotiable Zone Districts. [Spreadsheet Item #2]

Table 2-5-9: Other Applicable IDO Sections[1]	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in § 14-16-4-2
Use-specific Standards	§ 14-16-4-3 unless modified ~~varied~~ in the NR-SU approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in § 14-16-5-1, unless different standards are approved in the NR-SU approval process
Site Design and Sensitive Lands	§ 14-16-5-2 unless modified ~~varied~~ in the NR-SU approval process
Access and Connectivity	§ 14-16-5-3 unless modified ~~varied~~ in the NR-SU approval process
Subdivision of Land	§ 14-16-5-4 unless modified ~~varied~~ in the NR-SU approval process
Parking and Loading	§ 14-16-5-5 unless modified ~~varied~~ in the NR-SU approval process
Landscaping, Buffering, and Screening	§ 14-16-5-6 unless modified ~~varied~~ in the NR-SU approval process
Walls and Fences	§ 14-16-5-7 unless modified ~~varied~~ in the NR-SU approval process
Outdoor and Site Lighting	§ 14-16-5-8 unless modified ~~varied~~ in the NR-SU approval process
Neighborhood Edges	§ 14-16-5-9 unless modified ~~varied~~ in the NR-SU approval process
Solar Access	§ 14-16-5-10 unless modified ~~varied~~ in the NR-SU approval process
Building Design	§ 14-16-5-11 unless modified ~~varied~~ in the NR-SU approval process
Signs	§ 14-16-5-12 unless modified ~~varied~~ in the NR-SU approval process
Operation and Maintenance	§ 14-16-5-13 unless modified ~~varied~~ in the NR-SU approval process
[1] Some of the general controls in these sections may not apply to specific types of NR-SU zone districts or specific types of development if exempted by other provisions of this IDO.	

2-5(E)(3) District Standards[21]

2-5(E)(3)(a) Eligibility for Rezoning to NR-SU

1. A Zoning Map Amendment is required to establish or change allowable uses (i.e., specify permissive, conditional, accessory, or temporary uses) pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
2. A ~~Rezoning to the NR-SU zone district requires a~~ Site Plan – EPC is required to establish development standards and/or modify IDO ~~to be submitted that specifies uses, site standards, and~~ development standards and document allowed uses pursuant to § 14-16-6-6(I), ~~reviewed and decided by the EPC in conjunction with review and decision of the zone change request pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable~~.
3. A Zoning Map Amendment shall be voided if a related Site Plan – EPC is not approved and signed-off pursuant to § 14-16-6-4(O)(4) (Conditions on Approvals).

[21] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

2-5(E)(3)(b) Allowable Uses and Use-specific Standards[22]

1. The following uses require an NR-SU zone district:
   a. Airport.
      i. See § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations) for Use-specific Standards for private airport aircraft landing fields, airport runways, and taxiways.
      ii. A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).
   b. Cemetery.
   c. Correctional facility.
   d. Crematorium.
   e. Fairgrounds.
   f. Natural resource extraction.
      i. This use must obtain all applicable State and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.
      ii. This use must comply with air quality permitting requirements found in Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).
      iii. Extraction working areas shall be set back at least 200 feet from each property line of the site adjacent to any Residential zone district, and at least 100 feet from each property line of the site with any other zone district.
      iv. This use is prohibited in the following locations:
         a. Within 330 feet of Major Public Open Space.
         b. Within 1,000 feet of a lot containing a religious institution; elementary, middle, or high school; or residential use other than an accessory dwelling unit used for a caretaker in a non-residential development.
      v. Within the Airport Protection Overlay Zone, mining only is permissive in the Noise Contour Sub-area. See § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations).
      vi. A cumulative impacts analysis may be required at the time of application submittal for projects within the

[22] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts [Spreadsheet Item #91]

Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

g. Solid waste convenience center.

i. This use is prohibited within 330 feet of Major Public Open Space.

ii. A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

h. Stadium or racetrack.

i. Waste and/or recycling transfer station.

i. This use is prohibited within 330 feet of Major Public Open Space.

ii. A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

2. Uses that require a Zoning Map Amendment to NR-SU are not allowed in other zone districts. ~~Allowable uses in the NR-SU zone district, including accessory uses, are listed in Table 4-2-1.~~

3. Uses listed in Table 4-2-1 may be approved as allowable on the same premises as a primary NR-SU use if they are found to be compatible with or complementary to the proposed primary use, pursuant to § 14-16-6-7(G) (Zoning Map Amendment - EPC) or § 14-16-6-7(H) (Zoning Map Amendment - Council), as relevant.

4. Uses approved in an NR-SU zone district shall be subject to the relevant Use-specific Standards or any other standards deemed appropriate and necessary by the relevant decision-making body, except that Conditional Use Approvals are not required, since NR-SU requires a Site Plan to be reviewed and decided by the EPC to establish appropriate development standards to mitigate potential impacts pursuant to § 14-16-6-6(I) (Site Plan – EPC).

2-5(E)(3)(c) Development Standards[23]

1. General

A Site Plan – EPC is required pursuant to § 14-16-6-6(I) (Site Plan – EPC) to establish development standards and/or modify

[23] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

IDO development standards. Where the Site Plan is silent on any standard, IDO standards apply.

2. Parking

   a. The minimum off-street parking requirements for uses that require an NR-SU zone district are specified in Table 2-5-10, unless modified in the NR-SU approval process.

Table 2-5-10: Minimum Off-street Parking Requirements[24]
GFA = Gross Floor Area Design Capacity = Maximum occupancy per building or fire code, whichever is greater

NR-SU Primary Uses	IDO Parking Requirement
Airport	Determined by airport management
Cemetery	No requirement
Correctional facility	4 spaces / 2,500 sq. ft. GFA
Crematorium	2 spaces / 2,500 sq. ft. GFA
Fairgrounds	8 spaces / 2,500 sq. ft. of site area where attendees circulate, participate, or watch activities
Natural resource extraction	No requirement
Solid waste convenience center	No requirement
Stadium or racetrack	1 space / 5 seats in main assembly area[1]
Waste and/or recycling transfer station	No requirement
[1] 30 in. bench space = 1 seat. If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity.	

   b. Parking for other uses listed in Table 4-2-1 shall be provided pursuant to § 14-16-5-5 (Parking and Loading), unless modified in the NR-SU approval process.

2-5(E)(3)(d) Provisions for Specific Areas

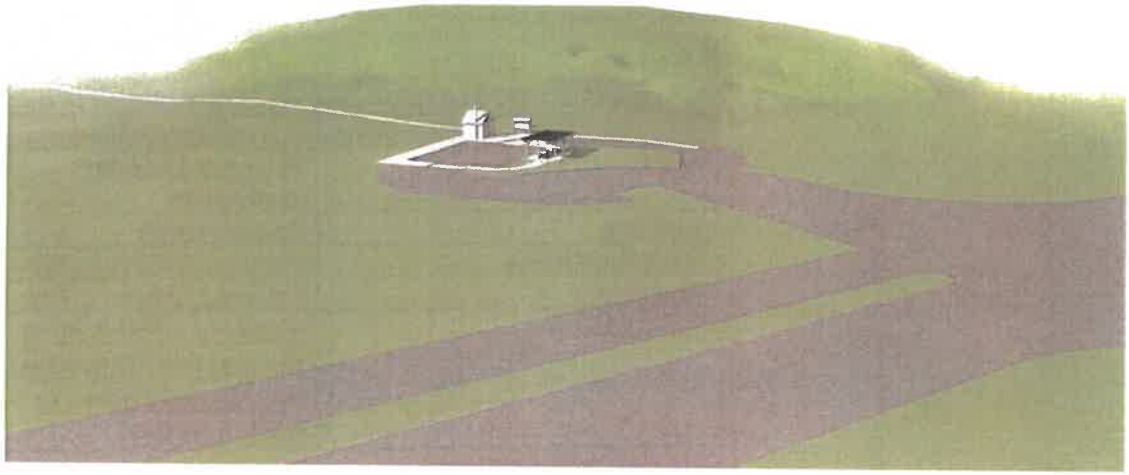
Approved Site Plans are on file with the City Clerk ~~at the City Planning Department~~.[25]

[24] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Fiebelkorn – F for 20% reduction in parking minimums, **Condition #14.** [Spreadsheet Item #C-12]
[25] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

2-5(F) NON-RESIDENTIAL – PARK AND OPEN SPACE ZONE DISTRICT (NR-PO) [26]

2-5(F)(1) Purpose

The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.



2-5(F)(2) Use and Development Standards

The allowable uses and development standards of this zone district are applied on a case-by-case basis for parks and open space in the NR-PO zone district. Development ~~Dimensional~~ standards in NR-PO sub-zones may ~~shall~~ be determined in ~~the approval of~~ a Master Plan, Resource Management Plan, ~~standards specified by the implementing Department,~~ or ~~standards specified in~~ an approved Site Plan. Where the Master Plan, Resource Management Plan, or Site Plan is silent, IDO standards ~~in the following Subsections~~ apply.

Table 2-5-11: Other Applicable IDO Sections[1]	
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11

[26] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with Negotiable Zone Districts. [Spreadsheet Item #2]

Signs	14-16-5-12
Operation and Maintenance	14-16-5-13
[1] Some standards may not apply to NR-PO zone districts if exempted by other provisions of this IDO or as otherwise approved by the City Parks and Recreation Department.	

2-5(F)(3) District Standards

The NR-PO zone district includes the following 4 sub-zones, each of which has allowable uses and development standards specified in this IDO or a special approval as noted below.

2-5(F)(3)(a) Sub-zone A: City-owned or Managed Parks

1. Allowable uses other than those listed ~~specified~~ in Table 4-2-1 shall be reviewed and decided pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable, and documented in a Site Plan approved pursuant to this IDO ~~§ 14-16-6-6(I) (Site Plan – EPC)~~. A Zoning Map Amendment shall be voided if a related Site Plan is not approved and signed-off pursuant to § 14-16-6-4(O)(4) (Conditions on Approvals).
2. Development standards specified in a Master Plan or Resource Management Plan ~~approved or amended by the City Parks and Recreation Department~~ for each facility prevail over IDO standards and shall ~~may~~ be documented ~~reflected~~ in Site Plans approved pursuant to this IDO.
3. A Site Plan – EPC pursuant to § 14-16-6-6(I) is required to establish new development standards and/or modify IDO development standards.

2-5(F)(3)(b) Sub-zone B: Major Public Open Space

1. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Rank 2 Major Public Open Space Facility Plan prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
2. For facilities without a Resource Management Plan or Master Plan, allowable uses other than those specified in Table 4-2-1 or the Major Public Open Space Facility Plan may be approved pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable and documented in a Site Plan – EPC approved pursuant to § 14-16-6-6(I) (Site Plan – EPC).
3. Any facility that is not an Extraordinary Facility pursuant to the Rank 2 Major Public Open Space Facility Plan or renovations of a facility previously approved as an Extraordinary Facility shall be reviewed and decided pursuant to § 14-16-6-5(G)(1)(f)13 (Site Plan – Administrative).

4. Otherwise, any Extraordinary Facility shall be reviewed and decided pursuant to § 14-16-6-6(I) (Site Plan – EPC).

2-5(F)(3)(c) Sub-zone C: Non-City Parks and Open Space

Development standards may be specified in an approved Site Plan but may not conflict with or reduce other standards in this IDO, including those of an Overlay zone that applies to the site.

2-5(F)(3)(d) Sub-zone D: City BioPark

Uses and development standards specified in the BioPark Master Plan as approved or amended by the City Arts & Culture ~~Cultural Services~~ Department apply.

2-6 PLANNED DEVELOPMENT ZONE DISTRICTS

2-6(A) PLANNED DEVELOPMENT ZONE DISTRICT (PD)[27]

2-6(A)(1) Purpose

The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. ~~This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.~~

2-6(A)(2) Use and Development ~~Other~~ Standards

The allowable uses and development standards of this zone district are applied on a case-by-case basis to reflect a negotiated agreement for allowable uses and modified development standards for a Planned Development. Allowable uses may not include any use that is not listed in Table 4-2-1. An approved Site Plan documents the allowable uses and modified development standards. Where the Site Plan is silent on any standard, IDO standards apply.

Table 2-6-1: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in § 14-16-4-2
Use-specific Standards	§ 14-16-4-3 unless modified ~~varied~~ in the PD approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in § 14-16-5-1, unless different standards are approved in the PD approval process
Site Design and Sensitive Lands	§ 14-16-5-2 unless modified ~~varied~~ in the PD approval process
Access and Connectivity	§ 14-16-5-3 unless modified ~~varied~~ in the PD approval process
Subdivision of Land	§ 14-16-5-4 unless modified ~~varied~~ in the PD approval process
Parking and Loading	§ 14-16-5-5 unless modified ~~varied~~ in the PD approval process
Landscaping, Buffering, and Screening	§ 14-16-5-6 unless modified ~~varied~~ in the PD approval process
Walls and Fences	§ 14-16-5-7 unless modified ~~varied~~ in the PD approval process

[27] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised Editorially for Consistency with Other Negotiable Zone Districts. [Spreadsheet Item #2]

Outdoor and Site Lighting	§ 14-16-5-8 unless modified ~~varied~~ in the PD approval process
Neighborhood Edges	§ 14-16-5-9 unless modified ~~varied~~ in the PD approval process
Solar Access	§ 14-16-5-10 unless modified ~~varied~~ in the PD approval process
Building Design	§ 14-16-5-11 unless modified ~~varied~~ in the PD approval process
Signs	§ 14-16-5-12 unless modified ~~varied~~ in the PD approval process
Operation and Maintenance	§ 14-16-5-13 unless modified ~~varied~~ in the PD approval process

2-6(A)(3) District Standards[28]

2-6(A)(3)(a) Eligibility for Rezoning to PD

1. A PD zone district must contain at least 2 but less than 20 contiguous acres of land.
2. A Zoning Map Amendment is required to establish or change allowable uses (i.e., specify permissive, conditional, accessory, or temporary uses) pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
3. A Site Plan – EPC is required to modify ~~that specifies uses, site standards, and~~ IDO development standards and document allowed uses ~~shall be reviewed and decided~~ pursuant to § 14-16-6-6(I) ~~in conjunction with the review and decision of the zone change request pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable~~.
4. A Zoning Map Amendment shall be voided if a related Site Plan – EPC is not approved and signed-off pursuant to § 14-16-6-4(O)(4) (Conditions on Approvals).
5. A PD zone district will not be ~~accepted or~~ approved for any proposed development that could be achieved in substantially the same form through the use of one or more zone districts and/or Overlay zones.

2-6(A)(3)(b) Allowable Uses

1. A PD zone district may contain any combination of uses listed in Table 4-2-1~~, except those that require NR-SU zoning,~~ for all or part of the PD zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.
2. All allowable uses are subject to the Use-specific Standards listed for that use in § 14-16-4-3 unless modified by the Site

[28] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. PD. Negotiable Zone Districts. [Spreadsheet Item #5]

Plan – EPC associated with the PD zone district approval. Conditional Use Approvals are not required, since EPC can establish appropriate development standards to mitigate potential impacts pursuant to § 14-16-6-6(I) (Site Plan - EPC).

3. Use-specific Standards in § 14-16-4-3 that refer to Residential zone districts apply to PD zone districts that meet the definition of a Residential zone district in § 14-16-7-1.

2-6(A)(3)(c) Development ~~and Form~~ Standards

1. All development in the PD zone district shall be subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Development, unless those standards are modified by the Site Plan – EPC associated with the PD zone district approval.
2. A PD zone district approval may not reduce requirements in § 14-16-5-9 (Neighborhood Edges) designed to protect abutting properties from potential adverse impacts of development.
3. A PD zone district approval may not reduce requirements in § 14-16-5-2(J) (Major Public Open Space Edges) designed to protect Major Public Open Space properties from potential adverse impacts of development.

2-6(A)(3)(d) Provisions for Specific Areas

Specific provisions and regulations applicable to each approved PD zone district are on file with the City Clerk ~~at the City Planning Department~~.[29]

2-6(A)(3)(e) Procedure for Single-family Development

For PD zone districts that show a clear pattern of single-family residential platting or land use based on a pre-IDO approval, the property owner may apply for a Site Plan – Administrative pursuant to § 14-16-6-5(G) for low-density residential development that maintains the pattern of development in the surrounding subdivision.

[29] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

2-6(B) PLANNED COMMUNITY ZONE DISTRICT (PC) [30]

2-6(B)(1) Purpose

The purpose of the PC zone district is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This growth may require additional analysis and resulting measures to mitigate impact on the surrounding community. ~~This zone district is applied on a case-by-case basis to reflect a new or existing negotiated agreement with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.~~

2-6(B)(2) Use ~~Dimensional~~ and Development ~~Other~~ Standards

The allowable uses and development standards of this zone district are applied on a case-by-case basis to reflect a negotiated agreement for allowable uses and modified development standards for a Planned Community. Allowable uses may not include any use that is not listed in Table 4-2-1. Allowable uses and development standards shall be documented in a Framework Plan that prevails over the IDO. Where the Framework Plan is silent, IDO standards apply.

Table 2-6-2: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in § 14-16-4-2
Use-specific Standards	§ 14-16-4-3 unless modified ~~varied~~ in the PC approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in § 14-16-5-1, unless different standards are approved in the PC approval process
Site Design and Sensitive Lands	§ 14-16-5-2 unless modified ~~varied~~ in the PC approval process
Access and Connectivity	§ 14-16-5-3 unless modified ~~varied~~ in the PC approval process
Subdivision of Land	§ 14-16-5-4 unless modified ~~varied~~ in the PC approval process
Parking and Loading	§ 14-16-5-5 unless modified ~~varied~~ in the PC approval process
Landscaping, Buffering, and Screening	§ 14-16-5-6 unless modified ~~varied~~ in the PC approval process
Walls and Fences	§ 14-16-5-7 unless modified ~~varied~~ in the PC approval process
Outdoor and Site Lighting	§ 14-16-5-8 unless modified ~~varied~~ in the PC approval process
Neighborhood Edges	§ 14-16-5-9 unless modified ~~varied~~ in the PC approval process
Solar Access	§ 14-16-5-10 unless modified ~~varied~~ in the PC approval process
Building Design	§ 14-16-5-11 unless modified ~~varied~~ in the PC approval process
Signs	§ 14-16-5-12 unless modified ~~varied~~ in the PC approval process
Operation and Maintenance	§ 14-16-5-13 unless modified ~~varied~~ in the PC approval process

[30] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised Editorially for Consistency with Changes to Other Negotiable Zone Districts. [Spreadsheet Item #2]

2-6(B)(3) Eligibility for Rezoning to PC

2-6(B)(3)(a) Each PC zone district must contain at least 100 contiguous acres of land or more than 500 single-family, two-family, or townhouse dwelling units. Each proposed development meeting or exceeding these thresholds, considering all proposed phases of development, shall be required to obtain approval through the PC zone district process in § 14-16-6-7(H)(1) (Zoning Map Amendment – Council).

2-6(B)(3)(b) Rezoning to a PC zone district requires the preparation of a Framework Plan that furthers and implements applicable goals and policies of the ABC Comp Plan and complies with all applicable requirements of the DPM.

1. The Framework Plan shall specify proposed zoning on platted lots or lots proposed to be platted or general proposed land uses and development densities/intensities for subsequent phases where platting is yet to be decided.
2. The Framework Plan shall specify general circulation and mobility routes for various travel modes and general locations of open space.
3. The Framework Plan shall be submitted, reviewed, and decided at the same time and via the same process as the rezoning to the PC zone district, as described in § 14-16-6-7(H)(1) (Zoning Map Amendment – Council).
   a. All later permits and approvals for the property under this IDO shall be consistent with the approved Framework Plan, as amended.
   b. Framework Plans adopted prior to the IDO may be amended pursuant to § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals).[31]

2-6(B)(3)(c) The City Council may require a Development Agreement to outline the phasing of development, to assign financial, operations, and management responsibilities over time via infrastructure/service agreements, to identify any public incentives or agreements between the City and the applicant/developer, and to address any other items deemed appropriate to ensure an efficient, self-sufficient community and to prevent net expense to the City.

2-6(B)(4) Allowable Uses

2-6(B)(4)(a) A PC zone may contain any of the uses listed in Table 4-2-1~~, except those that require NR-SU zoning,~~ for all or part of the PC zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.

[31] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. PC / Framework Plan. [Spreadsheet Item #6]

2-6(B)(4)(b) All allowable uses in the PC zone district are subject to the applicable Use-specific Standards listed for that use in § 14-16-4-3 unless modified by the Framework Plan associated with the PC zone district approval.

2-6(B)(5) Development ~~and Form~~ Standards

2-6(B)(5)(a) General

1. All development in the PC zone district is subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Community, unless those standards are modified by the Framework Plan associated with the PC zone district approval.
2. § 14-16-1-10(A)(2) (Pre-IDO Approvals) applies to all properties that converted from a Special Use zone to the PC zone district through the adoption of this IDO.

2-6(B)(5)(b) Avoidance of Sensitive Lands

1. Each Planned Community shall be organized to protect or enhance the following types of natural resources and features, by including such areas in common landscaped areas or dedicated open space or by mitigating the impacts of construction on these features to the maximum extent feasible.
   a. Drainage channels, arroyos, and streams (in addition to floodplains).
   b. Historic or archeological sites designated as significant by the State.
   c. Significant views of the Sandia Mountains or Petroglyph National Monument from high points or public places.
   d. Riparian wildlife habitat areas and corridors designated as significant by the State.
   e. Natural or geologic hazard areas or soil conditions, such as unstable or potentially unstable slopes, faulting, landslides, rock falls, or expansive soils.
2. Lands that show evidence of slope instability, landslides, avalanche, flooding, or other natural or manmade hazards shall not be included in platted lots.
3. New structures intended for human occupancy are prohibited within 100 feet in any direction of any perennial stream, public lake, reservoir, or element of a public water supply system unless the City Engineer determines that a smaller setback would adequately protect water quality and wildlife habitat.
4. Natural features to be protected shall be identified in a site analysis as part of a Framework Plan or with any Site Plan or plat when a Framework Plan is not required.

2-6(B)(5)(c) Adequate Water Supply

An application for a Planned Community shall not be processed unless accompanied by written documentation from the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) that adequate water is available to serve the development, based on known water supplies owned or controlled by the ABCWUA or the applicant, without creating adverse impacts on the cost, quality, or availability of water for existing residents of the city and the area served by the ABCWUA.

2-6(B)(5)(d) Mix of Uses and Housing Types

1. Each phase of a Planned Community shall include at least 10 percent of the land area for non-residential uses.
2. No phase of a Planned Community may develop more than 80 percent of the land area designated for residential or mixed-use development as single-family ~~detached~~[32] dwellings.
3. Parks shall be provided at a rate of 2 acres of park land for every 500 dwelling units and designated NR-PO-C, which requires parks to be built to City standards and designed as acceptable to Parks and Recreation Department, or NR-PO-A and dedicated to the City.
4. Major Public Open Space, open space, and trails shall be provided consistent with the Rank 2 Major Public Open Space Facility Plan, the Rank 2 Facility Plan for Arroyos, and the Rank 2 Bikeways and Trails Facility Plan. Any Major Public Open Space dedications must be acceptable to and are subject to approval by the Open Space Division of the City Parks and Recreation Department.
5. Any treatment for a major arroyo shall be designed per the standards in the Rank 2 Facility Plan for Arroyos.

2-6(B)(5)(e) Creation of Distinct Neighborhoods

No area of the Planned Community in which more than 70 percent of the lots are occupied by a Household Living use as shown in Table 4-2-1 shall contain more than 100 contiguous acres unless it is separated from other adjacent residential development areas by a significant natural or man-made feature, including any of the following:

1. Clearly visible bluffs, rock outcroppings, or landforms designated as open space.
2. Major drainages, arroyos, or designated open spaces at least 100 feet in width.
3. An arterial street.
4. A collector street with a median at least 14 feet in width.
5. Non-residential uses allowed per Table 4-2-1.

[32] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

2-6(B)(6) Provisions for Specific Areas

Provisions and regulations applicable to each approved PC zone district are specified in Framework Plans and associated Site Plans, on file with the City Clerk ~~at the City Planning Department~~.[33]

2-6(B)(7) Development on Properties with PC Zoning and Framework Plans

Once a Framework Plan has been approved, development can be approved through a Site Plan pursuant to the applicability, procedures, and criteria in § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC), as applicable.

2-6(B)(8) Deviations, Variances, and Waivers from Framework Plan Standards

2-6(B)(8)(a) Deviations from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by IDO § 14-16-6-4(N) (Deviations).

2-6(B)(8)(b) Variances from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1, § 14-16-6-6(N) (Variance – EPC), and § 14-16-6-6(O) (Variance – ZHE).

2-6(B)(8)(c) Waivers from Framework Plan standards may be granted pursuant to the same thresholds and procedures as established by Table 6-1-1 and § 14-16-6-6(P) (Waiver – DHO).

[33] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

Part 14-16-3 Overlay Zones

3-1 OVERLAY ZONES ESTABLISHED[34]

3-1(A) The Overlay zones listed in § 14-16-3-2 through § 14-16-3-6 are hereby created. These Overlay zones shall have the boundaries shown on the Official Zoning Map maintained in electronic form by the City Planning Department and available on the City of Albuquerque website.

3-1(B) These Overlay zones supplement, but do not replace, the underlying zone districts listed in Part 14-16-2 (Zone Districts). In the case of a conflict between the regulations ~~provisions~~ of a zone district and the regulations ~~provisions~~ of an Overlay zone, the regulations ~~provisions~~ of the Overlay zone shall prevail. Where multiple Overlay zones apply to a property, development must comply with all relevant regulations ~~provisions~~. Where an Overlay zone is silent, IDO regulations ~~requirements~~ apply.

3-1(C) Building height bonuses in Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-2: Mixed-use Zone District Dimensional Standards do not apply in any Overlay zone.

3-1(D) Deviations from Overlay zone regulations ~~standards~~ are not allowed pursuant to § 14-16-6-4(N)(3)(e).

3-2 OVERLAY ZONE SUMMARY TABLE

Table 3-2-1 shows the City of Albuquerque's previous overlays in relation to IDO Overlay zones.

Table 3-2-1: Summary Table of Overlay Zones

Previous Zone or Overlay		IDO Overlay Zone	
Airport Protection		**Airport Protection Overlay Zones**	
AP-1	Airport Protection	APO	Airport Protection Overlay
AP-2	Airport Protection		
Design and Urban Conservation Overlay Zones		**Character Protection Overlay Zones**	
DOZ	Design Overlay Zone	CPO-1	Barelas
		CPO-2	Coors Boulevard
		CPO-3	Downtown Neighborhood Area
		CPO-4	East Downtown
		CPO-5	High Desert
		CPO-6	Los Duranes
SDP	Sector Development Plan	CPO-7	Martineztown/Santa Barbara
		CPO-8	Nob Hill/Highland
UCOZ	Urban Conservation Overlay Zone	CPO-9	North 4th
		CPO-10	North I-25
		CPO-11	Rio Grande Boulevard
		CPO-12	Sawmill/Wells Park
		CPO-13	Volcano Mesa
Historic Zones and Overlays		**Historic Protection Overlay Zones**	
H-1	Historic Old Town Zone	HPO-6	Old Town
HOZ	Historic Overlay Zones	HPO-1	East Downtown

[34] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Table 3-2-1: Summary Table of Overlay Zones			
Previous Zone or Overlay		**IDO Overlay Zone**	
		HPO-3	Eighth and Forrester
		HPO-4	Fourth Ward
		HPO-5	Huning Highland
		HPO-7	Silver Hill
View Protection Regulations		**View Protection Overlay Zones**	
DOZ	Design Overlay Zone	VPO-1	Coors Boulevard
SDP	Sector Development Plan	VPO-2	Northwest Mesa Escarpment

3-3 AIRPORT PROTECTION OVERLAY ZONE

3-3(A) PURPOSE

The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.

3-3(B) APPLICABILITY

The standards in this § 14-16-3-3 apply to the Albuquerque International Sunport and Double Eagle II Airport and other properties in all zone districts within the following sub-areas of the APO zone, which are mapped and briefly described below. These sub-areas correspond to FAA "zones" and/or "surfaces" and are detailed separately by the FAA.

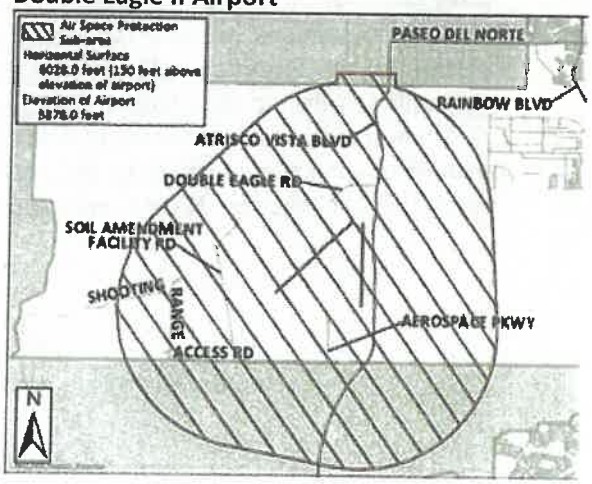
3-3(B)(1) Air Space Protection Sub-area

This sub-area underlies a Horizontal Surface established at a height of 150 feet above the highest point of the usable landing area at each airport, resulting in a Horizontal Surface at 5,504.9 feet in elevation for the Albuquerque International Sunport and at 6,028.0 feet in elevation for the Double Eagle II Airport.

3-3(B)(1)(a) Albuquerque International Sunport



3-3(B)(1)(b) Double Eagle II Airport



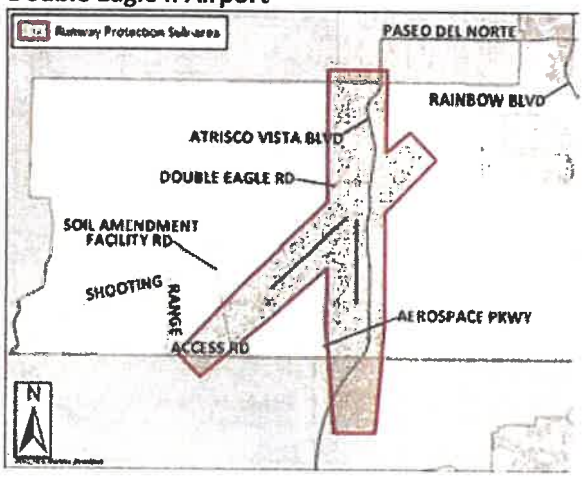
3-3(B)(2) Runway Protection Sub-area

This sub-area includes the runways, adjacent Approach Surfaces, and trapezoidal flares at the end of each runway.

3-3(B)(2)(a) Albuquerque International Sunport



3-3(B)(2)(b) Double Eagle II Airport



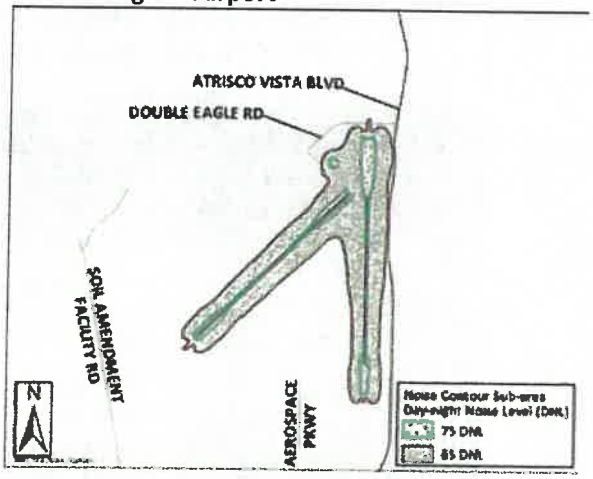
3-3(B)(3) Noise Contour Sub-area

This irregularly shaped sub-area reflects the intermittent noise levels that are expected in each airport area, based on averaged ambient conditions and existing and projected aircraft operations (landings and takeoffs). The effect of noise generated by any other specific land use is not reflected. The sub-area is bounded by the 65 Day-night Noise Level (DNL) contour and includes the 75 DNL contour, as calculated by the FAA Integrated Noise Model.

3-3(B)(3)(a) Albuquerque International Sunport



3-3(B)(3)(b) Double Eagle II Airport



3-3(C) USE REGULATIONS

3-3(C)(1) Air Space and Runway Protection Sub-areas

The following uses and activities are prohibited within the Air Space and Runway Protection Sub-areas:

3-3(C)(1)(a) Rifle range, public or private. (See other outdoor entertainment in Table 4-2-1.)

3-3(C)(1)(b) Private airport or helipad aircraft landing fields that would interfere with the safe use by aircraft of the Double Eagle II Airport or Albuquerque International Sunport as determined by the City Aviation Department.

3-3(C)(1)(c) Hot air balloon takeoff/landing. (See Table 4-2-1.)

3-3(C)(1)(d) Flying of kites.

3-3(C)(1)(e) Any primary, accessory, or temporary use that creates electrical interference with radio communication between the airport and aircraft, or that creates any interference with radar transmissions or with reception between aircraft and any radar installation or

between any radar installation and the airport, as determined by the City Aviation Department.

3-3(C)(1)(f) Any primary, accessory, or temporary use that makes it difficult for flyers to distinguish between airport lights and others, results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department.

3-3(C)(1)(g) Any primary, accessory, or temporary use that produces smoke, fumes, gasses, or odors that would interfere with the safe use by aircraft of the Double Eagle II Airport or Albuquerque International Sunport, as determined by the City Aviation Department.

3-3(C)(2) Noise Contour Sub-area

3-3(C)(2)(a) The permissive uses in the Noise Contour Sub-area are as listed in Table 3-3-1 and Table 3-3-2, unless prohibited or more restricted in § 14-16-3-3(C)(1) above or by the zone district.

1. 75 DNL contour of the Noise Contour Sub-area

Table 3-3-1: Permissive Uses within the 75 DNL Contour of the APO Noise Contour Sub-area

Uses	APO Use-specific Standard[1]
Primary Uses	
General agriculture	
Parks and open space	Open space only
Paid parking lot	
Airport	Private airport runways or taxiways only
Park-and-ride lot	
Natural resource extraction	Mining only
Accessory Uses	
Animal keeping	
Temporary Uses	
Park-and-ride facility, temporary	

[1] In addition to any Use-specific Standards referenced in Table 4-2-1.

2. 65 DNL and 75 DNL contours of the Noise Contour Sub-area

Table 3-3-2: Permissive Uses between the 65 DNL and 75 DNL contours of the APO Noise Contour Sub-area

Uses	APO Use-specific Standard[1]
Primary Uses	
Cemetery	
Parks and open space	Open space only
COMMERCIAL USES[2]	
AGRICULTURE AND ANIMAL-RELATED[2]	
FOOD, BEVERAGE AND INDOOR ENTERTAINMENT[2]	

Table 3-3-2: Permissive Uses between the 65 DNL and 75 DNL contours of the APO Noise Contour Sub-area	
Uses	APO Use-specific Standard[1]
Hotel or motel	Construction shall provide 10 decibels extra noise reduction over the industry average for similar structures. The establishment shall have airport hazard insurance.
MOTOR VEHICLE-RELATED[2]	
OFFICES AND SERVICES[3]	
RETAIL SALES[2]	
Airport	Private airport runways or taxiways only
Other TRANSPORTATION[2]	
Natural Resource Extraction	Mining only
Other MANUFACTURING, FABRICATION, AND ASSEMBLY[2]	
TELECOMMUNICATIONS, TOWERS, AND UTILITIES	Solar energy generation subject to Glint and Glare Study per FAA
WHOLESALING AND STORAGE[2]	
Accessory Uses	
Animal keeping	
Temporary Uses	
Park-ride-lot facility, temporary	
[1] In addition to any Use-specific Standards referenced in Table 4-2-1. [2] All or "Other" (if stated in this table) uses in this category as listed in Table 4-2-1. [3] All uses in this category except Office as listed in Table 4-2-1.	

3-3(C)(2)(b) The conditional uses in the Noise Contour Sub-area are the permissive uses or conditional uses allowed by the zone district and not listed as permissive in Table 3-3-1 or Table 3-3-2. Conditional Use Approval shall be pursuant to § 14-16-6-6(A) and shall also be subject to the Zoning Hearing Examiner's (ZHE) determination that, due to the particular nature of the use or the special character of the enclosing structure, 1 of the following applies.

1. The use will not be adversely affected by noise expected to be generated by operation of aircraft.
2. A small amount of adverse effect from the noise expected to be generated by operation of aircraft is clearly outweighed by a special need for the use.

3-3(D) DEVELOPMENT STANDARDS

3-3(D)(1) Height Standards

3-3(D)(1)(a) The height standards in this Section apply to any permanent structure, temporary structure erected for however brief a period of time, and to vegetation (typically trees) based on its expected height at maturity located within the Air Space Protection Sub-area and Runway Protection Sub-area.

3-3(D)(1)(b) In the Air Space Protection Sub-area, maximum building height is per the Dimensional Standards Tables in § 14-16-5-1 for each zone district, but in no case may a building be higher than the Horizontal Surface for each airport. Maximum height may therefore vary based on the elevation of the land at the location of the proposed structure or vegetation.

3-3(D)(1)(c) Where an area is covered by more than one height limitation, including standards in the zone district or an Overlay zone, the most restrictive limitation shall prevail.

3-3(D)(1)(d) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-3(D)(2) Reflectivity

The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations.

3-3(E) TRANSPORTATION ROUTES

Public and private streets and rail lines are allowed within the Noise Contour Sub-area. See also § 14-16-5-4(L) (Easements or Rights-of-way).

3-3(F) HAZARD MARKING AND LIGHTING

The FAA or the City Aviation Department may require the owner of an existing structure or landscaping or the applicant for a new structure or landscaping in the APO zone at his/her own expense to install, operate, and maintain such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard. Such markers and lights shall conform to all applicable federal regulations and specifications and may require permitting through the City Planning Department.

3-3(G) CROSS-REFERENCES

3-3(G)(1) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-3(G)(2) § 14-16-5-8(B)(2) (Outdoor and Site Lighting).

3-3(G)(3) § 14-16-6-4(J) (Referrals to Commenting Agencies).

3-3(G)(4) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-3(G)(5) § 14-16-6-6(O)(3)(b) (Variance in the APO Zone).

3-3(G)(6) § 14-16-6-8(B)(2)(c) (Nonconforming Use of Land or a Structure in the APO Zone).

3-3(G)(7) § 14-16-6-8(D)(9) (Airport Protection Overlay (APO) Zone).

3-4 CHARACTER PROTECTION OVERLAY ZONES

3-4(A) PURPOSE

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. These areas meet 1 or more of the following characteristics:

3-4(A)(1) Have recognized neighborhood identity and character.

3-4(A)(2) Have high architectural value.

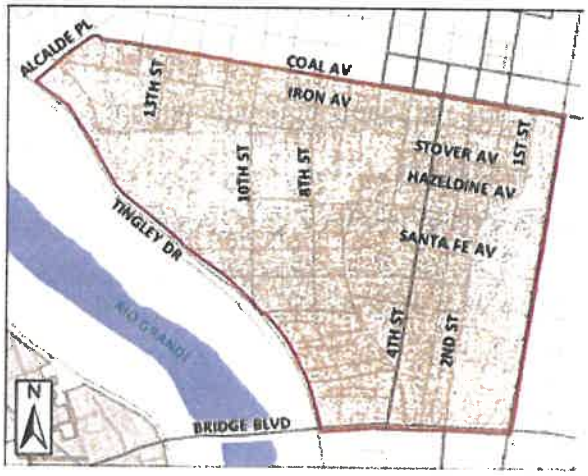
3-4(A)(3) Have a relationship to HPO zones that make the area's conservation critical.

3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/ Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

3-4(B) BARELAS – CPO-1

3-4(B)(1) Applicability

The CPO-1 standards apply in the following mapped area. Where the CPO-1 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(B)(2) Site Standards

3-4(B)(2)(a) Lot Size, Minimum

1. Single-family ~~detached~~[35] dwellings in the R-L ~~R-1~~, R-T, and R-ML zone districts, minimum: 2,500 square feet.
2. Townhouse dwellings in the R-MH zone district: 2,500 square feet.

3-4(B)(2)(b) Lot Width, Minimum

1. Single-family ~~detached~~[36] dwellings in the R-L ~~R-1~~, R-T, and R-ML zone districts: 25 feet.
2. R-MH zone district: 60 feet, except for townhouse dwellings, which have a minimum lot width of 25 feet.

3-4(B)(3) Setback Standards

3-4(B)(3)(a) Contextual Standards

In the R-L ~~R-1~~, R-T, and R-ML zone districts, contextual standards for front setbacks in § 14-16-5-1(C)(2)(c) shall apply regardless of development type or whether the development is in an Area of Consistency or an Area of Change.

3-4(B)(3)(b) R-L ~~R-1~~ Zone District

1. Front, minimum: 10 feet; garages must be set back at least 20 feet.
2. Side, minimum: 3 feet for lots less than 40 feet in width outside the Main Street area, or the setback required for

[35] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[36] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

adequate spacing between buildings as required by with Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code).

3-4(B)(3)(c) R-T, R-ML, and R-MH Zone Districts

1. Front, minimum: 10 feet; garages must be set back at least 20 feet.
2. Side, minimum: 3 feet for lots less than 36 feet in width outside the Main Street area with a single-family ~~detached~~[37] dwelling, or the setback required for adequate spacing between buildings as required by with Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code).

3-4(B)(3)(d) MX-H Zone District

1. Front, minimum: 0 feet.
2. Side, minimum: 0 feet.
3. Rear, minimum: 0 feet.

3-4(B)(3)(e) Exceptions

A 5-foot side or rear setback is required where a site abuts any lot with a residential use at any of the following addresses:

1. 709 First Street SW.
2. 713 First Street SW.
3. 704 2nd Street SW.

3-4(B)(4) Building Height

3-4(B)(4)(a) Maximum Building Height

1. Maximum building height allowances associated with a Center or Corridor designation do not apply.
2. Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(B)(4)(b) Neighborhood Edges

1. The General Requirement for Building Height Stepdown in the Neighborhood Edges § 14-16-5-9(C)(1) applies regardless of Center or Corridor designation.
2. In the MX-H zone district, any portion of a building within 20 feet of any lot line is limited to 35 feet.

3-4(B)(5) Other Development Standards

In the R-ML and R-MH zone districts, off-street parking shall be provided at the rear of the lot. Where alleys exist, alley access is required.

3-4(B)(6) Cross-references

3-4(B)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

[37] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

3-4(B)(6)(b) § 14-16-4-3(D)(22) (Paid Parking Lots Prohibited).

3-4(B)(6)(c) § 14-16-5-5(B)(2)(c) (Parking Reduction).

3-4(B)(6)(d) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(C) COORS BOULEVARD – CPO-2

3-4(C)(1) Applicability

The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(C)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(C)(3) Setback Standards

3-4(C)(3)(a) Bosque Buffer Strip

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

3-4(C)(3)(b) Setback from Coors Boulevard

1. Setback from the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.
2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

3-4(C)(4) Building Height and Bulk

3-4(C)(4)(a) Buildings and structures shall not exceed the height limitation in the underlying zone.

3-4(C)(4)(b) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that § 14-16-3-6(D).

3-4(C)(5) Other Development Standards

3-4(C)(5)(a) Floodplain

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.

3-4(C)(5)(b) Grading

Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading plan shall be approved until a specific site plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard

All of the following shall be incorporated into the required setback along Coors Boulevard.

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

3-4(C)(5)(d) Outdoor Lighting

The mounting height of luminaires ~~light fixtures~~ in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.[38]

3-4(C)(5)(e) Architectural Design and Details

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

3-4(C)(5)(f) Signs

1. Any sign type or design is prohibited that:
   a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a

[38] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with IDO defined terms. [Spreadsheet Item #2]

business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to § 14-16-6-5(D) (Permit – Temporary Use).

b. Is in any way animated (including twinkling or wind-activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.

c. Has flashing lights incorporated as part of its design and performance.

d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.

e. Is a building-mounted sign that extends above the wall of the building.

f. Overhangs any property line.

2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards.

a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.

b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-3: On-premises Signs in Mixed-use and Non-residential Zone Districts, but not exceed 75 square feet.

c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-3, but not exceed 9 feet in height above grade.

d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-3, but not exceed the height of the building.

e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.

f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

3-4(C)(6) Cross-references

3-4(C)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(C)(6)(b) § 14-16-3-6(D) (View Protection in Coors Boulevard – VPO-1).

3-4(C)(6)(c) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-4(C)(6)(d) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

3-4(C)(6)(e)	§ 14-16-5-12(F)(4)(b)2 (Portable Signs Prohibited).
3-4(C)(6)(f)	§ 14-16-5-12(H)(2)(d) (Electronic Signs Prohibited).
3-4(C)(6)(g)	§ 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(D) DOWNTOWN NEIGHBORHOOD AREA – CPO-3

3-4(D)(1) Applicability

The CPO-3 standards apply in the following mapped area. Where the CPO-3 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(D)(2) Site Standards

3-4(D)(2)(a) Lot Size, Minimum

1. R-T zone district: 2,000 square feet.
2. Townhouse dwellings in the R-ML zone district: 1,000 square feet.

3-4(D)(2)(b) Required Usable Open Space

1. R-T and MX-T Zone Districts
   a. 360 square feet per dwelling unit.
   b. Where there is no alley access for a garage: 500 square feet per dwelling unit.
2. R-ML Zone District
   a. Efficiency or 1 bedroom: 150 square feet per unit.
   b. Two (2) or more bedrooms: 200 square feet per unit.
3. MX-L Zone District
   50 square feet per dwelling unit.
4. MX-M Zone District
   a. Lots abutting Central Avenue or Lomas Boulevard: 100 square feet per dwelling unit.
   b. A minimum 10 percent of the site area shall be designated as usable open space for non-residential development and may be satisfied through features such as patios, plazas, exterior pedestrian walkways, balconies, roof decks, or courtyards.

3-4(D)(3) Setback Standards

3-4(D)(3)(a) Contextual Standards

In the R-L ~~R-1~~, R-T, and R-ML zone districts, contextual standards for front setbacks in § 14-16-5-1(C)(2)(c) shall apply regardless of development type or whether the development is in an Area of Consistency or an Area of Change.

3-4(D)(3)(b) MX-T and R-ML Zone Districts

1. Side, minimum: 5 feet; 10 feet if adjacent to an R-L ~~R-1A, R-1B~~ or R-T zone district.[39]
2. Rear: 15 feet.

3-4(D)(3)(c) MX-L and MX-M Zone Districts Abutting Central Avenue

1. Front, maximum
   a. 10 feet.
   b. If there is a front patio or dining space: 15 feet.
2. Side, minimum
   a. Interior: 0 feet.
   b. Street side of corner lots: 5 feet.
   c. Abutting an R-L ~~R-1~~ or R-T zone district: 10 feet.
3. Rear, minimum
   a. 15 feet.
   b. Abutting an R-L ~~R-1~~ or R-T zone district: 25 feet.
4. Off-street parking must be set back a minimum of 10 feet from any lot line abutting a public street. There is no minimum setback for off-street parking areas from any lot line abutting an alley.
5. A minimum of 50 percent of street frontage shall be building. The remaining 50 percent may be courtyard, landscaping, seating for outdoor dining, or a combination thereof.

3-4(D)(4) Building Height

3-4(D)(4)(a) R-L ~~R-1~~ and R-T Zone Districts

An ~~detached~~[40] accessory dwelling shall not exceed the height of the primary dwelling or 18 feet, whichever is less.

3-4(D)(4)(b) R-ML and MX-T Zone Districts

1. Maximum building height: 40 feet.
2. Portions of buildings over 30 feet shall incorporate a minimum stepback of 6 feet from the front street-facing façade.

3-4(D)(4)(c) MX-M Zone District

1. Additional building height associated with Main Street areas is not applicable.

[39] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92].
[40] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

2. For lots abutting Central Avenue, building height over 30 feet shall incorporate a minimum stepback of 6 feet from the front street-facing façade.

3-4(D)(4)(d) Building Height Bonuses

Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(D)(5) Other Development Standards

3-4(D)(5)(a) Parking Location and Design

1. Parking Location
   a. Where alleys are available, garages and other off-street parking areas shall be located at the rear of the property and accessed from the alley. The minimum rear setback for attached or detached garages off an alley is 5 feet. The minimum rear setback for detached garages accessed off an alley is 0 feet.
   b. Where alleys are not available, garages and other off-street parking areas may be located on the side of the primary building.
   c. A garage door facing the street shall be set back a minimum of an additional 5 feet beyond the horizontal plane of the front façade, which includes a porch façade.
   d. No garage door facing a street shall be more than 9 feet wide.
2. Parking Access
   Primary vehicular access to and from properties facing Central Avenue shall be provided as follows.
   a. For properties east of 14th Street, primary vehicular access from Central Avenue is prohibited.
   b. For properties west 14th Street, primary vehicular access shall be from Central Avenue. Access to non-residential development along Central from 15th Street, 16th Street, and Fruit Avenue is prohibited.

3-4(D)(5)(b) Building Design

1. Residential Building Design
   a. The primary pedestrian entrance to the building shall be oriented toward the street.
   b. Reflective or mirrored glass is prohibited on any ground floor façade.
   c. Front entry porches with a minimum depth of 5 feet at finished floor elevation are required.
   d. Regardless of residential building type, zone district, or Center or Corridor designation, façades shall meet the standards for windows in § 14-16-5-11(D)(2).

e. Individual dwellings in the R-T zone district shall be distinguished through articulation of building massing, roof forms, color, or material.

f. Balconies in the R-ML zone shall be designed and located to minimize impacts on the privacy of adjacent residential properties. Planters or trellises can be used to obstruct views while retaining the benefits of upper-level outdoor spaces.

2. Non-residential and Mixed-use Development

a. Front doors must face the nearest street and be connected to the public sidewalk by a walkway.

b. Each ground floor façade shall contain a minimum of 50 percent of its surfaces in transparent windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor.

c. Each second floor and higher façade shall contain a minimum of 30 percent of its surfaces in transparent windows and/or doors.

d. In the MX-T, MX-M, and MX-L zone districts, each street-facing façade shall incorporate variations in height, setback, or material at least every 50 feet of façade length.

e. In the R-ML zone district, façades facing a public street shall change a minimum of every 50 feet along the length of the façade in height, setback, or material.

f. In the MX-L zone district, shading shall be provided along the front façade using canopies, awnings, portals, or shade trees spaced 25 feet on center.

3-4(D)(5)(c) Signs

1. R-ML Zone District

a. Freestanding signs shall not exceed 4 feet in height and 16 square feet per sign face.

b. Internally lit signs are prohibited.

2. MX-T Zone District

a. Wall and window signs combined shall not exceed 6 percent of the area of the façade to which they are related.

b. Freestanding signs for office uses shall not exceed 4 feet in height and 16 square feet per sign face.

c. Internally lit signs are prohibited.

3. MX-L and MX-M Zone Districts

a. Wall, window, and canopy signs are the only allowed sign types.

b. One (1) canopy sign per entrance or exit shall be allowed.

c. Wall and window signs combined shall not exceed 6 percent of the area of the façade to which they are related.

d. Internally lit signs are prohibited.

e. Notwithstanding Subsections a and d above, neon signs facing Central Avenue may be building-mounted or marquee signs and may be internally lit.

3-4(D)(6) Cross-references

3-4(D)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(D)(6)(b) § 14-16-4-3(D)(22) (Paid Parking Lots Prohibited).

3-4(D)(6)(c) § 14-16-4-3(F)(4) (Drive-through or drive up facility prohibited).

3-4(D)(6)(d) § 14-16-4-3(F)(6)(i) (Dwelling Unit, Accessory).

3-4(D)(6)(e) § 14-16-5-1(C)(2) (Contextual Residential Development).

3-4(D)(6)(f) § 14-16-5-5(F)(2)(a)3 (Carports Prohibited).

3-4(D)(6)(g) § 14-16-5-7(D)(3)(h) (Front and Side Yard Walls).

3-4(D)(6)(h) § 14-16-5-11(C)(1) (Primary Building Stepback).

3-4(D)(6)(i) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-4(D)(6)(j) § 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).

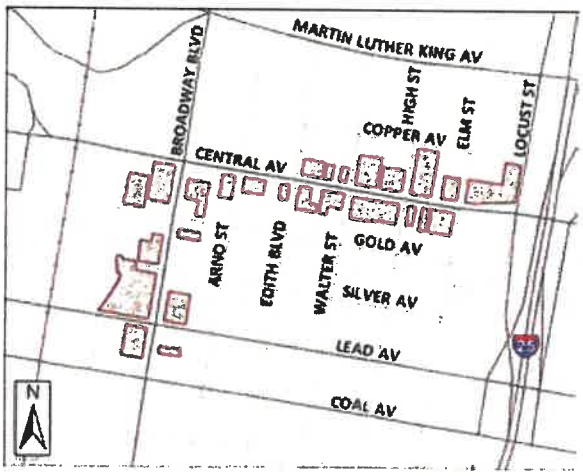
3-4(D)(6)(k) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(D)(6)(l) § 14-16-6-6(B) (Demolition Review).

3-4(E) EAST DOWNTOWN – CPO-4

3-4(E)(1) Applicability

The CPO-4 standards apply to the specific lots in the following mapped area. Where the CPO-4 boundary crosses a lot line, the entire lot is subject to these standards. The CPO-4 standards apply to construction of new structures within the East Downtown - HPO-1.



3-4(E)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(E)(3) Setback Standards

3-4(E)(3)(a) Front

1. Minimum: 0 feet.
2. Maximum: 1 foot.

3-4(E)(3)(b) Side, Minimum

1. Interior: 0 feet.
2. Street side of corner lots: 5 feet.

3-4(E)(3)(c) Rear, Minimum

5 foot.

3-4(E)(4) Building Height Bonuses

Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(E)(5) Building Height Stepdown

3-4(E)(5)(a) Any portion of a building within 35 feet in any direction of an R-L ~~R-1~~ or R-T zone district shall be limited to 30 feet, in which case Neighborhood Edge standards ~~provisions~~[41] for building height in § 14-16-5-9(C) do not apply.

3-4(E)(5)(b) The height limit of any portion of a structure within 15 feet in any direction of a significant or contributing building or City landmark

[41] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

in the HPO-1 or HPO-5 zone shall be no more than 3 stories higher than the contributing building or the maximum height allowed by the zone district, whichever is less.

3-4(E)(6) Other Development Standards

3-4(E)(6)(a) Parking Location and Design

1. Parking areas shall be set back as follows:
   a. A minimum of 30 percent of the lot depth from the front lot line.
   b. A minimum of 10 feet from other lot lines that abut a street.
   c. A minimum of 5 feet from the rear lot line.
2. Vehicular access is allowed only from a side street or alley.
3. Parking structures shall have uses from Table 4-2-1 on the ground floor along at least 50 percent of the street-facing façade of the parking structure.
   a. Where ground floor uses aren't provided, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided.
   b. Walls provided pursuant to Subsection a above may be part of the building or may be a separate wall constructed between the building and the sidewalk.

3-4(E)(6)(b) Façade Design

1. Each ground floor façade facing Central Avenue between Arno and High Streets shall place the primary pedestrian entrance at sidewalk grade at or within 10 feet of the front or street-side lot line and shall contain a minimum of 60 percent of its surfaces in transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
2. All other ground floor façades facing Central Avenue or Broadway Boulevard shall contain a minimum of 40 percent of their surfaces in transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
3. Wall openings shall not span vertically more than 1 story; double height entryways are prohibited.

3-4(E)(6)(c) Street Walls

1. The street wall shall be set back no more than 8 inches from any lot line abutting a street or adjacent façade alignment.
2. An opaque vehicle entry gate, of a maximum 18 feet wide, and a pedestrian entry gate, of a maximum 6 feet wide, are both allowed as limited substitutions within any street wall length.

3. All street wall façades shall be as carefully designed as the building façade, with the finished side facing the street.
4. Where clearly visible from the street, all of the following materials are allowed:
   a. Native/regional stone and equivalent imitation stone.
   b. Metal (e.g. wrought iron, welded steel, and/or aluminum electro-statically plated black).
   c. Brick.
   d. Stucco.
   e. A combination of materials (e.g. stone piers with brick infill panels).
5. Metal work may additionally be treated to imitate a wrought-iron or copper patina.
6. Copings shall project between 1 inch and 4 inches from the face of the wall.

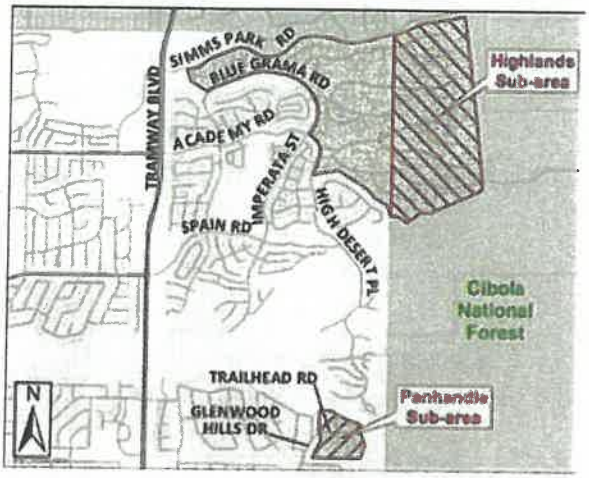
3-4(E)(7) Cross-references

3-4(E)(7)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).
3-4(E)(7)(b) § 14-16-3-5(G) (Historic Preservation in East Downtown – HPO-1).
3-4(E)(7)(c) § 14-16-4-3(F)(4) (Drive-through or drive up facility prohibited).
3-4(E)(7)(d) § 14-16-5-5(G) (Parking Structure Design).
3-4(E)(7)(e) § 14-16-5-12(F)(3) (Rooftop Signs Allowed).
3-4(E)(7)(f) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).
3-4(E)(7)(g) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).
3-4(E)(7)(h) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).
3-4(E)(7)(i) § 14-16-6-6(B) (Demolition Review).

3-4(F) HIGH DESERT – CPO-5

3-4(F)(1) Applicability

The CPO-5 standards apply in the following mapped area. Where the CPO-5 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(F)(2) Site Standards

The following standards apply only to portions of the CPO-5 that are not within the Panhandle Sub-area.

3-4(F)(2)(a) Lot Size, Minimum
21,780 square feet (½ acre).

3-4(F)(2)(b) Lot Width, Minimum
100 feet.

3-4(F)(2)(c) Development Envelopes
All development on the lot must take place within an envelope that encloses no more than 12,000 square feet of land. The development envelope must include all buildings, structures, and landscaping other than native plant species on the site.

3-4(F)(3) Setback Standards

The following standards apply only to portions of the CPO-5 that are not within the Panhandle Area.

3-4(F)(3)(a) Development envelopes shall be set back as follows:

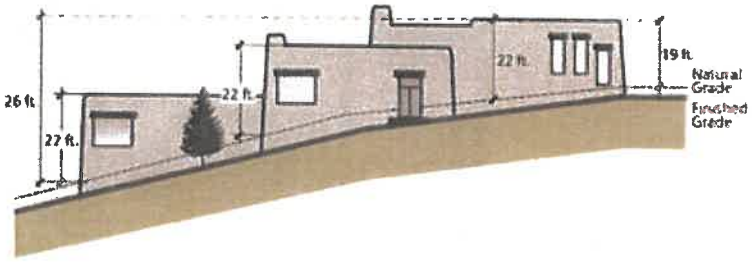
1. From lot lines, minimum: 10 feet.
2. From rights-of-way, minimum: 20 feet.

3-4(F)(3)(b) Within the Highlands Sub-area, the minimum setback from the edge of the CPO-5 shall be 100 feet, except that the minimum setback from the western boundary of Simms Park is 360 feet.

3-4(F)(4) Building Height

3-4(F)(4)(a) Highlands Sub-area

1. From the highest point of natural grade abutting a building, the building height (excluding chimneys) shall not exceed 19 feet. (See figure below.)
2. From the lowest point of natural grade abutting any individual mass of a building, the building height (excluding chimneys) shall not exceed 22 feet in height. (See figure below.)
3. From the lowest point of natural grade abutting a building, the overall building height (excluding chimneys) shall not exceed 26 feet. (See figure below.)



4. Within 250 feet of the northern boundary of the CPO-5, no part of a building or structure (exclusive of chimneys) shall be higher than any straight line beginning 5 feet above the finished grade at the centerline of Simms Park Road just north of the CPO-5 and extending through any point 16 feet over the average natural grade along the north line of the platted building envelope in order to minimize their visual impact on the approach of Simms Park.

3-4(F)(4)(b) Panhandle Sub-area

Maximum building height: 26 feet.

3-4(F)(4)(c) Building Height Bonuses

Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(F)(5) Other Development Standards

The following standards apply only in the Highlands Sub-area.

3-4(F)(5)(a) Color

Exterior surfaces of buildings and structures, including but not limited to roofs, mechanical devices, roof vents, and screening materials, shall be colors with LRV of 40 percent or less.

1. Colors include the yellow ochres, browns, dull reds, and grey-greens existing in the natural landscape of the mesa and in the foothills.
2. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

3-4(F)(5)(b) Reflectivity

Reflective or mirrored glass is prohibited.

3-4(F)(5)(c) Roofs

Pitched roofs shall comply with all of the following requirements.

1. The maximum slope of the roof is 1:3.
2. No ridges or peaks may be silhouetted against the skyline. They must abut a parapet or wall that is higher.
3. No metal roofs or asphalt shingles are allowed.
4. No mechanical equipment or skylights may be located on pitched roofs.
5. Tile roof materials must be 1 of the following type or characteristic:
   a. Two-part molded.
   b. Variegated colors darker than the building walls.
   c. Non-reflective.
   d. Mudded or grouted joints.
   e. Serpentine in pattern.

3-4(F)(5)(d) Massing and Articulation

1. Each building shall be composed of at least 3 building masses perceivable in each building elevation and distinguished from one another by both horizontal and vertical offsets of at least 2 feet. The height of each mass shall be measured from its highest adjacent natural grade. While it is anticipated that buildings will follow natural site contours, nothing in these standards shall prohibit residences with a single floor level, provided that the building height requirements previously described are otherwise met. The floor or roof plan of each structure should clearly show the extent of each building, with relevant information pertaining to its height above grade.
2. All doors and windows not protected by overhangs or portales shall be recessed at least 4 inches as measured from the door surface or window sash to the exterior face of the finished wall.

3-4(F)(5)(e) Views

1. The development envelope, and buildings and outdoor lighting within the development envelope, shall be sited to minimize impacts to views to and from adjacent lots and views of development from adjacent public rights-of-way.
2. Within 250 feet of the northern boundary of the CPO-5, views of the north line of any platted building envelope from Simms Park Road at its centerline shall be blocked by topography and existing or planted native vegetation that forms a vegetative screen at least 75 percent opaque at maturity, either within the CPO-5 or the National Forest. Sightings shall be taken from 90 degrees (perpendicular) from the centerline of Simms Park Road to the centerline of the north line of each platted

building envelope and then 45 degrees generally northwest from the centerline of the north line of the platted building envelope back to the centerline of Simms Park Road.

3-4(F)(6) Cross-references

3-4(F)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(F)(6)(b) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(G) LOS DURANES – CPO-6

3-4(G)(1) Applicability

The CPO-6 standards apply in the following mapped area. Where the CPO-6 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(G)(2) Site Standards

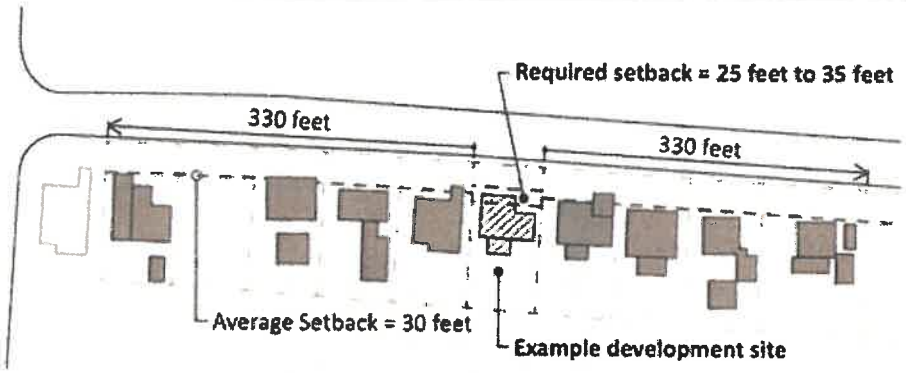
In the R-A zone district, building coverage shall not exceed 50 percent of the lot.

3-4(G)(3) Setback Standards

3-4(G)(3)(a) Front Setbacks

1. Single-family and two-family ~~detached~~[42] dwellings, minimum: 10 feet to encourage staggered setbacks, compliant with 1 of the following, as applicable.
   a. Front setbacks shall be within 5 feet of the average setback of existing primary dwellings on properties with a front yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces. This distance shall be measured along the street from each corner of the subject property's lot line on the same side of the street as the subject property. (See figure below for an illustration of this measurement.)

[42] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]



b. In new developments of 5 or more single-family and/or two-family ~~detached~~[43] dwellings, front setbacks shall be within 5 feet of the front setback of 1 existing single-family or two-family ~~detached~~[44] dwelling located on an abutting lot facing the same street as the subject property.

2. Multi-family residential development, minimum: 15 feet.

3-4(G)(3)(b) Setbacks for Cluster Development Dwellings

1. Front, minimum
   a. From public right-of-way: 15 feet.
   b. From a private way: 10 feet.
2. Rear, minimum
   From cluster development boundary: 25 feet.
3. Side, minimum
   From cluster development boundary: 10 feet.

3-4(G)(4) Building Height

3-4(G)(4)(a) R-A, R-1 ~~R-1~~, R-T, and R-ML Zone Districts

1. Building height, maximum: 26 feet.
2. Portions of buildings over 15 feet in height must meet 1 of the following standards, as noted.
   a. Single-family and Two-family ~~Detached~~[45] Dwellings
   Any portion of the building over 15 feet in height is limited to 65 percent of the building footprint.
   b. Townhouse and Multi-family Dwellings
   Any portion of the building over 15 feet in height is limited to 75 percent of the building footprint.

[43] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[44] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[45] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

3-4(G)(4)(b) MX-M Zone District

Building height, maximum: 35 feet for buildings located more than 450 feet from the right-of-way of Interstate Highway 40.

3-4(G)(4)(c) Building Height Bonuses

Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(G)(5) Other Development Standards

3-4(G)(5)(a) Common Open Space in Cluster Developments

1. If the project site abuts a ditch, lateral, or drain designated on the Los Duranes Community Acequias map in § 14-16-5-2(G) (Irrigation Facility (Acequia) Standards), at least ½ of the common open space shall be abutting and parallel to this facility. The common open space may include an easement associated with a Los Duranes Community Acequia.
2. Common open space may be within a plazuela compound (i.e., bounded on 3 sides by detached or attached dwellings), provided that no street goes through the common open space.
3. If a common open space abuts a Los Duranes Community Acequia or is in a plazuela compound, it is not required to be partially visible from a public right-of-way.

3-4(G)(5)(b) Parking Access

Two-family ~~detached~~[46] dwellings and townhouses: 2 adjoining dwelling units with vehicle access from the street are required to share a drive pad with a maximum width of 16 feet.

3-4(G)(5)(c) Drive-through Facilities

1. Drive-through service windows shall not be on any façade facing Rio Grande Boulevard.
2. Drive-through service windows shall be oriented away from pedestrian areas, including but not limited to sidewalks, plazas, Residential zone districts, and other public streets, where practicable.
3. Drive-through lanes shall not be located parallel to Rio Grande Boulevard, unless they are behind a building.

3-4(G)(5)(d) Building Separation, Minimum

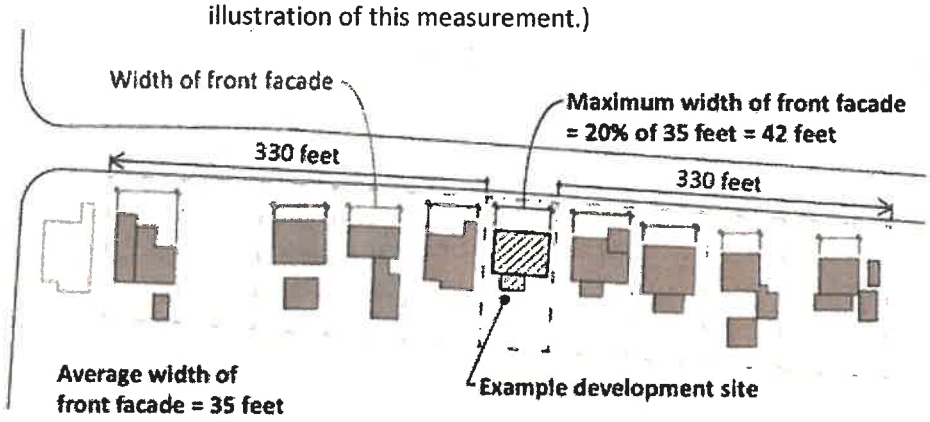
Townhouse and multi-family dwellings: 15 feet.

3-4(G)(5)(e) Building Design

1. Single-family ~~detached~~[47] dwellings: The front façade shall not exceed 120 percent of the average width of existing primary buildings on properties with a front yard abutting the same street as the subject property and within 330 feet of the

[46] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[47] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

subject property along the length of the street the lot faces. This distance shall be measured along the street from each corner of the subject property's lot line on the same side of the street as the subject property. (See figure below for an illustration of this measurement.)



2. Townhouse dwellings: Façades of townhouses on the same frontage shall be articulated at least every 40 feet or every third dwelling unit with a minimum change of 2 feet in setback.
3. Multi-family residential development in any Residential or Mixed-use zone district shall comply with all of the following requirements.
   a. Entrances to second floor units shall be internal to the building.
   b. The maximum building length shall be 80 feet.

3-4(G)(6) Cross-references

3-4(G)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(G)(6)(b) § 14-16-3-4(L) (Rio Grande Boulevard – CPO-11).
Where there is conflict between the Los Duranes – CPO-6 and the Rio Grande Boulevard – CPO-11, the regulations ~~provisions~~[48] of the Los Duranes – CPO-6 prevail, except that the second story building stepback requirements in the Rio Grande Boulevard – CPO-11 also apply.

3-4(G)(6)(c) § 14-16-4-3(B)(2) (Dwelling, Cluster Development).

3-4(G)(6)(d) § 14-16-4-3(D)(22)(d) (Paid Parking Lots Prohibited).

3-4(G)(6)(e) § 14-16-5-2(G)(4) (Acequia Setbacks).

3-4(G)(6)(f) § 14-16-5-3(D)(1) (Sidewalks in Residential Development).

3-4(G)(6)(g) § 14-16-5-11(C)(1) (Primary Building Stepback).

3-4(G)(6)(h) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

[48] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

3-4(G)(6)(i) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(H) MARTINEZTOWN/SANTA BARBARA – CPO-7

3-4(H)(1) Applicability

The CPO-7 standards apply in the following mapped area. Where the CPO-7 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(H)(2) Site Standards

3-4(H)(2)(a) Lot Width, Minimum

Multi-family dwellings (where allowable): 60 feet.

3-4(H)(2)(b) Usable Open Space, Minimum

Usable open space for multi-family dwellings is required as follows:

1. General
   a. Efficiency or 1 bedroom: 300 square feet per unit.
   b. Two (2) bedrooms: 350 square feet per unit.
   c. Three (3) or more bedrooms: 400 square feet per unit.
2. MX-T Zone District
   500 square feet per unit.

3-4(H)(3) Setback Standards

3-4(H)(3)(a) Low-density Residential Development

1. Front, minimum: 10 feet.
2. Garages and carports, minimum: 20 feet.

3-4(H)(3)(b) MX-L Zone District

Front, minimum: 10 feet.

3-4(H)(4) Building Height

3-4(H)(4)(a) In Residential and Mixed-use zone districts on project sites less than 5 acres, the maximum building height is 26 feet.

3-4(H)(4)(b) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(H)(5) Signs

3-4(H)(5)(a) MX-L Zone District

Signs are allowed pursuant to § 14-16-5-12 (Signs) for the MX-T zone district.

3-4(H)(5)(b) MX-M Zone District

1. Signs on lots abutting arterial or collector streets are allowed pursuant to § 14-16-5-12 (Signs) for the MX-M zone district.
2. Signs on lots in other locations are allowed pursuant to § 14-16-5-12 (Signs) for the MX-L zone district.

3-4(H)(6) Cross-references

3-4(H)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

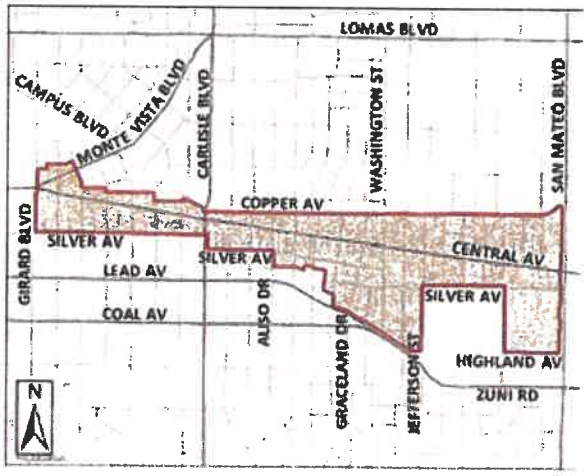
3-4(H)(6)(b) § 14-16-4-3(D)(22) (Paid Parking Lots Prohibited).

3-4(H)(6)(c) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(I) NOB HILL/HIGHLAND – CPO-8

3-4(I)(1) Applicability

The CPO-8 standards apply in the following mapped area. Where the CPO-8 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(I)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(I)(3) Setback Standards

3-4(I)(3)(a) Side, Minimum
0 feet.

3-4(I)(3)(b) Rear, Minimum
0 feet.

3-4(I)(3)(c) Street Wall for Existing Setbacks
Where existing buildings are set back from the front lot line along Central Avenue, the street wall shall be strengthened through vegetative screens or walls no more than 3 feet high along a minimum of 50 percent of the length of the building or lot along each street frontage.

3-4(I)(4) Building Height

3-4(I)(4)(a) Exception to Unlimited Building Height
The standard allowing ~~provision for~~ unlimited building height over 100 feet from each lot line in the Dimensional Standards Tables in § 14-16-5-1 does not apply. Maximum building heights are pursuant to § 14-16-3-4(I)(4)(d) below.[49]

3-4(I)(4)(b) Exception to Centers and Corridors Building Heights
Within the sub-areas within the Nob Hill/Highland – CPO-8 where the maximum building height is pursuant to § 14-16-3-4(I)(4)(d),

[49] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

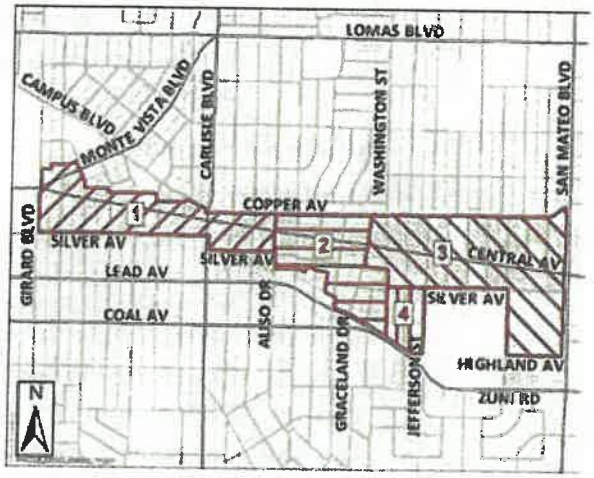
building height allowances associated with a Center or Corridor designation do not apply.

3-4(I)(4)(c) Exception to Building Height Bonuses

Building height bonuses in **Error! Reference source not found.** or Table 5-1-2: Mixed-use Zone District Dimensional Standards do not apply in any Overlay zone pursuant to § 14-16-3-1(C). Within the Nob Hill/Highland – CPO-8, maximum building height, including bonuses, is pursuant to § 14-16-3-4(I)(4)(d) below.

3-4(I)(4)(d) Maximum Building Height

The following map illustrates the sub-areas within the Nob Hill/Highland – CPO-8 where the maximum building height and allowable bonuses are pursuant to this § 14-16-3-4(I)(4)(d).



1. In sub-area 1 mapped above, between Girard Boulevard and Aliso Drive, building heights shall not exceed 30 feet (2 stories), except that 1 of the bonuses in Subsection 5 below may be applied.
2. In sub-area 2 mapped above, generally between Aliso Drive and Graceland Drive (north of Silver Avenue) or Washington Street (south of Silver Avenue), building heights shall not exceed 45 feet (3 stories), except that 1 of the bonuses in Subsection 5 below may be applied.
3. In sub-area 3 mapped above, generally between Graceland Drive and San Mateo Boulevard, building heights shall not exceed 65 feet (5 stories), except that up to 2 of the bonuses in Subsection 5 below may be applied.
4. In sub-area 4 mapped above, generally between Washington Street and Jefferson Street south of Silver Avenue, building heights shall not exceed 55 feet (4 stories), except that 1 of the bonuses in Subsection 5 below may be applied.
5. The following bonuses may be applied for an additional 12 feet (1 story) of building height each as noted in Subsections 1 through 4 above:

a. Workforce Housing Bonus.
b. Structured Parking Bonus.
c. Ground Floor Commercial Bonus.

3-4(I)(4)(e) Neighborhood Edges

1. The Building Height Stepdown for Neighborhood Edges in § 14-16-5-9(C)(1) (General Requirement) applies regardless of Center or Corridor designation.
2. For properties fronting the south side of Copper Avenue between Graceland Drive and San Mateo Boulevard, the maximum building height shall be as follows:
   a. For any portion of a building within 50 feet of a lot line abutting Copper Avenue: 45 feet.
   b. For any portion of a building more than 50 feet and up to 100 feet from a lot line abutting Copper Avenue: 65 feet.

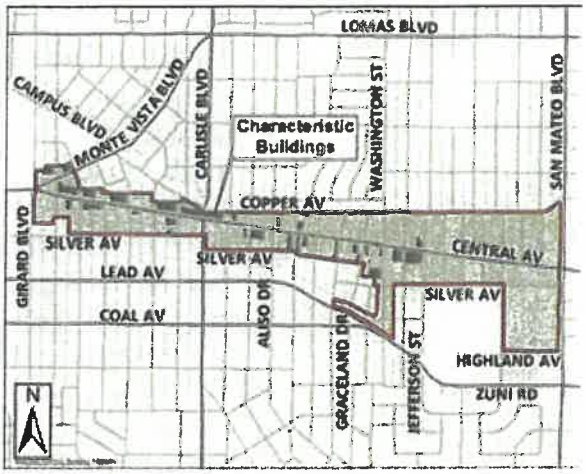
3-4(I)(5) Other Development Standards

3-4(I)(5)(a) Vehicular Access

1. Vehicular access to the site shall be provided from the alley. Where it is impractical, as determined by the Planning Director, parking ingress and egress to the site may be provided in 1 of the following ways.
   a. One (1) ingress location, no more than 12 feet in width, is allowed from the side street.
   b. One (1) ingress/egress location, no more than 30 feet in width, is allowed from the side street if Subsection a is infeasible.
2. Alternate vehicular ingress/egress may be approved where pedestrian access to establishments or residences is infeasible due to the adjacent sidewalk grades as determined by the Planning Director.

3-4(I)(5)(b) Façade Design

The following articulation standards apply to all properties within the sub-area of Nob Hill/Highland – CPO-8 mapped below.



1. Each ground floor façade facing Central Avenue shall do all of the following:
   a. Place the primary pedestrian entrance at sidewalk grade at or within 20 feet of the front or street-side lot line.
   b. Contain a minimum of 60 percent of its surfaces in transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
2. On façades facing Central Avenue between Girard Boulevard and Washington Street, openings shall occur every 25 feet, and building façades shall change in height, setback, or material every 25 feet.
3. On façades facing Central Avenue between Washington Street and San Mateo Boulevard, openings shall occur every 40 feet, and building façades shall change in height, setback, or material every 40 feet.
4. On streets that intersect Central Avenue, each ground floor street-facing façade within 150 feet of Central Avenue or to the first alley or street beyond Central Avenue, whichever occurs first, shall do all of the following:
   a. Have at least 1 entrance within 40 feet of Central Avenue.
   b. Contain a minimum of 60 percent of its surfaces in transparent windows and/or doors, as measured to include the first 12 feet of building height above the sidewalk, with the lower edge of window sills no higher than 30 inches above the finished floor.
5. Each second floor and higher street-facing façade shall comply with the following requirements, as applicable.
   a. Non-residential and Mixed-use Development
   Each façade shall contain a minimum of 40 percent of its surfaces in transparent windows and/or doors.

b. Residential Development
Each façade shall contain a minimum of 20 percent of its surface in transparent windows and/or doors.

c. All Development
The lower edges of windows shall be located no more than 30 inches above the finished floor.

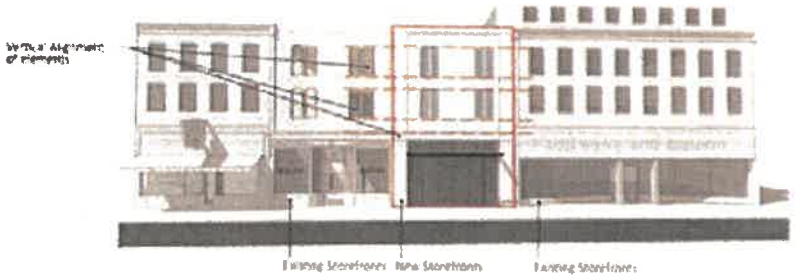
6. Existing façades of buildings that are designated on State and National Historic Registers, as City landmarks, or as characteristic buildings in the map above, and that abut a public right-of-way, shall comply with all of the following requirements.

a. Façade rehabilitation or remodeling shall maintain the historically characteristic window and door proportion and character of the building.

b. Any new building materials shall be consistent with historically employed materials on such façades.

c. Additions to characteristic buildings shall reflect the historic façade demarcations (i.e., walls, pilasters, or similar elements).

d. Additions above characteristic buildings shall be vertically aligned with the historic demising walls of the establishments below. (See figure below.)



3-4(I)(5)(c) Signs[50]

1. Building-mounted signs shall not extend above the wall of the building more than 5 feet.
2. Freestanding signs are prohibited, except for pole signs that meet the standards ~~provisions~~ of § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue) and any other applicable standards ~~provisions~~ of § 14-16-5-12 (Signs).

3-4(I)(5)(d) Street Cross Sections
Development within the Nob Hill/Highland – CPO-8 shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.

[50] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

3-4(I)(6) Cross-references

3-4(I)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(I)(6)(b) § 14-16-4-3(F)(4) (Drive-through or drive up facility prohibited).

3-4(I)(6)(c) § 14-16-5-5(B)(2) (Parking Exemptions).

3-4(I)(6)(d) § 14-16-5-5(F)(2) (Carports Prohibited).

3-4(I)(6)(e) § 14-16-5-7 (Walls and Fences).

3-4(I)(6)(f) § 14-16-5-11(C)(1) (Primary Building Stepback).

3-4(I)(6)(g) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

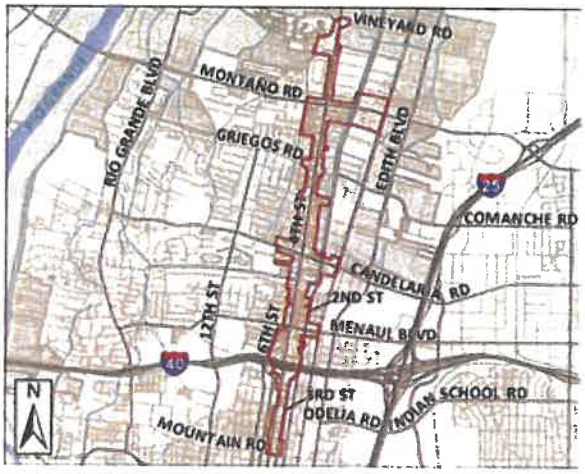
3-4(I)(6)(h) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(I)(6)(i) § 14-16-6-6(B) (Demolition Review).

3-4(J) NORTH 4TH CORRIDOR – CPO-9

3-4(J)(1) Applicability

The CPO-9 standards apply in the following mapped area. Where the CPO-9 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(J)(2) Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards in § 14-16-5-1 (Dimensional Standards), except for the following:

3-4(J)(2)(a) Any setback from a lot line abutting 4th Street, minimum: 10 feet.

3-4(J)(2)(b) Any setback from a lot line abutting 4th Street, maximum: 15 feet.

3-4(J)(3) Building Height and Stepback

3-4(J)(3)(a) Maximum Building Height

1. The maximum building height is 55 feet for properties zoned MX-M, MX-H, NR-C, NR-BP, NR-LM, or NR-GM.
2. Building height bonuses do not apply pursuant to § 14-16-3-1(C).
3. If more than 165 feet of frontage along 4th Street is being developed or redeveloped, 1/3 of the new development, with any fractions rounded down to the nearest foot, is limited to 45 feet in height.

3-4(J)(3)(b) Building Stepback

Any portion of a building over 30 feet tall shall incorporate a minimum stepback of 6 feet from any façade facing 4th Street.

3-4(J)(4) Other Development Standards

3-4(J)(4)(a) Building Design

Regardless of any Center or Corridor designation that applies to the subject property, building façades shall meet the requirements in § 14-16-5-11(E)(2)(b) (Urban Centers, Activity Centers, and Main Street and Premium Transit Areas).

3-4(J)(4)(b) Street Cross Sections

Development within the North 4th Corridor – CPO-9 shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.

3-4(J)(5) Cross-references

3-4(J)(5)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(J)(5)(b) § 14-16-4-3(D)(39) (Liquor Retail).

3-4(J)(5)(c) § 14-16-5-12(G)(1)(e)10 (Off-premises Signs Prohibited).

3-4(J)(5)(d) § 14-16-5-12(H)(2)(f)3 (Electronic Signs Prohibited).

3-4(J)(5)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(K) NORTH I-25 – CPO-10

3-4(K)(1) Applicability

The CPO-10 standards apply in the following mapped area. Where the CPO-10 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(K)(2) Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(K)(3) Building Height

3-4(K)(3)(a) Exception to Unlimited Building Height

The standard allowing ~~provision for~~ unlimited building height over 100 feet from each lot line in the Dimensional Standards Tables in § 14-16-5-1 does not apply. Maximum building heights are pursuant to § 14-16-3-4(K)(3)(b) below.[51]

3-4(K)(3)(b) Maximum Building Height

Maximum building height for each sub-area within the North I-25 – CPO-10 is pursuant to this § 14-16-3-4(K)(3)(b).

1. In sub-area 1: 26 feet.
2. In sub-area 2: 39 feet.
3. In sub-area 3: 52 feet.
4. In sub-area 4: 65 feet, except for hotel or motel uses, which are limited to 120 feet (10 stories).

3-4(K)(3)(c) Building Height Bonuses

Building height bonuses do not apply pursuant to § 14-16-3-1(C).

[51] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

3-4(K)(4) Other Development Standards

3-4(K)(4)(a) Outdoor Lighting

1. The height of light poles within 330 feet in any direction of Balloon Fiesta Park as delineated on its approved Master Plan shall not exceed 20 feet.
2. Pedestrian-scale lighting for sidewalks and trails on properties abutting Balloon Fiesta Park shall be limited to bollard lighting only.

3-4(K)(4)(b) Building Design

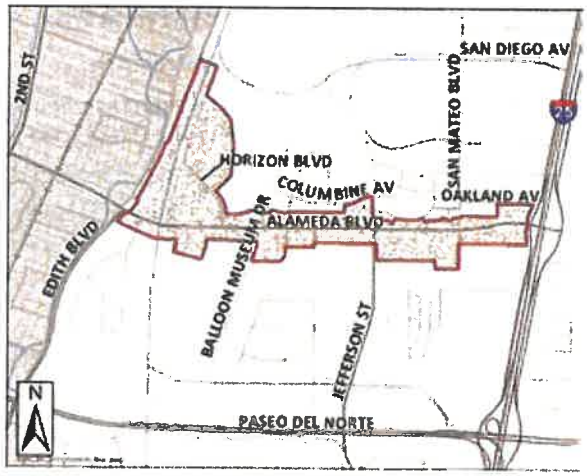
All multi-family, mixed-use, and non-residential development shall comply with the standards in § 14-16-5-11(E) (Mixed-use and Non-residential Zone Districts), with the following exceptions.

1. Notwithstanding the exclusion of the NR-LM and NR-GM zone districts in § 14-16-5-11(E) (Mixed-use and Non-residential Zone Districts), development in these zone districts shall meet the standards in that Subsection.
2. Primary building façades that face a public street shall wrap around the building at a distance of 1/3 the depth of the building or 20 feet, whichever is greater.
3. Building materials and colors shall have a light reflective value (LRV) ranging from 20 percent to 50 percent.
4. Reflective or mirrored glass is prohibited.

3-4(K)(4)(c) On-premises Signs

Sign standards for the MX-M zone district in § 14-16-5-12(F) (On-premises Signs) apply in the Mixed-use and Non-residential zone districts of CPO-10 unless specified otherwise in this § 14-16-3-4(K)(4)(c).

1. Projecting Signs
   a. Maximum size: 2 feet in height and 4 feet in width.
   b. A projecting sign on a multi-story building shall be located no higher than the top of the ground floor.
2. Freestanding Signs
   a. Pole signs are prohibited.
   b. Monument signs shall be a maximum size of 50 square feet with a maximum height of 13 feet, including a base with a height of at least 2 and no more than 3 feet.
   c. 1 additional monument sign is allowed on a premises of 5 acres or more.
3. Alameda Boulevard Sub-area
   Additional standards in this § 14-16-3-4(K)(4)(c)3 apply in the following mapped area along Alameda Boulevard.



a. Wall signs shall not exceed 10 percent of the façade area, inclusive of door and window openings.

b. Freestanding signs shall be monument signs only with a maximum height of 8 feet.

c. No sign or any part of a sign shall rotate.

3-4(K)(5) Cross-references

3-4(K)(5)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(K)(5)(b) § 14-16-4-3(E)(12)(k) (Collocations, Public Utility Collocations, and Architecturally Integrated WTFs)

3-4(K)(5)(c) § 14-16-5-2(H) (Landfill Buffers).

3-4(K)(5)(d) § 14-16-5-12(F)(4)(b)2 (Portable Signs Prohibited).

3-4(K)(5)(e) § 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).

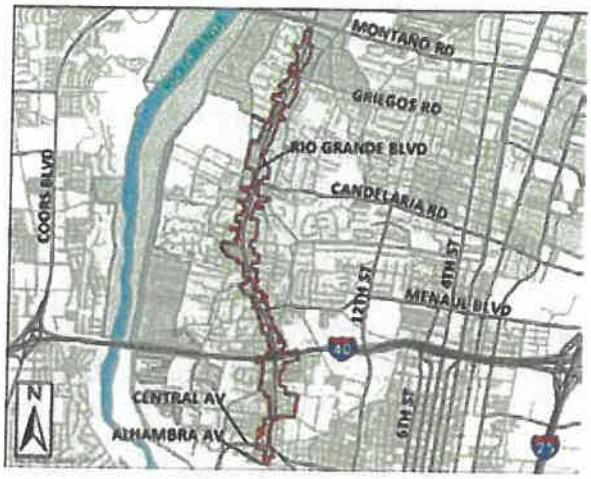
3-4(K)(5)(f) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

3-4(K)(5)(g) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(L) RIO GRANDE BOULEVARD – CPO-11

3-4(L)(1) Applicability

The CPO-11 standards apply in the following mapped area. Where the CPO-11 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(L)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(L)(3) Setback Standards

Setback from the right-of-way of Rio Grande Boulevard between Indian School Road and Montano Road, minimum: 25 feet in the R-A zone and 20 feet in all other zones.

3-4(L)(4) Building Stepback

Portions of buildings over 1 story in height shall be stepped back a minimum of 6 feet from the façade of the preceding story on sides of the building abutting a street or a lot containing any use in the Household Living category.

3-4(L)(5) Other Development Standards

3-4(L)(5)(a) Outdoor Storage and Display

1. All outdoor storage and display of construction equipment, materials, or vehicles (other than as required for temporary construction projects) shall meet the standards in § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas) and in § 14-16-4-3(D)(25) (Construction Contractor Facility and Yard).
2. Outdoor storage or display of construction equipment and materials (other than as required for temporary construction projects) shall be located at least 10 feet outside of the public right-of-way of Rio Grande Boulevard.

3-4(L)(5)(b) Parking Lots

Parking lots shall be designed and landscaped to minimize glare and reflection and reduce the visual impact of large numbers of

cars and trucks. Parking and buffering regulations shall be the same as § 14-16-5-5 (Parking and Loading) and § 14-16-5-6 (Landscaping, Buffering, and Screening) with the following exceptions and additions.

1. At least 15 percent of the parking lot area shall be landscaped. Landscaping shall consist primarily of shade trees distributed throughout the parking area.
2. Trees shall be planted so that no parking space is more than 50 feet in any direction from a tree.
3. Parking lots for new mixed-use or non-residential development shall not be located between buildings and the street. On lots less than 200 feet deep, parking may be located behind or beside non-residential buildings.

3-4(L)(5)(c) Lighting

Site lighting regulations shall be the same as § 14-16-5-8 (Outdoor Lighting), except that the mounting height of lights in vehicle and/or storage areas shall be no higher than the building height or 26 feet, whichever is lower.

3-4(L)(5)(d) Building Design

1. Exposed concrete masonry unit (CMU) block and untreated metal are not allowed as finish materials for buildings or walls.
2. Exterior mechanical and electrical equipment must be screened from public view as required by § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas). Such equipment shall be located at ground level unless such a location would adversely affect the streetscape, pedestrian circulation, or open space.
3. Reflective or mirrored glass is prohibited on façades facing public streets.
4. New non-residential development shall have windows, plazas, and porches on the street-side of buildings.
5. Secondary entrances for new non-residential development shall be oriented toward rear and side parking lots.

3-4(L)(6) Cross-references

3-4(L)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(L)(6)(b) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-4(L)(6)(c) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

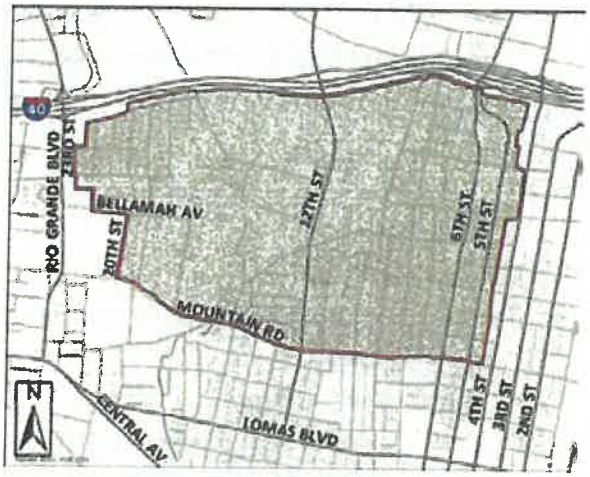
3-4(L)(6)(d) § 14-16-5-12(H)(2)(c) (Electronic Signs Prohibited).

3-4(L)(6)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(M) SAWMILL/WELLS PARK – CPO-12

3-4(M)(1) Applicability

The CPO-12 standards apply in the following mapped area. Where the CPO-12 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(M)(2) Site Standards

3-4(M)(2)(a) Lot Size

1. R-T, MX-T, and MX-L zone districts
   a. Two-family ~~detached~~[52] dwellings on one lot, minimum 7,000 square feet.
   b. Townhouse dwellings, minimum: 3,200 square feet per dwelling unit.
   c. Lot size, maximum: 10,000 square feet.
2. R-ML zone district
   a. Two-family ~~detached~~[53] dwellings on a lot, minimum: 2,700 square feet.
   b. Townhouse dwellings, minimum: 2,400 square feet per dwelling unit.
   c. Multi-family dwellings, minimum: 7,000 square feet.

3-4(M)(2)(b) Lot Width, Minimum

1. R-T zone district
   Townhouse dwellings: 32 feet per dwelling unit.
2. R-ML zone district
   a. Two-family ~~detached~~[54] dwellings on one lot: 24 feet.
   b. Townhouse dwellings: 32 feet per dwelling.

[52] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[53] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[54] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

c. Multi-family dwellings: 70 feet.

3-4(M)(2)(c) Usable Open Space, Minimum

In the R-ML, MX-T, and MX-L zone districts, usable open space for multi-family residential development is required as follows:

1. Efficiency or 1 bedroom: 400 square feet per unit.
2. Two (2) bedroom: 500 square feet per unit.
3. Three (3) or more bedrooms: 600 square feet per unit.

3-4(M)(3) Setback Standards

3-4(M)(3)(a) Low-density Residential Development in Any Zone District

1. Front, minimum
   a. 15 feet.
   b. Garage: 25 feet from the lot line abutting a street.
2. Side, minimum
   a. Interior: 0 feet.
   b. Street side of corner lots: 10 feet.
   c. Between a single-family ~~detached~~[55] dwelling and any other dwelling: 10 feet.
3. Rear, minimum: 15 feet.

3-4(M)(3)(b) MX-L Zone District

Except as noted in Subsection (a) above for low-density residential development, front setbacks are required as follows:

1. Minimum: 15 feet.
2. On lots abutting Mountain Road: 0 feet minimum; 15 feet maximum.

3-4(M)(3)(c) NR-LM and NR-BP Zone Districts

Front, side, and rear, minimum: 10 feet, except 25 feet minimum adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, or a designated trail.

3-4(M)(4) Building Height

3-4(M)(4)(a) R-ML and MX-L zone districts: 26 feet maximum.

3-4(M)(4)(b) NR-BP zone district: 35 feet maximum.

3-4(M)(4)(c) NR-LM zone district: 55 feet maximum.

3-4(M)(4)(d) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(M)(5) Other Development Standards

3-4(M)(5)(a) Enclosures and Screening

1. Non-residential uses within or adjacent to any Residential zone district shall be conducted within the fully enclosed portion of a building.

[55] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

2. All non-residential outdoor activities, including but not limited to storing materials, vehicle circulation, and parking adjacent to a lot in any Residential zone district, a lot containing a residential use in any Mixed-use zone district, or a lot containing a Civic and Institutional use in any zone district, shall be visually screened with an opaque wall or fence at least 6 feet high and a landscaped buffer at least 10 feet wide with evergreen trees and/or shrubs.

3-4(M)(5)(b) Building Design for Residential Development

For all residential development, all of the following building design regulations apply.

1. No portion of any building within 25 feet of the front lot line or within 10 feet of any interior side lot line shall exceed 15 feet in height.
2. Building exterior materials, colors, window and door styles, and roof slope and materials must be the same or similar on all parts of the building and any detached dwellings on the lot.
3. Front doors must face the nearest street, except that in townhouse and multi-family dwellings, only the dwelling unit(s) abutting the street must have front doors facing the street.
4. Each street-facing façade shall contain 12.5 percent or more of its surface in transparent windows and/or doors.
5. New windows must be recessed not less than 2 inches and/or shall be surrounded by a window casing not less than 2 inches wide.
6. Exposed CMU block is not allowed as a finished material for buildings.
7. Reflective or mirrored glass is prohibited.
8. Street-facing façades on buildings must be designed to appear as a collection of smaller buildings by incorporating variations in massing, building height, or building material every 35 feet of façade length.
9. Half gables or shed roofs may only be used on lean-to portions of buildings, on the first story only.
10. The slope of new roofs may not exceed a 45 degree angle.
11. The slope of roofs on new buildings over 15 feet high must be 30 to 45 degrees.

3-4(M)(5)(c) Building Design for Mixed-use and Non-residential Development

In Mixed-use and Non-residential zone districts, all of the following building design regulations apply.

1. No portion of any building within 25 feet of the front lot line shall exceed 15 feet in height.
2. Front doors must face the nearest street.

3. Exposed CMU block is not allowed as a finished material for buildings.
4. Reflective or mirrored glass is prohibited.
5. For lots abutting Mountain Road east of Old Town Road, street-facing façades shall be designed to appear as a collection of smaller buildings by incorporating variations in massing, building height, or building material at least every 35 feet of façade length.

3-4(M)(5)(d) Façade Design in Mixed-use and Non Residential Zone Districts
For all development except residential and industrial development, each street-facing façade shall contain 25 percent or more of its surface in transparent windows and/or doors.

3-4(M)(6) Cross-references

3-4(M)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(M)(6)(b) § 14-16-4-3(D)(16)(f)2 (Car Wash Prohibited).

3-4(M)(6)(c) § 14-16-4-3(D)(18)(n)4 (Light Vehicle Fueling Prohibited).

3-4(M)(6)(d) § 14-16-4-3(F)(4)(e)6 (Drive-through or Drive-up Facility Prohibited).

3-4(M)(6)(e) § 14-16-4-3(F)(6)(i) (Dwelling Unit, Accessory).

3-4(M)(6)(f) § 14-16-5-11(C)(1) (Primary Building Stepback).

3-4(M)(6)(g) § 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).

3-4(M)(6)(h) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-4(N) VOLCANO MESA – CPO-13

3-4(N)(1) Applicability

The CPO-13 standards apply to low-density residential development in the following mapped area. Where the CPO-13 boundary crosses a lot line, the entire lot is subject to these standards.



3-4(N)(2) Site Standards

Lot size, width, and usable open space shall be provided according to the applicable standards listed in § 14-16-5-1 (Dimensional Standards).

3-4(N)(3) Setback Standards

For lots larger than 10,000 square feet, building setbacks shall be as follows:

3-4(N)(3)(a) Front, minimum: 25 feet.

3-4(N)(3)(b) Side, minimum: 15 feet.

3-4(N)(3)(c) Rear, minimum: 15 feet.

3-4(N)(4) Building Height

Standards in this § 14-16-3-4(N)(4) apply only outside of the area specified in § 14-16-3-6(E)(2) as the Northwest Mesa Escarpment – VPO-2 Height Restrictions Sub-area.

3-4(N)(4)(a) Building height, maximum: 18 feet.

3-4(N)(4)(b) Building height may be increased to 26 feet on a maximum of 50 percent of the building footprint.

3-4(N)(4)(c) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-4(N)(5) Other Development Standards

3-4(N)(5)(a) Façade Design

1. Each façade shall incorporate variations in material and/or a vertical or horizontal offset of at least 24 inches at least every 60 feet of façade length.

2. Each single-family ~~detached~~[56] dwelling shall address the street with 1 of the options below:
   a. A covered porch or stoop at least 5 feet in depth with a floor area of at least 100 square feet and at least 6 feet clear in any direction.
   b. A walled courtyard with an entry feature, including but not limited to a gate, easily visible from the street. The entry feature must be a minimum of 6 feet wide and at least 6 feet, 8 inches and no more than 8 feet high, placed within the appropriate setback, connected to the dwelling by a courtyard wall at least 4 feet and no more than 5 feet high, and both designed and finished to complement the dwelling in color and architectural style. Notwithstanding § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height), any wall or entry feature provided to meet this standard shall not require a Permit – Wall or Fence – Major.
   c. A street-facing façade containing at least 25 percent of its surfaces in transparent windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor.

3-4(N)(5)(b) Building Design Standards

1. Exterior Finishes
   Wall finishes may be stucco, masonry, adobe, and/or native stacked stone (or synthetic equivalent). Plain block, wood, and reflective panels shall not be used as an exterior finish. Veneer materials shall extend around exterior corners at least 1 foot. Brick coping and trims as per traditional New Mexico architectural styles are encouraged. Steel and synthetic wood substitutes are allowed for trim and detailing.
2. Roofs
   a. Reflective roofs are prohibited.
   b. Mansard roofs are prohibited.
   c. Parapets shall hide flat roofs.
3. Gutters and Downspouts
   Where a building is not setback from a lot line, gutters and downspouts shall drain to the street or water harvesting area to avoid impact to abutting lots.

3-4(N)(5)(c) Residential Garage Access

1. Where alleys are available, residential garages for detached dwellings shall be accessed from the alley.

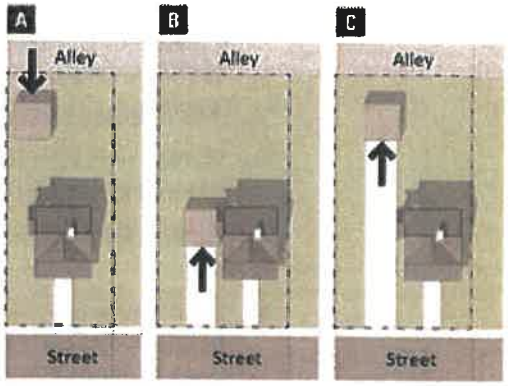
[56] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

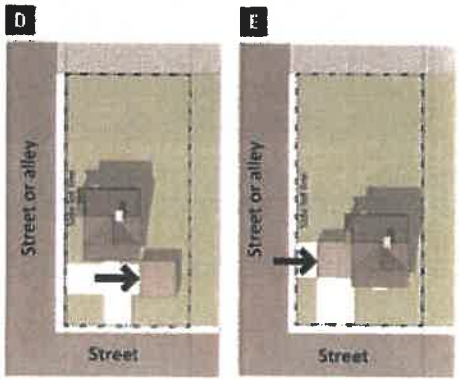
2. On streets designated as a local or collector, residential garages on corner lots shall be accessed from the side or rear lot line or alley.
3. Townhouses shall use rear-loaded garages.
4. Garage types are limited by lot width, as described in Table 3-4-1 and illustrated below.
5. Garage Types D and E may be accessed from either front or side.
6. Driveway access, including drive pad but exclusive of wings, is limited to 20 feet wide for Garage Types B, C, D, and E, except where providing access from alleys.

Table 3-4-1: Allowable Garage Types and Minimum Setbacks[1]

Lot Width	Allowable Garage Types	Front Garage Setback from Front Façade *(front-loaded)*, minimum	Side Garage Setback from Lot Line *(side-accessed)*, minimum	Rear Garage Setback from Lot Line *(rear-loaded)*, minimum
< 40 ft.	A, D	10 ft.	5 ft.	2 ft.
≥ 40 ft.	A, B, C, D, E	5 ft.	5 ft.	2 ft.

[1] Garage setbacks are minimums only. The garage must first meet required building setbacks. For lots 10,000 sq. ft. or more, required building setbacks are in § 14-16-3-4(N)(3) (Setback Standards); for lots less than 10,000 sq. ft, building setbacks are in Table 5-1-1 for the underlying zone district.



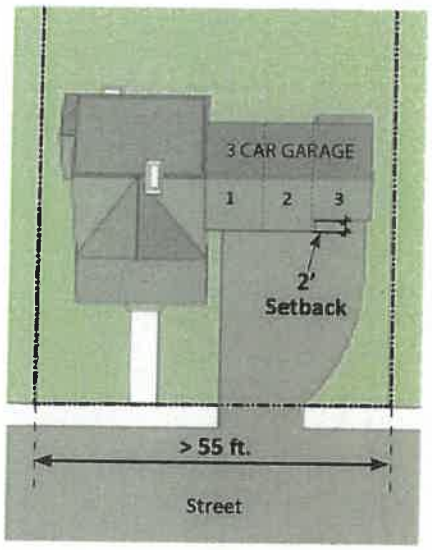


3-4(N)(5)(d) Residential Garage Design

In addition to setback requirements in Table 5-1-1 and garage design standards in § 14-16-5-11(C)(2), the following regulations ~~provisions~~[57] apply, as relevant.

1. Garages other than Type D shall be set back from the street-facing façade of the dwelling. The street-facing façade shall share a common roof with the dwelling and garage.
2. Three-car garages are only allowed on lots over 55 feet wide, and the third garage shall be set back a minimum of 2 feet from the façade of the other garages for any front-access garage. (See figure below.)

[57] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]



3. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door.
4. For garages built on a lot line, the requirements in § 14-16-5-1(F) (Buildings Constructed on a Lot Line) apply.

3-4(N)(5)(e) Street Cross Sections

Development within the Volcano Mesa – CPO-13 shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.

3-4(N)(6) Cross-references

3-4(N)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(N)(6)(b) § 14-16-3-6(E)(4) (All development within the Volcano Mesa – CPO-13 is subject to color limitations in Northwest Mesa Escarpment – VPO-2).

3-4(N)(6)(c) § 14-16-5-11(C)(3) (Garages).

3-4(N)(6)(d) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

3-4(N)(6)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

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3-5 HISTORIC PROTECTION OVERLAY ZONES[58]

3-5(A) PURPOSE

The purpose of the Historic Preservation Overlay (HPO) zone is to preserve, protect, enhance, perpetuate, and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological, or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities. Properties in this district have 1 or more of the following characteristics:

3-5(A)(1) Embody the distinctive characteristics of a type, period, or method of construction.

3-5(A)(2) Portray the environment of a group of people in an era of history characterized by a distinctive architectural type.

3-5(A)(3) Have yielded, or are likely to yield, information important in history or prehistory.

3-5(A)(4) Possess high artistic value.

3-5(A)(5) Have a relationship to designated landmarks or a registered historic district that makes the area's preservation critical.

3-5(B) ADOPTION OR AMENDMENT[59] ~~DESIGNATION~~ OF HISTORIC PROTECTION OVERLAY ZONES AND CITY LANDMARKS

3-5(B)(1) HPO zones and City landmark sites or structures ~~and HPO Zones~~ may be designated by the City Council pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

3-5(B)(2) Amendments to the text of an HPO zone in this § 14-16-3-5 or to any other standard in this IDO that applies specifically to an HPO zone shall be reviewed and decided pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

3-5(B)(3) Amendments to Design Standards and Guidelines for an HPO zone shall be reviewed and decided pursuant to § 14- 16-6-6(E) (Historic Design Standards and Guidelines).

3-5(B)(4) Restrictions on and procedures for demolition of structures in HPO zones ~~structures and structures in HPO zones~~ are regulated pursuant to § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

[58] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC Reviewed but did not recommend adopting a new Historic Protection Overlay Zone – Frontages, **Condition #31**. [Spreadsheet Item #7]
[59] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

~~**3-5(C) ADOPTION OR AMENDMENT OF LANDMARK OR HISTORIC PROTECTION OVERLAY ZONE**~~[60]

~~3-5(C)(1) Amendments to the text of an HPO zone in this § 14-16-3-5 or to any other standard in this IDO that applies specifically to an HPO zone shall be reviewed and decided pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).~~

~~3-5(C)(2) Amendments to Design Standards and Guidelines for an HPO zone or City Landmark shall be reviewed and decided pursuant to § 14-16-6-6(E) (Historic Design Standards and Guidelines).~~

3-5(C) CERTIFICATE OF APPROPRIATENESS REQUIRED

3-5(C)(1) Within the boundaries of an HPO zone, the exterior appearance of any structure, including but not limited to any sign, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) or § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

3-5(C)(2) On a City landmark, the appearance of any structure, including but not limited to interior and exterior elements, landscaping, and signs, shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until a Certificate of Appropriateness is approved pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) or § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

3-5(D) WIRELESS TELECOMMUNICATIONS FACILITIES

Where allowed, Wireless Telecommunications Facilities (WTFs) located in a designated HPO zone shall comply with the Use-specific Standards in § 14-16-4-3(E)(12).

3-5(E) CONTEXTUAL STANDARDS

New development or redevelopment on a lot in an HPO zone shall comply with contextual standards for lot sizes, front setbacks, and side setbacks in § 14-16-5-1(C)(2), unless the Landmarks Commission approves a different standard in a Historic Certificate of Appropriateness – Major pursuant to § 14-16-6-6(D).

3-5(F) DESIGNATED CITY LANDMARKS

3-5(F)(1) Designated City landmarks are specified on the Official Zoning Map.

3-5(F)(2) The standards and guidelines applicable to each City landmark are available online: http://www.cabq.gov/planning/boards-commissions/landmarks-urban-conservation-commission/historic-landmarks.

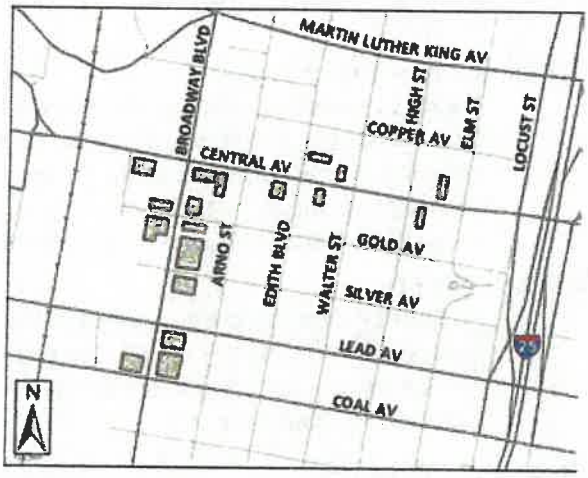
3-5(F)(3) Maintenance requirements for City landmarks can be found in § 14-16-5-13(B)(3).

[60] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

3-5(G) EAST DOWNTOWN – HPO-1

3-5(G)(1) Applicability

The HPO-1 standards and guidelines apply to all buildings that have been identified as significant and contributing to the relevant historic era and City landmarks listed in the Huning Highland National District on the National Register of Historic Places within the following mapped area. For City landmarks, the Landmark Guidelines shall prevail over these standards and guidelines. Construction of new structures within the HPO-1 shall comply with the standards in § 14-16-3-4(E) (East Downtown – CPO-4).



3-5(G)(2) Setback Standards

Setbacks shall be maintained as-is to preserve the pattern of building fronts and setbacks from the street.

3-5(G)(3) Building Height

3-5(G)(3)(a) Building height shall be maintained as-is, and in the case of additions, alterations, or new construction, not exceed neighboring building heights.

3-5(G)(3)(b) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-5(G)(4) Other Development Standards

3-5(G)(4)(a) Walls and Fences

1. New walls and fences shall be wood, stone, brick, adobe, or wrought iron. Chain link is prohibited.
2. Exposed materials and features shall comply with the standards in § 14-16-3-4(E)(5)(c) (Street Walls in East Downtown – CPO-4).

3-5(G)(4)(b) Building Design

1. Mass and scale shall be maintained as is or proportional to other buildings on the block in the case of additions or alterations.
2. Profiles shall maintain the geometry created by similar shapes and sizes (for example, by pitched roofs).

3. The patterns of existing walls, steps, and raised entrances shall be maintained.

3-5(G)(4)(c) Façade Design

1. Primary building entrances shall be oriented toward the sidewalk abutting the façade of the building on the street with the highest vehicular traffic volume.
2. If an addition or alteration is made to a historic building, all materials shall be compatible with materials on that building.
3. Original exposed materials shall not be covered by other materials.

3-5(G)(4)(d) Energy Efficient Design

Additions to existing structures to allow the use of solar energy to increase energy efficiency are allowed. The design of such elements must be integrated into the overall building pattern with particular emphasis on preserving façades and roof slope and shape. Solar panels should not be visible from the front street.

3-5(G)(4)(e) Interiors

No interior elements are governed by these HPO-1 standards. However, if the structure is a City landmark, interior guidelines may be applicable to that structure only, according to the guidelines for that landmark.

3-5(G)(5) Standards and Guidelines

Additional standards and guidelines adopted by the LC that apply in this HPO-1 zone are found in the East Downtown Development Standards and Guidelines and are available online: https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines.

3-5(G)(6) Cross-references

3-5(G)(6)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(G)(6)(b) § 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(G)(6)(c) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-5(G)(6)(d) § 14-16-5-12(F)(3) (Rooftop Signs Allowed).

3-5(G)(6)(e) § 14-16-5-12(H)(2) (Electronic Signs Prohibited).

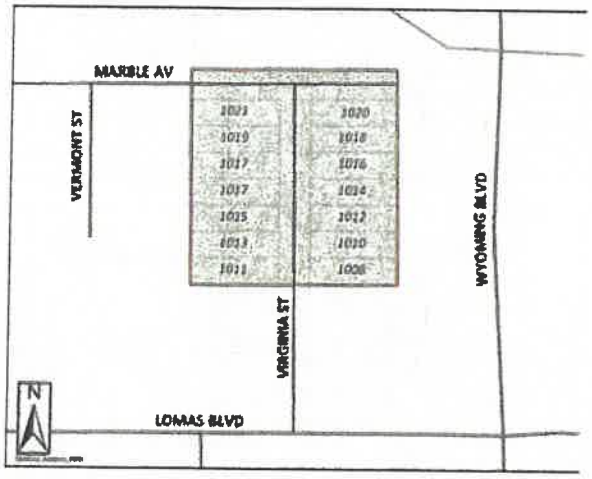
3-5(G)(6)(f) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(G)(6)(g) § 14-16-6-5(F)(3) (Sign Review in HPOs).

3-5(H) EAST END ADDITION – HPO-2

3-5(H)(1) Applicability

The HPO-2 standards and guidelines apply in the following mapped area.



3-5(H)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-2 zone are found in the East End Addition Neighborhood Handbook and Historic Protection Overlay Design Guidelines, available online here: https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines.

3-5(H)(3) Cross-references

3-5(H)(3)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(H)(3)(b) § 14-16-5-12(H)(2)(a) (Electronic Signs Prohibited).

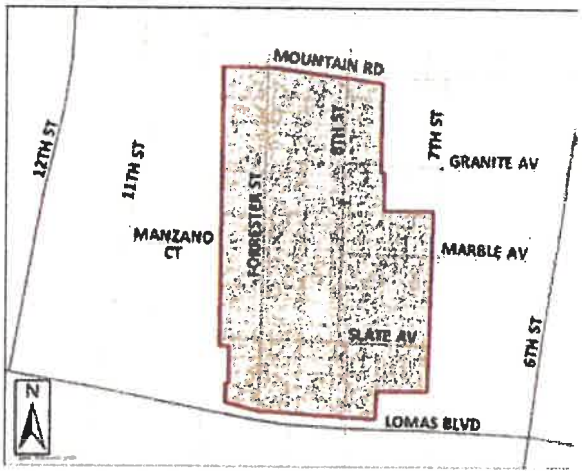
3-5(H)(3)(c) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(H)(3)(d) § 14-16-6-5(F)(3) (Sign Review in HPOs).

3-5(I) EIGHTH AND FORRESTER – HPO-3

3-5(I)(1) Applicability

The HPO-3 standards and guidelines apply in the following mapped area.



3-5(I)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-3 zone are found in the New Town Neighborhoods Development Guidelines and are available online: https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines.

3-5(I)(3) Cross-references

3-5(I)(3)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(I)(3)(b) § 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(I)(3)(c) § 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(I)(3)(d) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(I)(3)(e) § 14-16-6-5(F)(3) (Sign Review in HPOs).

3-5(J) FOURTH WARD – HPO-4

3-5(J)(1) Applicability

The HPO-4 standards and guidelines apply in the following mapped area.



3-5(J)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-4 zone are found in the New Town Neighborhoods Development Guidelines and are available online: https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines.

3-5(J)(3) Cross-references

3-5(J)(3)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(J)(3)(b) § 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(J)(3)(c) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-5(J)(3)(d) § 14-16-5-12(H)(2) (Electronic Signs Prohibited).

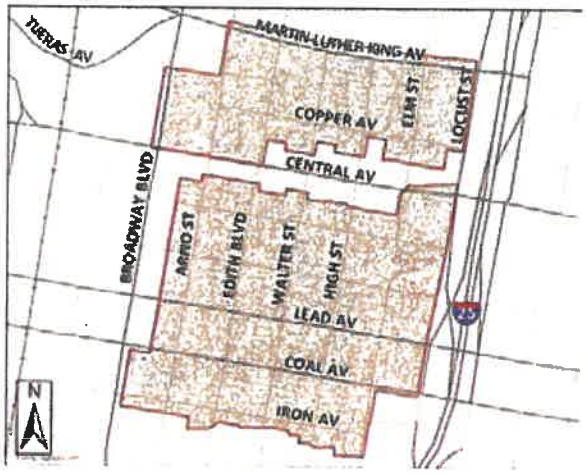
3-5(J)(3)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(J)(3)(f) § 14-16-6-5(F)(3) (Sign Review in HPOs).

3-5(K) HUNING HIGHLAND – HPO-5

3-5(K)(1) Applicability

The HPO-5 standards and guidelines apply in the following mapped area.



3-5(K)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-5 zone are found in the New Town Neighborhoods Development Guidelines and are available online: https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines.

3-5(K)(3) Cross-references

3-5(K)(3)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(K)(3)(b) § 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(K)(3)(c) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-5(K)(3)(d) § 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(K)(3)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(K)(3)(f) § 14-16-6-5(F)(3) (Sign Review in HPOs).

3-5(L) OLD TOWN – HPO-6

3-5(L)(1) Applicability

The HPO-6 standards and guidelines apply in the following mapped area.



3-5(L)(2) Building Height

3-5(L)(2)(a) Building height, maximum: 26 feet, unless the Landmarks Commission (LC) requires a lower height to protect the historic character of the area.

3-5(L)(2)(b) Building height bonuses do not apply pursuant to § 14-16-3-1(C).

3-5(L)(3) Other Development Standards

3-5(L)(3)(a) Parking and Loading, Minimum

None, except that 1 off-street loading space that meets the requirements of the DPM shall be provided for each property with primarily commercial uses if there is ground floor space available on the lot to accommodate that loading space.

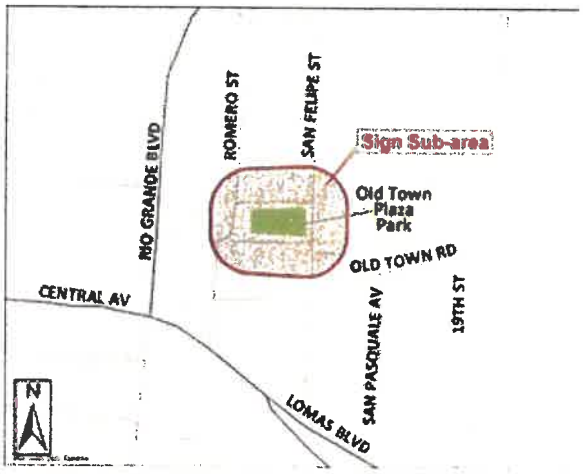
3-5(L)(3)(b) Parking Lot Landscaping

The Rio Grande Boulevard – CPO-11 regulations ~~provisions~~[62] in § 14-16-3-4(L)(5)(b) (Parking Lots) shall apply within this HPO-6.

3-5(L)(3)(c) Signs

1. Sign Sub-Area
   The following map illustrates the Sign Sub-area, which contains the area within 150 feet in any direction of the Old Town Plaza Park. Where the Sign Sub-area boundary crosses a lot line, sign standards in this § 14-16-3-5(L)(3)(c) that reference the Sign Sub-area apply only to portions of the lot that are within the Sign Sub-area.

[62] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]



2. Prohibited Signs
   a. Internally lit signs.
   b. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering), except for neon signs allowed pursuant to § 14-16-3-5(K)(3)(c)4.b below.
   c. Signs with wind-activated parts or signs that rotate or move in any manner.
   d. Signs or any part of any sign that changes its message or picture.
   e. Signs displayed on railings.
   f. Streamers.
3. Maximum Number of Signs
   A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions.
   a. The following sign types do not count toward the maximum number of signs that are allowed:
      i. Window signs.
      ii. Temporary signs displayed on the day of an outdoor demonstration of the creation of retail goods.
   b. Additional signs are allowed as follows.
   c. Restaurants are allowed 1 additional wall sign not to exceed 6 square feet.
      i. Establishments that face 2 or more streets are allowed 1 additional sign.
      ii. The LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. Such signs shall not exceed the

maximum sign area in Table 3-5-1 as relevant to the type and location of the sign.

iii. Premises with 2 or more establishments, at least 1 of which does not face the public right-of-way, are allowed additional signs as follows.

a. Total sign area of any additional sign(s) allowed pursuant to this Subsection iv. shall not exceed 25 square feet, not to exceed 2 square feet per establishment.

b. Within the Sign Sub-Area, establishments are allowed 1 additional wall sign.

c. Establishments in other locations are allowed either 1 additional wall sign or 1 additional freestanding sign that shall not exceed a height of 10 feet above finished grade.

iv. An additional wall or freestanding sign that meets the following requirements is allowed no more than 20 feet in any direction from where the edges of two public rights-of-way intersect or where the public right-of-way intersects a parking lot with over 20 parking spaces.

a. The sign area shall not exceed 2 square feet per establishment or 18 square feet total. Any freestanding sign allowed pursuant to Subsection v. shall not exceed a height of 9 feet above finished grade.

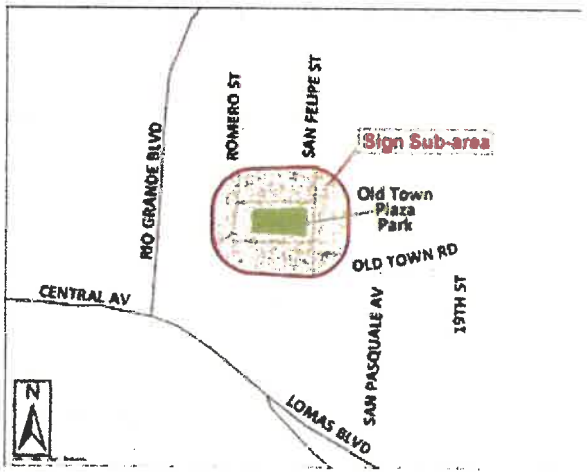
b. The sign may advertise establishments on- or off-premises, as determined by the property owner where the sign is located, but all establishments advertised must be located within the Old Town – HPO-6 boundary.

c. Within the Sign Sub-area, where freestanding signs are not allowed, any sign provided pursuant to this Subsection v. must be a wall sign.

4. On-premises Signs

a. Sign types are allowed pursuant to Table 3-5-1.

Table 3-5-1: On-premises Signs in Old Town HPO-6		
	All Zone Districts	
Sign Type	**Sign Sub-area**	**All Other Locations**
Wall Sign		
Area, maximum	On a façade facing an arterial or collector street and that is wholly visible from an arterial street: 20 sq. ft. Other locations: 10 sq. ft.	
Window Sign		
Area, maximum[1]	2 sq. ft.	
Canopy Sign		
Area, maximum	Ground floor: 4 sq. ft. Other floors: 5 sq. ft.	
Projecting Sign		
Area, maximum	Prohibited	Ground floor: 4 sq. ft. Other floors: 5 sq. ft.
Freestanding Sign		
Area, maximum	Prohibited	4 sq. ft.
Temporary Sign on the Day of an Outdoor Demonstration of Retail Goods		
Area, maximum	3 sq. ft. per sign	
Portable Sign		
Area, maximum	Per § 14-16-5-12(F)(4)(b)	
[1] For window signs, the maximum size in this table is the sign area allowed per establishment and may be achieved through one or multiple signs.		



b. Neon signs are allowed as window signs but shall not flash or blink.

c. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

3-5(L)(3)(d) Outdoor Display

1. Outdoor retail sales and related display of "handcrafted items" are allowed on specified portions of the public sidewalk pursuant to Part 13-3-2 of ROA 1994 (Old Town Solicitations).

2. The display of retail goods is allowed on private premises on tables, cases, racks, kiosks, boards, or chairs, provided that all of the following requirements are met.
   a. The tables, cases, racks, kiosks, boards, or chairs shall be removed outside of operating hours, unless they are allowed to be permanently affixed to a structure as approved in a Historic Certificate of Appropriateness – Minor pursuant to § 14-16-6-5(B).
   b. The display of retail goods on metal and/or plastic freestanding racks is prohibited.
   c. The display of retail goods on railings is prohibited.
   d. The area of any one surface of an individual item or the total (cumulative) surface area of more than one item displayed by any one establishment shall not exceed 15 square feet.
3. The display of chile ristras is not restricted.

3-5(L)(3)(e) Outdoor Demonstration

Outdoor demonstrations of the creation of retail goods that are for sale within an associated establishment are allowed, provided that all of the following requirements are met.

1. Only one demonstration is allowed at an establishment at any given time.
2. The demonstration shall take place in an outdoor area on the same premises as the establishment selling the item being demonstrated.
3. The demonstration is limited to any combination of the following elements:
   a. People demonstrating the creation of retail goods that are for sale within the associated establishment.
   b. Tables or other functional items associated with the demonstration.
   c. The display of items created on the day of the demonstration.
   d. Temporary signs, which can only be displayed on the day of the demonstration and must be removed at the end of the demonstration.
4. The demonstration shall not be conducted within the public right-of-way or in a location that obstructs the public right-of-way.
5. The demonstration shall not obstruct any entrance to an establishment or access to any establishment.
6. All sales shall be conducted in the fully enclosed portion of the building containing the associated establishment.

3-5(L)(4) Additional Standards and Guidelines

Additional standards and guidelines adopted by the LC that apply in this HPO-6 zone are available online: https://www.cabq.gov/planning/codes-policies-regulations/historic-standards-and-guidelines.

3-5(L)(5) Cross-references

3-5(L)(5)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(L)(5)(b) § 14-16-3-4(L) (Rio Grande Boulevard – CPO-11).

3-5(L)(5)(c) § 14-16-4-3(D)(35)(j) (Cannabis Retail) prohibited.

3-5(L)(5)(d) § 14-16-4-3(D)(37)(a) (Outdoor Display or Storage).

3-5(L)(5)(e) § 14-16-4-3(D)(37)(d) (General Retail, Small Allowed in MX-T).

3-5(L)(5)(f) § 14-16-5-5(B)(2) (Parking and Loading Exemptions and Reductions).

3-5(L)(5)(g) § 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(L)(5)(h) § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).

3-5(L)(5)(i) § 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(L)(5)(j) § 14-16-5-12(I) (Temporary Signs).

3-5(L)(5)(k) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(L)(5)(l) § 14-16-6-5(C)(2)(a)2 (Sign Review in HPOs).

3-5(M) SILVER HILL – HPO-7

3-5(M)(1) Applicability

The HPO-7 standards and guidelines apply in the following mapped area.



3-5(M)(2) Standards and Guidelines

The standards and guidelines applicable in this HPO-7 zone are found in the Early Automobile Suburbs Development Guidelines and are available online: http://www.cabq.gov/planning/documents/SilverHillHistoricZoneDevelopmentGuidelines102010.pdf.

3-5(M)(3) Cross-references

3-5(M)(3)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-5(M)(3)(b) § 14-16-5-5(F)(4) (Parking Location and Design in HPOs).

3-5(M)(3)(c) § 14-16-5-12(H)(2) (Electronic Signs Prohibited).

3-5(M)(3)(d) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-5(M)(3)(e) § 14-16-6-5(F)(3) (Sign Review in HPOs).

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3-6 VIEW PROTECTION OVERLAY ZONES

3-6(A) PURPOSE

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes identified in the ABC Comp Plan, as amended.

3-6(B) WIRELESS TELECOMMUNICATIONS FACILITIES

Where allowed, WTFs located in a designated VPO zone or view corridor identified in § 14-16-4-3(E)(13)(k) shall comply with the standards in that subsection, in addition to relevant Use-specific Standards in § 14-16-4-3(E)(13).

3-6(C) DEVIATIONS AND VARIANCES

3-6(C)(1) Deviations from VPO zone standards are not allowed pursuant to § 14-16-6-4(N)(3)(e).

3-6(C)(2) Variances from these standards are only available pursuant to § 14-16-6-6(O) (Variance – ZHE) or § 14-16-6-6(N) (Variance – EPC), which require a public hearing.

3-6(D) COORS BOULEVARD – VPO-1

3-6(D)(1) Applicability

The VPO-1 standards apply to all development in the following mapped area. Where the VPO-1 boundary crosses a lot line, the entire lot is subject to these standards.



3-6(D)(2) Protected Views

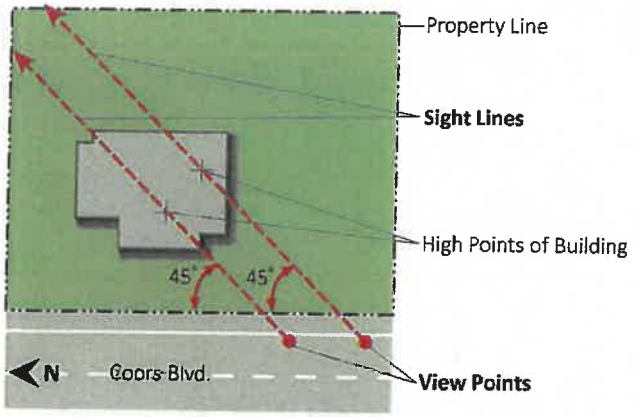
Views protected by this VPO-1 are from Coors Boulevard, along the segment between Western Trail/Namaste Road and Alameda Boulevard, looking toward the Rio Grande Bosque and the ridgeline of the Sandia Mountains from each view point.

3-6(D)(3) Definitions

The terms defined and illustrated below are used in the standards of this VPO-1.

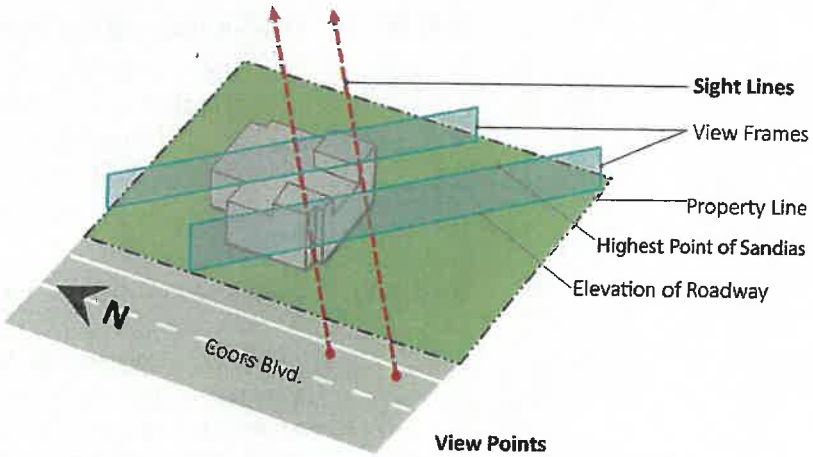
3-6(D)(3)(a) Sight Line

1. Lines that begin at each view point along Coors Boulevard, looking toward the ridgeline of the Sandia Mountains at a 45 degree angle from the east edge of the roadway.
2. Sight lines are required to intersect the highest point(s) of the proposed building(s) on the site and, if the building is all the same height, a sight line shall begin at a view point at the lowest elevation(s) of Coors Boulevard abutting or nearest to the site that allows the sight line to pass through the building.
3. The sight line is used as the perspective for the analysis in § 14-16-3-6(D)(5)(b) [Building and Structure Height (View Plane)] and § 14-16-3-6(D)(5)(c) [Building and Structure Bulk (View Frame)]. Multiple sight lines may be required depending on the size of the site and shape of the building(s). (See figure below.)



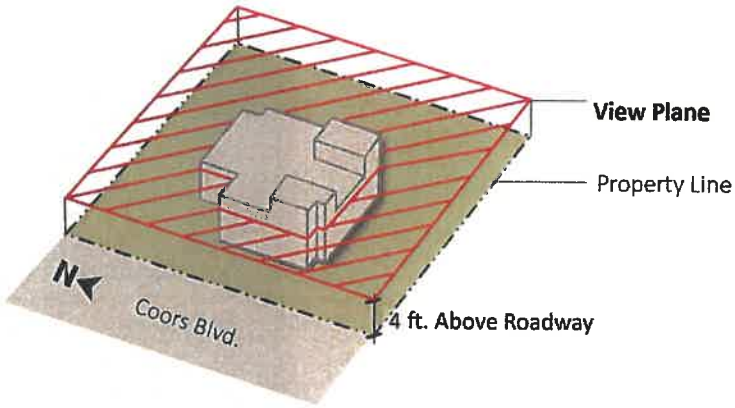
3-6(D)(3)(b) View Frame

A vertical rectangular frame drawn perpendicular (i.e., 90 degrees) to a given sight line. The top of the view frame is established by the highest visible point of the Sandia ridgeline within the view frame. The bottom of the view frame is the elevation of the public right-of-way of Coors Boulevard where the sight line begins. The left and right edges of the view frame are an upward projection of the property lines at the site boundary where the view frame intersects the property lines. As many view frames as necessary to capture all the sight lines on a site are required. (See figure below.)



3-6(D)(3)(c) View Plane

A horizontal plane 4 feet above the elevation of the east edge of the east driving lane on Coors Boulevard, based on the elevation of the view point for a given sight line, and considering the perspective that would be seen along the sight line. Multiple view planes may be required if the elevation of Coors Boulevard varies across the site. (See figure below.)



3-6(D)(3)(d) View Point

The location that the views from Coors Boulevard are protected from, representing the approximate position of a passenger in a vehicle traveling north along Coors Boulevard. A view point is set at the east edge of the eastern-most through lane on Coors Boulevard and is 4 feet above the elevation of Coors Boulevard at that location. The view point is the starting point for the sight line.

3-6(D)(4) Setback Standards

Within this VPO-1, the setback standards in § 14-16-3-4(C)(3)(b) (Setback from Coors Boulevard) shall apply for lots abutting Coors Boulevard.

3-6(D)(5) Building and Structure Height, Bulk, and Massing

All development within this VPO-1 shall meet all of the following requirements.

3-6(D)(5)(a) Building Height (Zone District)

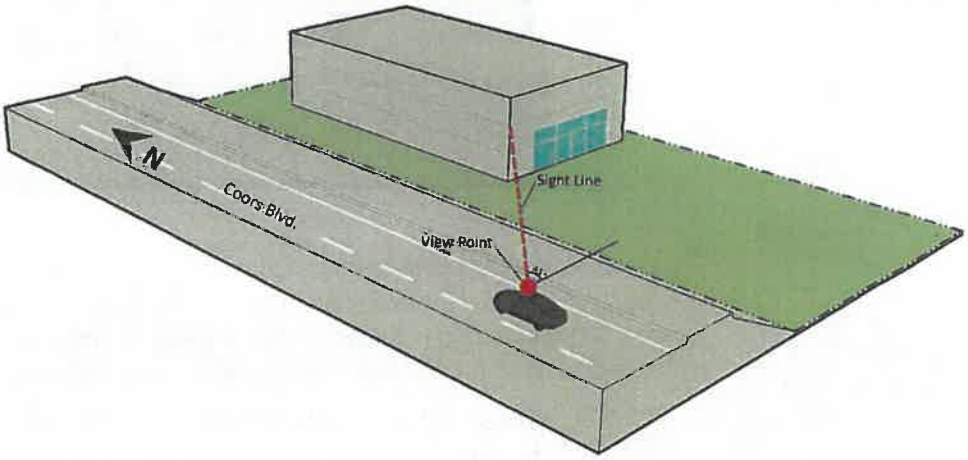
1. If the maximum building height allowed by the zone district is lower than what would otherwise be allowed by the height, bulk, and massing regulations, the maximum building height of the zone district shall apply.
2. Building height bonuses do not apply, pursuant to § 14-16-3-1(C).

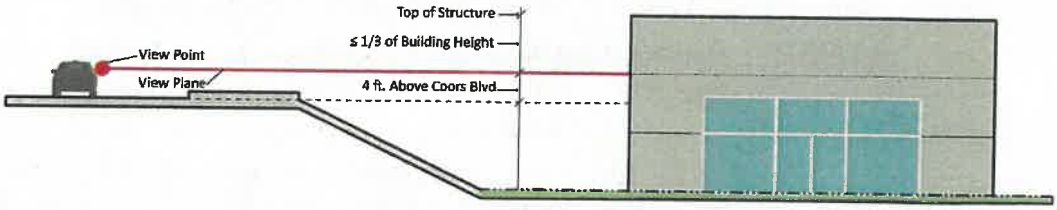
3-6(D)(5)(b) Building and Structure Height (View Plane)

No more than 1/3 of the height of buildings and structures (including building parapets, mechanical equipment and associated screening, walls, and fences) shall be allowed to penetrate above the view plane as seen along each sight line and as shown in section diagram below, with the following exceptions.

1. For low-density residential development, a total height of 16 feet is allowed for buildings and structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of the public right-of-way of Coors Boulevard.

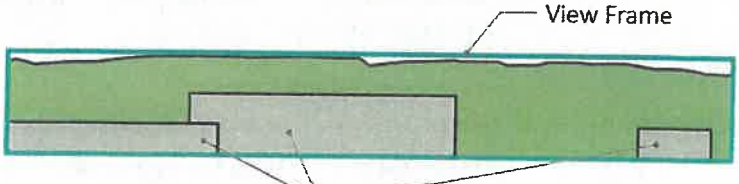
2. For development other than low-density residential development, a total height of 20 feet is allowed for buildings or structures other than walls on a lot where, because of site constraints, any portion of a building or structure is proposed in a location where the natural grade (or finished grade, if infrastructure is already installed) is less than or equal to 10 feet below the elevation of the east edge of Coors Boulevard.





3-6(D)(5)(c) Building and Structure Bulk (View Frame)

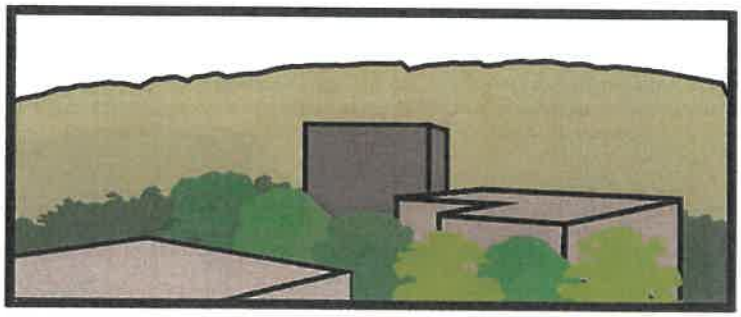
Looking from the view point, no more than 50 percent of the area within any view frame for a property shall be obscured by the bulk of the building(s) and/or structure(s) (including walls and fences) placed on the property. No portion of a building or structure shall extend above the ridgeline of the Sandia Mountains that is visible within any view frame for a property. (See figure below.)



Bulk of Structures ≤50% of Area within View Frame

3-6(D)(5)(d) Building Massing (Site Layout)

Projects containing several buildings shall provide variety in building size and massing. Lower, smaller buildings shall be located closer to Coors Boulevard, with larger, taller buildings located farther back on the property. (See figure below.)



3-6(D)(6) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(D)(6)(a) Allowable colors include the browns and greens existing within the Bosque.

3-6(D)(6)(b) Trim materials on façades constituting less than 10 percent of the façade's opaque surface may be any color.

3-6(D)(7) Site Landscaping Within Coors Boulevard Setback

3-6(D)(7)(a) Any private landscaping other than trees shall not be higher at maturity than the view plane.

3-6(D)(7)(b) Tree varieties shall be selected for small "see through" type foliage texture and shall be planted singularly or in small groupings with concern for enhancing, not blocking, views to the east.

3-6(D)(8) Variances

Variances to standards for setback, structure height, or structure bulk and massing in this Coors Boulevard – VPO-1 shall be reviewed and decided by the Environmental Planning Commission (EPC) pursuant to § 14-16-6-6(N) (Variance – EPC).

3-6(D)(9) Parking Reductions

Parking reductions associated with proximity to Major Transit are not applicable in the Coors Boulevard VPO-1.

3-6(D)(10) Cross-references

3-6(D)(10)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-6(D)(10)(b) § 14-16-3-4(C) (Coors Boulevard – CPO-2).

3-6(D)(10)(c) § 14-16-3-4(C)(3) (Coors Boulevard – CPO-2 Setback Standards).

3-6(D)(10)(d) § 14-16-5-12(G)(1)(e) (Off-premises Signs Prohibited).

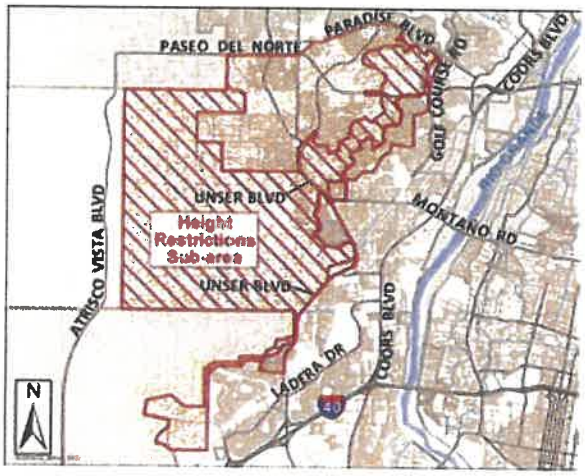
3-6(D)(10)(e) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-6(D)(10)(f) § 14-16-6-6(N) (Variance – EPC).

3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2

3-6(E)(1) Applicability

The VPO-2 standards apply in the following mapped area. Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards.



3-6(E)(2) Protected Views

Views protected by this VPO-2 are looking to and from the Petroglyph National Monument.

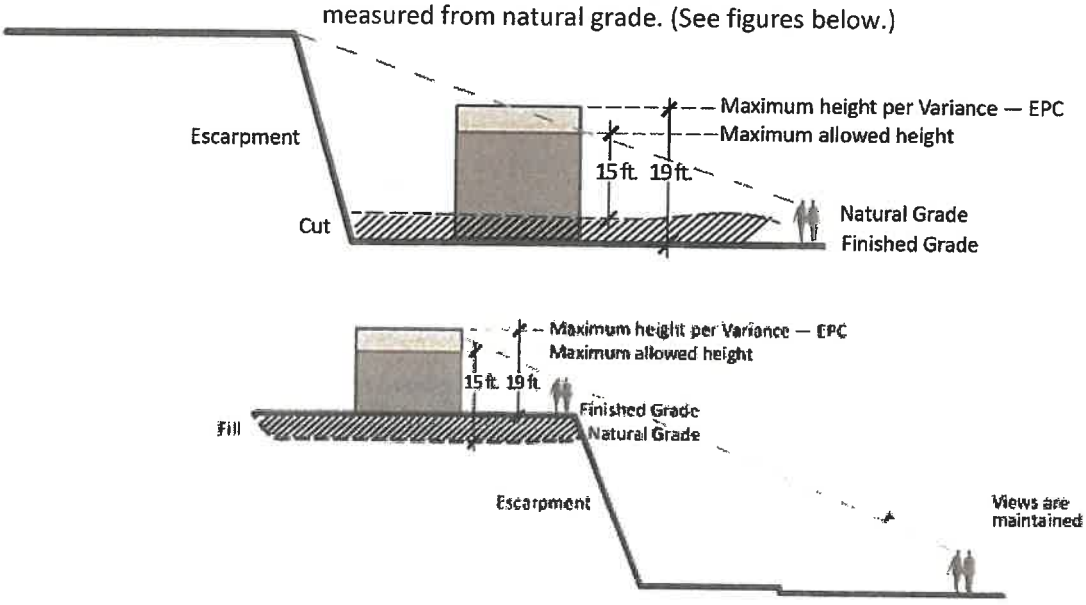
3-6(E)(3) Building Height Bonuses in Overlay Zones

Building height bonuses do not apply pursuant to § 14-16-3-1(C).

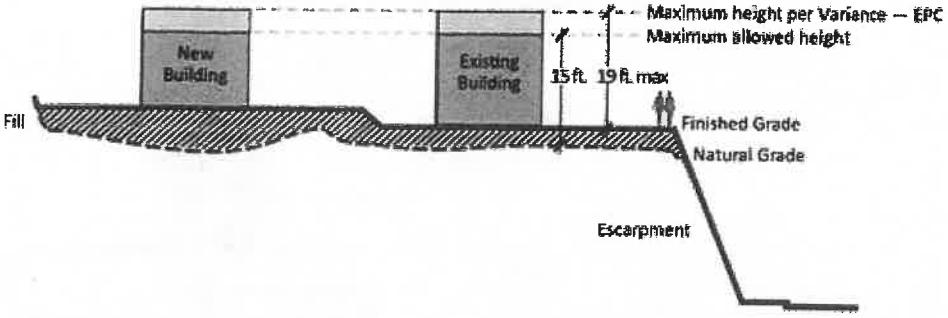
3-6(E)(4) Building and Structure Height in VPO-2 Height Restrictions Sub-area

The following standards apply in the Height Restrictions Sub-area shown in the map above.

3-6(E)(4)(a) Building and/or structure height shall not exceed 15 feet, as measured from natural grade. (See figures below.)



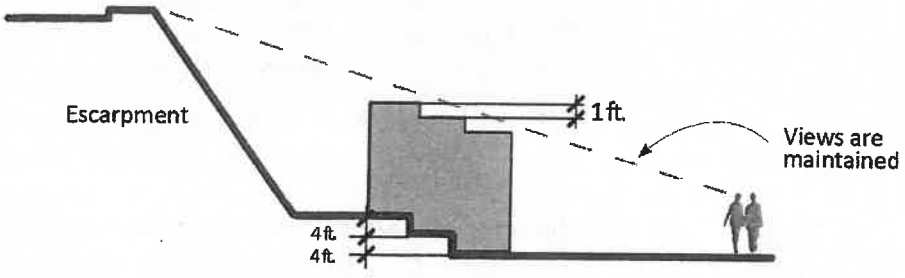
3-6(E)(4)(b) For properties with undulating terrain that would require fill as part of site grading, the resulting building shall not be taller than the tallest building on any abutting lot located within the Height Restriction sub-area and shall not block views to or from the escarpment, as shown in a view analysis. (See figure below.)



3-6(E)(4)(c) Additional height may be requested through a Variance – EPC pursuant to § 14-16-6-6(N). (See figures above.)

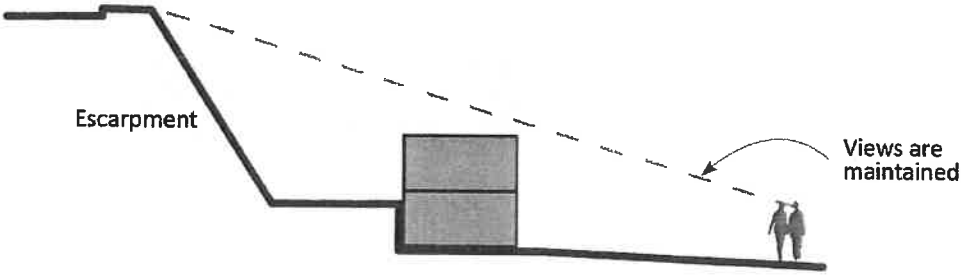
1. No building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted.
2. When a Variance is requested for building or structure height, the visual impact of additional height on views to and from the escarpment shall be minimized through at least 1 of the following techniques.

   a. Height/Slope
   An increase in height in response to slope to produce a stepped-down effect and a smooth transition in scale. For example, 1 foot of additional structure height may be granted for every 4 foot difference between the ground elevation and a base elevation established at the top of the escarpment for lots on top of the mesa or at the base of the escarpment for lots below the mesa. Buildings may also be depressed below the natural grade. (See figure below.)

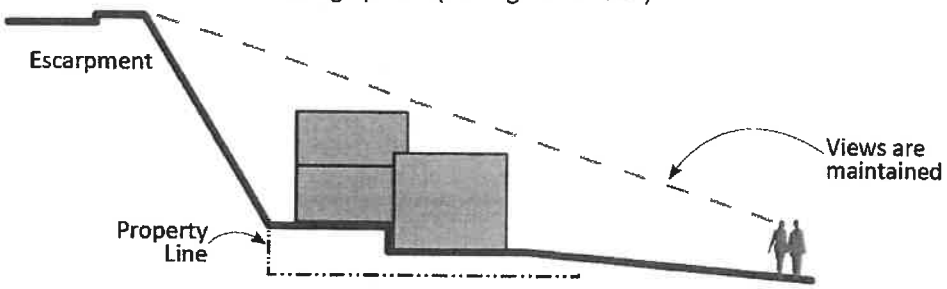


   b. View Corridors
   Buildings and structures that are located and designed so that massing maintains views to the escarpment at the perimeter of the site, or at the nearest public road (whichever offers the predominant public views) and views from the escarpment – primarily from public trails

and access points. The intent is to preserve the maximum amount of unobstructed lateral views to the base of the escarpment. If the site is located above the escarpment, the views will be to the top of the escarpment. (See figure below.)



c. Height/Slope/Setback
Buildings and/or structures set back from major public views (i.e., views from the site perimeter, nearest public road, public trails, or access points along the escarpment; views to the east, west, south, and north property lines; or views to the escarpment) so that building height increases in proportion to the size of the setback and the slope without increasing the visual impact from a particular vantage point. (See figure below.)



3-6(E)(5) Colors

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(E)(5)(a) Colors include the yellow ochers, browns, dull reds, and grey-greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

3-6(E)(5)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

3-6(E)(6) Reflectivity

Reflective or mirrored glass is prohibited.

3-6(E)(7) Roof-mounted Equipment

No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

3-6(E)(8) Cross-references

3-6(E)(8)(a) § 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-6(E)(8)(b) § 14-16-6-4(I)(8) (Development in the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2)).

3-6(E)(8)(c) § 14-16-6-4(N)(3)(e) (Deviations to Overlay Standards Not Allowed).

3-6(E)(8)(d) § 14-16-6-6(N) (Variance – EPC).

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Part 14-16-4 Use Regulations

4-1 GENERAL

4-1(A) LISTED USES

Table 4-2-1 specifies allowable land uses in individual zone districts, with abbreviations as described in § 14-16-4-1(C). Use-specific standards in § 14-16-4-3 establish restrictions, requirements, additional allowances, or review procedures.

4-1(A)(1) Table 4-2-1 may specify that a use is allowed in a particular zone district, while the Use-specific Standard may restrict that use in particular contexts or in specified areas. For example, a use may be allowed citywide but not next to residential uses, or a use may be allowed in a small area but not citywide in the same zone district.

4-1(A)(2) A blank cell in Table 4-2-1 specifies that the use is not allowed in that zone district.

4-1(A)(3) Definitions of each land use may allow another land use listed in the table as incidental to the defined use.

4-1(A)(4) Additional land uses or restrictions on the use of land in a particular zone district may be contained in § 14-16-2-3 through § 14-16-2-6 (Zone Districts) or in an Overlay zone applicable to the subject property in Part 14-16-3.

4-1(A)(4)(a) Allowable uses in the MX-FB Zone District are pursuant to § 14-16-2-4(E)(3)(c) (Use Regulations).

4-1(A)(4)(b) Allowable uses in the ~~The~~ NR-SU zone district ~~allows primary uses not allowed in any other zone district~~ are pursuant to ~~as specified in~~ § 14-16-2-5(E)(3)(b) (Allowable Uses). Uses approved for each property and any related standards are documented in the approved Site Plan for that property on file with the City Clerk.[63]

~~1. Accessory uses listed as allowable in the NR-SU zone district in Table 4-2-1 may be approved in conjunction with a primary NR-SU use if they are found to be compatible with or complementary to the proposed primary use.~~

~~2. Additional uses not listed as allowable in the NR-SU zone district in Table 4-2-1 may be approved as accessory to the proposed primary use if they are found to be compatible with or complementary to the proposed primary uses.~~

~~3. Accessory uses approved in an NR-SU zone district shall be subject to the relevant Use-specific Standards or any other standards deemed appropriate and necessary by the relevant decision-making body.~~

[63] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU – Listed Uses. Negotiable Zone Districts. [Spreadsheet Item #8]

~~4. Uses approved for each property and any related standards are documented in the approved Site Plan for that property on file with the City Planning Department.~~

4-1(A)(4)(c) Uses are regulated in the NR-PO sub-zones as follows.

1. NR-PO-A: Uses may be specified in Master Plans or Site Plans beyond those listed by Table 4-2-1, as approved by the City Parks and Recreation Department pursuant to § 14-16-2-5(F)(3)(a) (Sub-zone A: City-owned or Managed Parks).
2. NR-PO-B: Uses may be specified in Master Plans, Resource Management Plans, or Site Plans beyond those listed by Table 4-2-1, as approved by the Open Space Division of the City Parks and Recreation Department pursuant to § 14-16-2-5(F)(3)(b) (Sub-zone B: Major Public Open Space).
3. NR-PO-C: Allowable uses are listed in Table 4-2-1.
4. NR-PO-D: The BioPark is regulated by a Master Plan, which specifies allowable uses associated with the ABQ BioPark Zoo, Aquarium, Botanic Gardens, and Tingley Beach facilities, as approved by the City Arts & Culture ~~Cultural Services~~ Department.

4-1(A)(4)(d) Allowable uses in the PD zone district are pursuant to § 14-16-2-6(A)(4) (Allowable Uses). Uses approved for each property and any related standards are documented in the approved Site Plan for that property on file with the City Clerk~~Planning Department~~.[64]

4-1(A)(4)(e) Allowable uses in the PC zone district are pursuant to § 14-16-2-6(B)(4) (Allowable Uses). Allowable uses and any related standards are documented in the approved Framework Plan for the PC zone district on file with the City Clerk~~Planning Department~~.[65]

4-1(B) UNLISTED USES[66]

When a proposed land use is not explicitly listed in Table 4-2-1 as defined in § 14-16-7-1, or not a Sensitive Use listed in § 14-16-2-5(E)(3)(b), the Zoning Enforcement Officer (ZEO) shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use through a Declaratory Ruling, pursuant to § 14-16-6-4(R)(1).

4-1(B)(1) In making this determination, the ZEO shall consider the scale, character, traffic impacts, storm drainage impacts, utility demands, and potential impacts of the proposed use on surrounding properties.

4-1(B)(2) The Declaratory Ruling ~~ZEO's interpretation~~ shall be made available to the public on the City Planning Department website and shall be binding on future decisions of ~~the~~ City staff until the ZEO makes a different determination ~~interpretation~~ or this IDO is amended to treat the use differently.

[64] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]
[65] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]
[66] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Unlisted Uses. Negotiable Zone Districts. [Spreadsheet Item #9]

4-1(C) ABBREVIATIONS

4-1(C)(1) A "P" in a cell of Table 4-2-1 specifies that the use is Permissive Primary (i.e., a primary use allowed by right in that zone district), subject to compliance with any Use-specific Standards referenced in the right-hand column of that line of the table.

4-1(C)(2) A "C" in a cell of Table 4-2-1 specifies that the use is Conditional Primary (i.e., a primary use allowed only after the applicant obtains a Conditional Use Approval pursuant to § 14-16-6-6(A)) and subject to any Use-specific Standards referenced in the right-hand column of that line of the table.

4-1(C)(3) An "A" in a cell of Table 4-2-1 specifies that the use is Permissive Accessory (i.e., allowed as an accessory use compatible with a Permissive Primary or Conditional Primary use on the lot), and is subject to any Use-specific Standards referenced in the right-hand column of that line of the table.

4-1(C)(4) A "CA" in a cell of Table 4-2-1 specifies that the use is Conditional Accessory (i.e., an accessory use allowed only after the applicant obtains a Conditional Use Approval pursuant to § 14-16-6-6(A)) and subject to any Use-specific Standards referenced in the right-hand column of that line the table.

4-1(C)(5) A "CV" in a cell of Table 4-2-1 specifies that the use is allowed in a structure that has been vacant for a period of 5 or more years, only after the applicant obtains a Conditional Use Approval pursuant to § 14-16-6-6(A) and subject to any Use-specific Standards referenced in the right-hand column of that line of the table.

4-1(C)(6) A "T" in a cell of Table 4-2-1 specifies that the use is allowed as a temporary use, subject to any Use-specific Standards referenced in the right-hand column of the table and as permitted pursuant to § 14-16-6-5(D) (Permit – Temporary Use).

4-1(D) MULTIPLE USES

4-1(D)(1) A development may include multiple primary uses, including a combination of residential and non-residential uses, provided that each use is listed as an allowable Permissive Primary use or a Conditional Primary use in that zone district, that a Conditional Use Approval pursuant to § 14-16-6-6(A)) is obtained for any Conditional Primary use, all Use-specific Standards applicable to each use are met, and the development complies with all applicable density, dimensional, impervious surface, development, and performance standards in Part 14-16-5 (Development Standards).

4-1(D)(2) In Mixed-use and Non-residential zone districts, accessory uses may be on a lot abutting the primary use.

4-1(E) PREVIOUSLY ALLOWED USES[67]

4-1(E)(1) Each use that exists on the effective date of this IDO, or any amendment of this IDO, that is required by this IDO to obtain a Conditional Use Approval, but that was a permissive use or an approved conditional use prior to the effective date

[67] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to include amendments of the IDO to the effective date to determine the validity of previously allowed uses. [Spreadsheet Item #2]

of this IDO is deemed to have a Conditional Use Approval to continue operation in structures and on land areas where the operation was conducted prior to the effective date of this IDO and to expand operations without the need to obtain a Conditional Use Approval, provided that the expansion complies with all Use-specific Standards and other requirements of this IDO (other than the requirement for a Conditional Use Approval).

4-1(E)(2) Each use that exists on the effective date of this IDO, or any amendment of this IDO, that was a permissive use or an approved conditional use prior to the effective date of this IDO and that is not allowed in the IDO zone district where it is located is a nonconforming use. See § 14-16-6-8 (Nonconformities).

4-1(F) REQUIRED LICENSES OR PERMITS

All uses required by the State of New Mexico or by another public or quasi-public or regulatory agency to have an approval, license, or permit to operate are required by the City of Albuquerque to have that approval, license, or permit in effect at all times, and failure to do so constitutes a violation of this IDO.

4-1(G) SEPARATION OF USES

Where a specific use is required to be separated from a protected use by a minimum distance, and the specific use complies with those standards, the later arrival of a protected use located within the minimum spacing distance does not make the specific use subject to the spacing requirement nonconforming, subject to the discontinuance provisions of § 14-16-6-8(C)(3) (Discontinuance of Nonconforming Use), and does not limit the ability of the specific use to expand if such expansion would have been allowed before the arrival of the protected use.

4-2 ALLOWABLE USES

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

Land Uses / Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	~~R-1~~ 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-PO A	NR-PO B	NR-PO C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family ~~detached~~[69, 70]	P	P	P	P	P		P												4-3(B)(1)
Dwelling, mobile home			P																4-3(B)(2)
Dwelling, cluster development[71]	P	P		P	P		P												4-3(B)(3)
Dwelling, cottage development[72]	P	P	P	P	P		P												4-3(B)(4)
Dwelling, two-family ~~detached~~[73, 74] (duplex)	P	P	~~P~~	P	P		P												4-3(B)(5)
Dwelling, townhouse[75]	P	P	~~P~~	P	P	P	P	P	P	P									4-3(B)(6)
Dwelling, live-work[76]		P		P ~~C~~	P ~~C~~	P	P	P	P	P	CA	CA							4-3(B)(7)
Dwelling, multi-family[77]	P	P	~~P~~	P	P	P	P	P	P	P		CV							4-3(B)(8)
Group Living																			
Assisted living facility or nursing home				C	P	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(9)
Community residential facility, large					P	P	P	P	P	P									4-3(B)(9)
Dormitory[78]					P	P	P ~~C~~	P	P	P									
Group home, small					C	P	P	P	P										4-3(B)(10)

[68] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[69] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[70] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend removing Dwelling, single-family from MX-T, **Condition #27** [Spreadsheet Item #30]
[71] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend removing Dwelling, cluster development from MX-T, **Condition #27** [Spreadsheet Item #30]
[72] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend removing Dwelling, cottage development from MX-T, **Condition #27** [Spreadsheet Item #30]
[73] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[74] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-MC Zone District, **Condition #5.** Housing. [Spreadsheet Item #31]
[75] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-MC Zone District. Housing. [Spreadsheet Item #31]
[76] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10.** [Spreadsheet Item #M-2] EPC reviewed but did not recommend proposed changes in Council Amendment Rogers – A, **Condition #10.a.** [Spreadsheet Item #C-7]
[77] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-MC Zone District. Housing. [Spreadsheet Item #31]
[78] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dormitory. Congregate Living. [Spreadsheet Item #10]

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 >> / Land Uses	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	~~R-1, R-2~~	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-PO A	NR-PO B	NR-PO C	
Group home, medium					C	C	C	P	P	P									4-3(B)(10)
Group home, large						C			C	C									4-3(B)(10)
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
BioPark																P (in D)			4-3(C)(7)
~~Cemetery~~[79]															~~P~~				
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)
~~Correctional facility~~[80]															~~P~~				
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(2)
Fire station or police station									P	P	P	P	P	P					
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)
Hospital									P	P	P	P							4-3(C)(4)
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)
Overnight shelter[81]									C	C	C	C	C	C					4-3(C)(6)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	~~A~~	P	P	P	4-3(C)(7)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related[82]																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Equestrian facility	P																P	C	4-3(D)(2)
General agriculture	P											C	P	P			P	A	4-3(D)(3)
Kennel	C							C	C		P	P	P	P					4-3(D)(4)
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					4-3(D)(6)
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Catering service									P	P	P	P	P	P					

[79] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[80] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[81] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend proposed changes to Overnight Shelter to allow Overnight Shelters with fewer than 10 beds permissively in the zone districts where they are currently allowed conditionally. Council Amendment Fiebelkorn – A, **Condition #11**. [Spreadsheet Item #C-8]
[82] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adding new uses and use-specific standards for Composting Facility, Small / Medium, **Condition #25**. Compost. [Spreadsheet Item #11] [Spreadsheet Item #21]

Table 4-2-1: Allowable Uses

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Land Uses (Zone District >>)	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	~~R-1~~ P-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~~[86]	NR-PO A	NR-PO B	NR-PO C	
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C					4-3(D)(10)
Nightclub									P	P	P	P	P						4-3(D)(8)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(12)
Lodging																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(13)
Campground or recreational vehicle park									C		P	P					A	C	4-3(D)(14)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(15)
Motor Vehicle-related																			
Car wash[83, 84]								C ~~P~~	P	C ~~P~~	P	P	P	P					4-3(D)(16)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					4-3(D)(17)
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(18)
Light vehicle repair[85]								C ~~P~~	P	P	P	P	P	P					4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(20)
Outdoor vehicle storage											C	C	P	P			A		4-3(D)(21)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	~~A~~	A	A		4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	~~A~~				4-3(D)(22)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(24)
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	P	P	P	P					4-3(D)(25)
~~Crematorium~~[86]															~~P~~				
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)
Mortuary								C	P	P	P	P	C		~~A~~				
Office							P	P	P	P	P	P	P	P					

[83] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. 2025 Update. Commercial Uses / Motor Vehicle-related Car Wash. Motor Vehicle-related Uses. Change P to C in MX-L. [Spreadsheet Item #12]
[84] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. 2025 Update. Commercial Uses / Motor Vehicle-related Car Wash. Motor Vehicle-related Uses. Change P to C in MX-H. [Spreadsheet Item #13]
[85] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Commercial Uses / Motor Vehicle-related Light Vehicle Repair. Motor Vehicle-related Uses. Change P to C in MX-L. [Spreadsheet Item #14]
[86] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

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Zone District >> / Land Uses	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	~~R-1~~ 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-PO A	NR-PO B	NR-PO C	
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(27)
Personal and business services, large									P	P	P	P	P	P					4-3(D)(27)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(29)
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	~~A~~	P	A	C	
Balloon Fiesta Park events and activities																P			4-3(D)(30)
Drive-in theater									C	C	C	C	C						4-3(D)(31)
~~Fairgrounds~~[87]															~~P~~				
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P								A	
~~Stadium or racetrack~~[88]															~~P~~	~~P~~			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(32)
Retail Sales																			
Adult retail										P		P	P	P					4-3(D)(6)
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P					
Building and home improvement materials store									C	C	P	P	P	C					4-3(D)(34)
Cannabis retail								P	P	P	P	P	A	A					4-3(D)(35)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
General retail, small[89]	P	P	A	P	P	P A	P	P	P	P	P	P	P	P					4-3(D)(37)
General retail, medium									P	P	P	C	C						4-3(D)(37)
General retail, large									C	C	P	P							4-3(D)(37)
Grocery store[90]	P	P		P	P	P	P	P	P	P	P	P	P	P					4-3(D)(38)
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)

[87] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[88] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[89] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10.** [Spreadsheet Item #M-2] EPC reviewed but did not recommend proposed changes in Council Amendment Rogers – A, **Condition #10.a.** [Spreadsheet Item #C-7]
[90] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10.** [Spreadsheet Item #M-2] P added in NR-BP, **Condition #10.c.** EPC reviewed but did not recommend proposed changes in Council Amendment Rogers – A, **Condition #10.a.** [Spreadsheet Item #C-7]

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Land Uses \ Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	~~R-1~~ 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~~[1]	A	B NR-PO	C	
Transportation																			
~~Airport~~[91]															~~P~~				~~4-3(D)(42)~~
Freight terminal or dispatch center												C	P	P					4-3(D)(43)
Helipad									CA	CA	A	P	P	P	~~A~~				4-3(D)(44)
Park-and-ride lot						C	C	C	P	C	C	P	C	C	~~A~~	A			4-3(D)(45)
Railroad yard												C	P	P					4-3(D)(46)
Transit facility						C	C	C	P	P	P	P	P	P					4-3(D)(47)
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)
Light manufacturing										A	P	P	P	P					4-3(E)(4)
Heavy manufacturing														P					4-3(E)(5)
~~Natural resource extraction~~[92]															~~P~~				~~4-3(E)(6)~~
Special manufacturing														C					4-3(E)(7)
Telecommunications, Towers, and Utilities																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	~~A~~	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	~~A~~	A	A	A	4-3(E)(8)
Energy Storage System (ESS)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	~~A~~	A	A	A	4-3(E)(9)
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(10)
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	~~A~~	A	A	A	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	~~A~~	P	P	P	4-3(E)(11)
Wind energy generation							A	A	A	A	A	A	A	C	~~A~~	A	A		4-3(E)(12)
Wireless Telecommunications Facility (WTF)																			4-3(E)(13)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	A			
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	A			
Freestanding							P	P	P	P	P	P	P	P	~~A~~				
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	A			
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	A			
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	~~A~~				
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	~~A~~	A	A	A	

[91] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[92] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

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Zone District >> / Land Uses	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	~~R-1, R-T~~	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[93]~~	A	B NR-PO	C	
Waste and Recycling[93]																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(14)
Salvage yard												C	C	P					4-3(E)(15)
~~Solid waste convenience center[94]~~															~~P~~				~~4-3(E)(16)~~
~~Waste and/or recycling transfer station[95]~~															~~P~~				~~4-3(E)(17)~~
Wholesaling and Storage																			
Above-ground storage of fuels or feed													C	P					
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(18)
Warehousing									C	C	P	P	P	P					4-3(E)(19)
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(20)
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			~~4-3(F)(1)~~
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Clean Room												CA	A	A					4-3(F)(4)
Drive-through or drive-up facility								A	A	CA	A	A	A						4-3(F)(5)
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(7)
Family home day care[96]	~~A~~ CA	~~A~~ CA	~~A~~ CA	~~A~~ CA	A	A	A												4-3(F)(8)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Hobby breeder	A	A	A	A															4-3(F)(9)
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(10)
Independent living facility				A	A	A	A	A	A	A									4-3(F)(11)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(14)
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(15)

[93] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adding new use and use-specific standard for Composting Facility, Large, **Condition #25**. Compost. [Spreadsheet Item #15] [Spreadsheet Item #27]
[94] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[95] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[96] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Accessory Uses Family Home Day Care. [Spreadsheet Item #16]

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Zone District >> / Land Uses	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1, R-2	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-PO A	NR-PO B	NR-PO C	
Second kitchen in a dwelling	A	A	A	A	A	A	A												4-3(F)(16)
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(17)
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(18)
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Circus									T		T	T	T						4-3(G)(1)
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)
Film production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			4-3(G)(5)
Open air market							T	T	T	T	T						T		4-3(G)(6)
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(7)
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(8)
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					4-3(G)(9)
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)
Temporary Uses That Do Not Require A Permit																			
Garage or yard sale	T	T	T	T	T	T	T												4-3(G)(12)
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)

4-3 USE-SPECIFIC STANDARDS

4-3(A) GENERAL

4-3(A)(1) Each activity required to have a license, permit, or approval to operate from the State or federal government or any other governmental or quasi-governmental entity, or required to have a City business license to operate, shall maintain that license, permit, or approval in effect at all times, and shall comply with the requirements of that license, permit, or approval.

4-3(A)(2) All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other nuisance conditions affecting other properties, as well as the requirements of § 14-16-5-13 (Operation and Maintenance) unless specifically exempted from one or more of those requirements.

4-3(A)(3) All uses and associated regulations approved through SU-1, PD, PC, or a specific Site Plan processes prior to the effective date of this IDO shall remain valid.

4-3(B) RESIDENTIAL USES

4-3(B)(1) Dwelling, Single-family ~~Detached~~[97]

4-3(B)(1)(a) In the R-A and R-L ~~R-1~~ zone districts, only 1 single-family ~~detached~~[98] dwelling is allowed per lot unless the units are part of a cottage development, in which case the standards ~~provisions~~[99] of § 14-16-4-3(B)(4) apply.

4-3(B)(1)(b) If the single-family ~~detached~~[100] dwelling meets the definition of a manufactured home, the manufactured home shall meet all of the following standards, as applicable.

1. The applicant shall provide the title of the manufactured home to demonstrate that it was constructed on or after June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC. Sec. 5401).
2. Each manufactured home shall have a certification plaque certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974. The applicant shall provide proof of the certification plaque.
3. If the dwelling is located in an R-MC district, the regulations ~~provisions~~[101] of § 14-16-2-3(C) (Residential – Manufactured Home Community Zone District (R-MC)) shall apply.

[97] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[98] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[99] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[100] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[101] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

4. If the dwelling is not located in an R-MC zone district, the manufactured home shall meet all of the following requirements.
   a. When used as a residence, only 1 manufactured home may be located on a lot.
   b. Each manufactured home shall be installed on a permanent foundation with an anchorage and tie-down constructed to meet the requirements of with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code) or the manufactured home installation code.
   c. All Development Standards applicable to other single-family ~~detached~~[102] dwellings in the zone district where the manufactured home is located shall apply to this use.
   d. For changes of use in or rezoning of a subject property that includes 2 or more manufactured homes that will result in expiration or termination of resident occupancy in any zone district, the standards in § 14-16-2-3(C)(3)(g) (R-MC Zone District Standards) apply.

4-3(B)(2) Dwelling, Mobile Home

4-3(B)(2)(a) If the mobile home dwelling is located in an R-MC district, the regulations in ~~provisions of~~[103] § 14-16-2-3(C) (Residential – Manufactured Home Community Zone District (R-MC)) apply. Changes of use in or rezoning of a subject property that will result in expiration or termination of resident occupancy require notice pursuant to § 14-16-2-3(C)(3)(g) (R-MC Zone District Standards).

4-3(B)(2)(b) If the mobile home dwelling is located in any other zone district, the provisions of § 14-16-6-8(C)(7) apply.

4-3(B)(3) Dwelling, Cluster Development

4-3(B)(3)(a) Minimum project size for this use is 1 acre.

4-3(B)(3)(b) Zone district lot and setback requirements, including contextual standards in § 14-16-5-1(C)(2), shall apply to the project site as a whole, but not to individual dwellings.

4-3(B)(3)(c) The number of dwelling units is determined by dividing the area of the project site by the minimum lot size allowed in the zone district, rounded down to the nearest whole number.

1. Cluster developments comprised of more than 20 dwelling units shall be comprised of cluster groups.
   a. A cluster group shall not exceed 15 dwelling units.

[102] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[103] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

b. Each cluster group shall be separated by common open space or usable open space at least 50 feet in length and width.

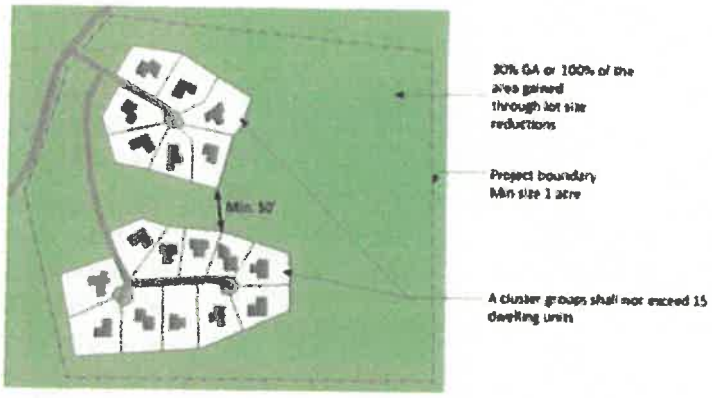
2. In the Los Duranes – CPO-6, the number of dwelling units in a cluster development shall not exceed 20.

4-3(B)(3)(d) A cluster development may include any combination of low-density residential uses allowable in the zone district. ~~If the zone district allows two-family detached (duplex) or townhouse dwellings, a cottage development may include those dwelling types.~~ [104]

4-3(B)(3)(e) The cluster development project site shall include common open space set aside for agriculture, landscaping, on-site ponding, outdoor recreation, or any combination thereof allowed in the zone district, and for the use and enjoyment of the residents.

1. The common open space area shall be 30 percent of the gross area of the project site or 100 percent of the area gained through lot size reductions, whichever is greater.
2. No structure is allowed in any required common open space except shade structures or structures necessary for operation and maintenance.
3. Any required common open space shall have a minimum length and width of 35 feet.
4. Required common open space may be walled or fenced but shall be partially visible from a street through openings in, and/or with trees visible above, the wall or fence.
5. Common open space may be dedicated to the City as Major Public Open Space if accepted by the Open Space Division of the City Parks and Recreation Department.
6. Maintenance for common open space areas is the responsibility of the property owner, unless those areas are dedicated the City, pursuant to § 14-16-5-13(B) (Maintenance Standards).

[104] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency. [Spreadsheet Item #2]



4-3(B)(3)(f) The cluster development shall be designated on a Site Plan and plat with each dwelling on an individual subdivided lot, and any required common open space shall be on separate subdivided lot(s) or easement(s).

4-3(B)(4) Dwelling, Cottage Development

4-3(B)(4)(a) The maximum project size for a cottage development is 3 acres.

4-3(B)(4)(b) The minimum project size for a cottage development is 10,000 square feet. ~~as follows:~~ [105]

~~1. General: 1 acre.~~

~~2. In UC-MS-PT areas or within 1,320 feet (¼ mile) of UC-MS-PT areas: 10,000 square feet.~~

~~3. Outside of UC-MS-PT areas, if granted a Conditional Use approval pursuant to § 14-16-6-6(A): 10,000 square feet.~~

4-3(B)(4)(c) Cottage developments shall be measured in square feet of residential gross floor area rather than in the number of dwelling units.

1. In all zone districts, a cottage development shall have no more than the total residential gross floor area that would be allowed on an equal size property in the same zone district for single-family ~~detached~~[106] development. This is calculated by first determining the number of lots that would be allowed in that zone district, assuming the minimum lot size established in Table 5-1-1.
   a. That number, including whole numbers and any fractions of a lot, is then multiplied by an assumed size of 2,000 square feet for a typical single-family ~~detached~~[107] dwelling to determine the maximum residential gross floor area.[108]

[105] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Cottage Development. Housing. [Spreadsheet Item #18]
[106] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[107] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[108] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92].

~~i. In the R-1D subzone, the assumed size of a typical single-family detached dwelling is 2,600 square feet.~~

~~ii. In all other zones where the use is allowed, the assumed size of a typical single-family detached dwelling is 2,000 square feet.~~

b. In the R-T or R-ML zone districts, for which minimum lot sizes are established for different residential uses, the calculation of the number of lots that would be allowed shall be based on the minimum lot size for the relevant low-density residential use (i.e., single-family or two-family ~~detached~~[109] dwelling if the cottage development will consist of single-family or two-family ~~detached~~[110] dwellings or townhouse dwelling if the cottage development will consist of townhouse dwellings).

c. In the MX-T zone district, for which minimum lot sizes are not established in Table 5-1-2, the calculation of the number of lots that would be allowed shall be based on the minimum lot sizes established for the R-ML zone district in Table 5-1-1 for the relevant low-density residential use (i.e., single-family or two-family ~~detached~~[111] dwelling if the cottage development will consist of single-family or two-family ~~detached~~ dwellings or townhouse dwelling if the cottage development will consist of townhouse dwellings).[112]

2. Any combination of dwelling units of different sizes that total no more than the maximum total residential gross floor area would be allowed on the project site, with the following exceptions.

   a. The maximum size of each dwelling unit is 1,200 square feet of gross floor area.

   b. In the R-A and R-L ~~R-1~~ zone districts, the minimum size of each dwelling unit is 650 square feet of gross floor area.

   Example:
   On a 1 acre site in the R-A zone district, 4 lots would be allowed, given the minimum lot size of 10,890 square feet (1/4 acre) in the R-A zone district.

   Multiply the 4 lots allowed by 2,000 square feet. The site would be allowed 8,000 square feet of residential gross floor

[109] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[110] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[111] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[112] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend revisions related to removing Dwelling, Single-family from MX-T, **Condition #27**. [Spreadsheet Item #30]

area. For example, 8 dwelling units of 1,000 square feet each would be allowed.

4-3(B)(4)(d) Zone district lot and setback requirements, including contextual standards in § 14-16-5-1(C)(2), shall apply to the project site as a whole, but not to individual dwellings.

4-3(B)(4)(e) The development may contain a shared indoor community space for all residents in the development to use for activities, cooking, and/or dining. If a such a space is provided, the building area is not included in the maximum total residential gross floor area.

4-3(B)(4)(f) If individual cottage dwelling units do not have kitchens, a shared community space with a kitchen in a fully enclosed portion of a building accessible to all residents shall be provided.

4-3(B)(4)(g) Dwelling units shall have front porches.

4-3(B)(4)(h) Homeowners association or other recorded documents shall require that any the sale of individual dwelling units also include an associated interest in shared or common lands, structures or facilities and shall require the buyer's continued responsibility for its share of those responsibilities.

4-3(B)(4)(i) Each project site shall maintain a landscape buffer at least 10 feet wide, meeting the requirements of § 14-16-5-6(E) (Edge Buffer Landscaping) along each side and rear lot line, and no portion of any primary or accessory structure may be located in that buffer area except for a patio made of permeable material no larger than 175 square feet per dwelling unit.

4-3(B)(4)(j) Where accessed from a local street, this use is prohibited within 330 feet of any other cottage development except for the following:

1. Up to 2 cottage development projects may be adjacent.
2. There is no distance separation required if the subject property is within 1,320 feet (¼ mile) of UC-MS-PT-MT areas.

4-3(B)(4)(k) In the R-A and R-L ~~R-1~~ zone districts, 30 percent of the gross area of the project site shall be usable open space. Open balconies and rooftop decks shall not count toward this requirement.

4-3(B)(4)(l) A cottage development may include any combination of low-density residential uses allowable in the zone district. ~~If the zone district allows two-family detached (duplex) or townhouse dwellings, a cottage development may include those dwelling types.~~ [113]

4-3(B)(4)(m) In the R-L ~~R-1~~ zone district, dwelling units may be attached on one side.

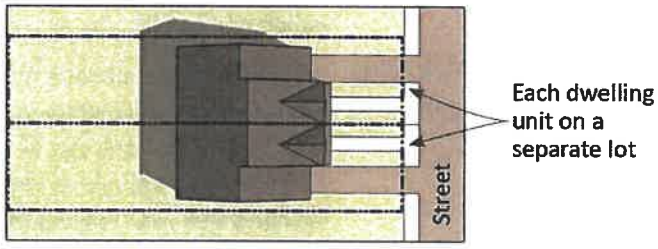
[113] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency. [Spreadsheet Item #2]

4-3(B)(5) Dwelling, Two-family ~~Detached~~[114] (Duplex)

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-A ~~R-1, and R-MC~~ zone district~~s~~, except in either of the following circumstances: [115]

1. In or within 1,320 feet (1/4 mile) of MS-PT areas.
2. Where 1 two-family ~~detached~~[116] dwelling is on 2 lots and the building straddles the lot line, with each dwelling unit on a separate lot. (See figure below.)



4-3(B)(6) Dwelling, Townhouse

4-3(B)(6)(a) For townhouse developments containing more than 6 dwelling units, minimum usable open space shall be provided as follows:

1. Efficiency or 1 bedroom: 200 square feet per unit.
2. 2 bedrooms: 250 square feet per unit.
3. 3 or more bedrooms: 300 square feet per unit.
4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above.

4-3(B)(6)(b) The side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall.

4-3(B)(6)(c) Except in UC-MS-PT areas, each townhouse dwelling shall not contain more than 3 dwelling units (i.e., a triplex) on lots ~~properties~~ with a rear or side lot line that abuts an R-A or R-L ~~R-1~~ zone district or with a rear lot line that is across an alley from an R-A or R-L ~~R-1~~ zone district. [117]

4-3(B)(6)(d) In the R-A ~~R-1, and R-MC~~ zone district~~s~~, this use is prohibited except in or within 1,320 feet (1/4 mile) of MS-PT areas.[118]

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[114] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[115] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-MC Zone District. Housing. [Spreadsheet Item #31] Council Amendment Fiebelkorn – B for Dwelling, Two-family Detached (Duplex), **Condition #5**. [Spreadsheet Item #C-2]
[116] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[117] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]
[118] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-MC Zone District. Housing. [Spreadsheet Item #31] Council Amendment Rogers – B for Dwelling, Townhouse, **Condition #6**. [Spreadsheet Item #C-3].

4-3(B)(6)(e) In the MX-L, MX-M, and MX-H zone districts, on properties abutting an MS corridor or on properties in a PT area that abut a PT corridor, townhouses are prohibited unless the front façade faces the MS or PT corridor.

4-3(B)(6)(f) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of an MT or PT Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the MT or PT Corridor.

4-3(B)(7) Dwelling, Live-work[119]

4-3(B)(7)(a) The business operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.

4-3(B)(7)(b) The building and lot may be used for both a residence and a business that does not qualify as a home occupation being conducted by a resident of the building.

4-3(B)(7)(c) The building and lot shall not be used for any of the following uses identified in Table 4-2-1:

1. Any use in the Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category, except restaurant.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category except artisan manufacturing or outdoor storage.
5. Adult retail.
6. Cannabis retail.
7. Commercial services.
8. Construction contractor facility and yard.
9. Crematorium.
10. Liquor retail.
11. Mortuary.
12. Nicotine retail.

4-3(B)(7)(d) If this use involves general retail, grocery store, or restaurant, the requirements in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas) shall apply.[120]

4-3(B)(7)(e) A wall sign is allowed that is no more than 8 square feet in size or as allowed by the underlying zoning, whichever is lesser, and that

[119] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10**. [Spreadsheet Item #M-2] Revised editorially to put uses in alphabetical order for consistency with the IDO. [Spreadsheet Item #2] EPC reviewed but did not recommend proposed changes in Council Amendment Rogers – A, **Condition #10.a**. [Spreadsheet Item #C-7]

[120] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10.b**. [Spreadsheet Item #M-2]

is located no higher than the top of the ground floor of the building.

4-3(B)(7)(f) Where this use is allowed in a Residential zone district, general retail, grocery store, and restaurant uses are limited to a total of 5,000 square feet or less.

4-3(B)(7)(g) In the R-T and R-ML zone districts, this use is permissive on corner lots that are a minimum of 5,000 square feet. In other locations in the R-T and R-ML zone districts, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(B)(7)(h) In the R-L zone district, this use is only allowed on corner lots that are a minimum of 5,000 square feet. Only general retail, grocery store and restaurant uses are allowed.

4-3(B)(8) Dwelling, Multi-family[121]

4-3(B)(8)(a) No more than 40 percent of required usable open space can be private to a household or occur on upper stories of the project buildings unless the site is located in a DT-UC-MS-PT area or is 660 feet or less in any direction of an NR-PO zone district or Major Public Open Space.

4-3(B)(8)(b) In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(B)(8)(c) In other areas, this use shall meet all of the following landscape standards, in addition to all applicable standards in § 14-16-5-6 (Landscaping, Buffering, and Screening).

1. This use shall provide, somewhere on the lot, at least 1 tree per ground floor dwelling unit and at least 1 tree per second floor dwelling unit; no additional trees are required for additional dwelling units on the third or higher floors.
2. Twenty-five (25) percent of the net lot area shall contain landscaping; playgrounds, sports courts, swimming pools, or similar features may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 square feet.
3. Cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area.

4-3(B)(8)(d) At least 50 percent of the trees required by Subsection (b) or (c) above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.

[121] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend approving a limit of 6 units next to R-A or R-1, **Condition #7**. Dwelling, Multi-family. Housing [Spreadsheet Item #97]

4-3(B)(8)(e) This use is prohibited in the R-A, R-L ~~R-1~~, ~~R-MC~~[122] and R-T zone districts except in or within 1,320 feet (1/4 mile) of MS-PT areas either north of Central Avenue or ~~and~~ east of the Rio Grande.[123]

4-3(B)(8)(f) In Mixed-use zone districts, a conversion of existing non-residential development to a residential use shall be exempt from the definition of kitchen in IDO § 14-16-7-1, if all of the following requirements are met.

1. A separate kitchen and bathroom shall be provided in each dwelling unit.
2. The kitchen shall include all of the following requirements:
   a. A sink of adequate size and shape for washing dishes and food items (as opposed to washing hands).
   b. A refrigerator that includes a separate freezer compartment.
   c. A countertop surface, a microwave, an additional appliance for warming food (such as an induction cooktop), and at least 2 electrical outlets that allow appliances to be plugged in safely.
3. Units shall have a maximum of 2 bedrooms, and occupancy shall be limited as follows:
   a. 2 people per efficiency unit.
   b. 2 people per 1-bedroom unit.
   c. 4 people per 2-bedroom unit.

4-3(B)(8)(g) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.

4-3(B)(8)(h) In the MX-L and MX-M zone districts in the North I-25 – CPO-10, this use is prohibited on the ground floor.

4-3(B)(8)(i) In the NR-BP zone district, this use is allowed as conversions from an existing non-residential development, pursuant to use-specific standards in § 14-16-4-3(B)(8)(f) above and shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(B)(8)(j) This use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A) if located on the ground floor of any building in the Downtown Center in any zone district other than MX-FB-ID or in the Volcano Heights Urban Center.

[122] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-MC Zone District. Housing. [Spreadsheet Item #31]
[123] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

4-3(B)(9) Community Residential Facility, Small or Large

4-3(B)(9)(a) This use must comply with all applicable local, State, and federal regulations.

4-3(B)(9)(b) Each community residential facility occupying a structure originally designed for a use in the Household Living category shall comply with the Development Standards in Part 14-16-5 applicable to the zone district in which it is located.

4-3(B)(10) Group Home, Small, Medium, or Large

4-3(B)(10)(a) This use must comply with all applicable local and State regulations.

4-3(B)(10)(b) This use is prohibited within 1,500 feet in any direction of a lot containing any other group home.

4-3(B)(10)(c) The total number of group homes shall not exceed 30 in each City Council District.

4-3(C) CIVIC AND INSTITUTIONAL USES

4-3(C)(1) Community Center or Library

If Table 4-2-1 specifies that this use is allowed in the R-A, R-L ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(C)(2) Elementary or Middle School

If Table 4-2-1 specifies that this use is allowed in the R-A, R-L ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(C)(3) High School

If Table 4-2-1 specifies that this use is allowed in the R-A, R-L ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(C)(4) Hospital

In the MX-M zone district, this use is limited to no more than 20 overnight beds and, if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to § 14-16-6-6(A).

4-3(C)(5) Museum

In any Residential or MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(C)(6) Overnight Shelter

4-3(C)(6)(a) This use is prohibited within 1,500 feet in any direction of a lot containing any other overnight shelter.

4-3(C)(6)(b) This use shall be conducted within fully enclosed portions of a building.

4-3(C)(6)(c) In the MX-M zone district, this use shall not exceed 25,000 square feet.

4-3(C)(7) Parks and Open Space

4-3(C)(7)(a) NR-PO-A or Other Zone District with a City-owned or City-operated Park

1. Parks and recreational facilities, including associated community buildings, lighting, parking areas, trails, play areas, playgrounds, exercise stations, basketball courts, restrooms, drinking water facilities, picnic shelters, storage sheds and enclosures, and any other structures or improvements approved by the City Parks and Recreation Department are allowed.
2. Parks are prohibited in certain areas within the Airport Protection Overlay Zone, pursuant to § 14-16-3-3.

4-3(C)(7)(b) NR-PO-B or Other Zone District with City-owned or City-operated Major Public Open Space

Areas designated as Major Public Open Space must comply with standards in the Rank 2 Major Public Open Space Facility Plan for the following types of facilities:

1. Open Space Preserve
2. Protected Undeveloped Open Space
3. Open Space Facilities
4. Open Space Trails
5. Special Use Area

4-3(C)(7)(c) NR-PO-C or Other Zone District with Parks or Open Spaces not Owned or Operated by the City

1. Parks, multi-use trails, play areas, playgrounds, exercise stations, basketball courts, restrooms, drinking water facilities, picnic shelters, storage sheds/enclosures, and other facilities generally included in parks (collectively referred to as "recreational facilities" for the purposes of this § 14-16-4-3(C)(7)(c) that are designed for routine use by the public (rather than organized sports) and designated to accommodate no more than 25 persons per acre of site area at any one time are allowed.
2. Ball fields, fields for organized sports, nighttime lighting facilities, spectator bleachers or seating, parking areas for more than 25 cars, and any facility or improvement intended to be used by a group of more than 25 people at any one time require a Conditional Use Approval pursuant to § 14-16-6-6(A).

3. Other facilities included in an approved Site Plan for the property are allowed provided that the property owner complies with any conditions attached to that approval.
4. Recreational facilities that are open for public use, including but not limited to play areas, playgrounds, and basketball courts, shall be built to City Parks and Recreation standards and subject to review and approval by City Parks and Recreation Department for compliance.
5. Recreational facilities that are not open for public use, including but not limited to play areas, playgrounds, and basketball courts, shall be built to any ADA standards applicable to private recreational facilities. Such facilities, particularly playgrounds, shall be enclosed with a wall or fence 5 feet or higher and accessed via a locked gate. Signage at the entrance of the recreational area shall indicate the entity with ownership and maintenance responsibilities, and lighting shall be provided so that the sign is visible after dark. The facility shall comply with the standards in § 14-16-5-7 (Walls and Fences) and § 14-16-5-8 (Outdoor and Site Lighting).
6. Dog parks shall be subject to regulations in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).
7. Trails built in the NR-PO-C sub-zone may be paved or unpaved, except that multi-use trails must be paved. All trails shall be built to City standards as required by the Development Process Manual (DPM). The trails shall be maintained by the property owner or homeowners association. Signs shall be posted every ½ mile or at every intersection, whichever is closer, that indicate ownership and/or management and current contact information.
8. Parks, but not open space, are prohibited in certain areas within the Airport Protection Overlay Zone, pursuant to § 14-16-3-3.

4-3(C)(7)(d) NR-PO-D (BioPark)

Uses specified in the BioPark Master Plan as approved by the City Cultural Services Department are allowed.

4-3(C)(8) Religious Institution

4-3(C)(8)(a) Incidental activities, including but not limited to recreational activities, educational activities, overnight shelters, campgrounds, and safe outdoor spaces are allowed, provided that all of the following requirements are met.

1. All incidental activities must be operated by the religious institution.
2. All incidental activities must comply with all applicable State regulations and local regulations.

3. All incidental activities that are allowable uses listed in Table 4-2-1 must comply with the relevant use-specific standard for those allowable uses in § 14-16-4-3, except as noted below.
   a. If Table 4-2-1 specifies an allowable use as a Conditional Use in the relevant zone district, a Conditional Use Approval is not required.
   b. If a use-specific standard in § 14-16-4-3 specifies that a Conditional Uses is required under a particular context, then a Conditional Use Approval pursuant to § 14-16-6-6(A) is required.
   c. For safe outdoor spaces, the following standards ~~provisions~~[124] do not apply:
      i. The required distance separation from R-A, R-1 ~~R-1~~, or R-T zone districts pursuant to § 14-16-4-3(G)(9)(d).
      ii. The Council District cap in § 14-16-4-3(G)(9)(k).

4-3(C)(8)(b) In the R-A, R-1 ~~R-1~~, and R-T zone districts, this use is limited to facilities with a total of 40,000 square feet of gross floor area or less.

4-3(C)(8)(c) In the MX-T zone district, this use is limited to facilities with a total of 60,000 square feet of gross floor area or less.

4-3(D) COMMERCIAL USES

4-3(D)(1) Community Garden

4-3(D)(1)(a) The maximum size of this use is 3 contiguous acres.

4-3(D)(1)(b) This use shall be limited to the propagation and cultivation of plants.

4-3(D)(1)(c) Accessory structures such as hoop houses, shade structures, and storage sheds are allowed, but no such structure shall be more than 8 feet in height or located closer than 10 feet to a property line, and the total area covered by structures shall not exceed 25 percent of the site area.

4-3(D)(1)(d) Operation of power equipment or generators shall not occur between the hours of 10:00 P.M. and 7:00 A.M.

4-3(D)(1)(e) The site drainage and maintenance must prevent water and fertilizer from draining onto adjacent property that is not part of the contiguous land in urban agricultural use.

4-3(D)(1)(f) Food products may be grown in soil native to the site if a composite sample of the native soil, consisting of no less than 5 individual samples, has been tested for lead content and the lead content in the soil is determined to be at or below the New Mexico direct-contact standards for lead; and the applicant demonstrates any of the following:

[124] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

1. That the site has only been put to residential or agricultural use in the past through maps, deeds, prior permits, or a combination of those sources.
2. A composite sample of the native soil, consisting of no less than 5 individual samples, has been tested for metal content using the US EPA 3050B, 3051, or a comparable method and that the metals arsenic, cadmium, mercury, molybdenum, nickel, selenium, and zinc are at or below the thresholds listed in Table 4-3-1.

Table 4-3-1: Soil Testing Standards

Chemical Name	CASRN	Soil Exposure Direct Contact Residential Maximum (mg/kg)
Arsenic, Inorganic	7440-38-2	5.5
Cadmium (Diet)	7440-43-9	98
Mercuric Chloride (and other Mercury salts)	7487-94-7	32
Lead and Compounds	7439-92-1	400
Mercury (elemental)	7439-97-6	3.1
Molybdenum	7439-98-7	550
Nickel Soluble Salts	7440-02-0	2100
Selenium	7782-49-2	550
Zinc and Compounds	7440-66-6	32000

4-3(D)(2) Equestrian Facility

This use is prohibited within 300 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(3) General Agriculture

Livestock and birds are allowed, provided that the lot has an area of at least 1 acre and that all of the following standards are met.

4-3(D)(3)(a) The number of cattle or horse shall not exceed 1 for each 10,000 square feet of net lot area, and the number of sheep and goats does not exceed 1 sheep or goat for each 4,000 square feet of open lot area, or equivalent combination.

1. Animals under 4 months old are not counted.
2. For cows and horses in Residential other than R-A and Mixed-use Zone Districts, see § 14-16-4-3(F)(3)(d).

4-3(D)(3)(b) Animals shall be so controlled that they cannot graze on any other premises.

4-3(D)(3)(c) Any building, pen, or corral for agricultural animals or birds is prohibited within 20 feet in any direction of any residential dwelling on the subject property or any adjacent lot.

4-3(D)(4) Kennel

4-3(D)(4)(a) In the MX-L and MX-M zone districts, this use shall be conducted within fully enclosed portions of a building.

4-3(D)(4)(b) In the MX-L and MX-M zone districts, any building that contains this use is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(4)(c) In the NR-C, NR-LM and NR-GM zone districts:

1. This use shall be conducted within fully enclosed portions of a building; within an area enclosed on all sides by a wall or fence at least 6 feet high, which must be opaque when it faces or abuts any zone district other than NR-C, NR-LM, or NR-GM; or a combination of these 2 options.
2. Fully enclosed portions of a building containing this use are prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.
3. Any areas where activities associated with this use are conducted outside of a fully enclosed portion of a building are prohibited within 50 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(5) Veterinary Hospital[126]

4-3(D)(5)(a) In the MX-T, MX-L, and MX-M zone districts, treatment of large animals, including but not limited to cattle, horses, sheep, goats, or pigs weighing over 100 pounds, is prohibited. Only treatment of dogs, cats, other domestic pets, and small animals is allowed.

4-3(D)(5)(b) In the MX-M and NR-C zone districts, outdoor animal ~~outside exercise~~ runs are allowed, provided that both of the following requirements are met.

1. Animal runs shall be ~~they are enclosed~~ screened from any adjacent property in a Residenial zone district or lot containing a residential use in any Mixed-use zone district by ~~with~~ an opaque wall or fence at least 6 feet high similar in color and materials to those used on the primary building on the same or lot.
2. No animals shall be allowed to occupy the outdoor animal run between 10:00 P.M. and 7:00 A.M. ~~Outside areas for occupancy by animals overnight are prohibited.~~

4-3(D)(6) Adult Entertainment or Adult Retail

These uses are prohibited in the following locations:

4-3(D)(6)(a) Within 500 feet in any direction of any of the following:

1. Any Residential zone district.
2. Any lot containing any residential use in any Mixed-use zone district.

[126] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Veterinary Hospital. [Spreadsheet Item #22]

3. Any religious institution.
4. Any elementary, middle, or high school.

4-3(D)(6)(b) Within 1,000 feet in any direction of another premises containing an adult entertainment or adult retail use.

4-3(D)(7) Auditorium or Theater

If Table 4-2-1 specifies that this use is allowed in the R-A, R-1 ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room

4-3(D)(8)(a) Alcohol sales for on-premises consumption is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

4-3(D)(8)(b) These uses must comply with stormwater quality requirements found in the DPM.

4-3(D)(8)(c) These uses may include the retailing of related goods, such as shirts, caps, recipe books, mugs, and glasses as an incidental activity.

4-3(D)(8)(d) A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.

4-3(D)(8)(e) In the MX-T zone district, these uses are limited to 10,000 square feet of gross floor area.

4-3(D)(8)(f) In the Old Town – HPO-6, the following standards apply.

1. Bars and nightclubs are prohibited.
2. Restaurants are permissive in any Mixed-use zone district regardless of whether the use is permissive in the zone district citywide.
3. Where allowed, tap rooms or tasting rooms require a Conditional Use Approval pursuant to § 14-16-6-6(A), unless accessory to a restaurant.

4-3(D)(9) Health Club or Gym

In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(D)(10) Mobile Food Truck Court

4-3(D)(10)(a) For purposes of this § 14-16-4-3(D)(10), "operation" of a mobile food truck includes any activity involved with food preparation or sales.

4-3(D)(10)(b) The mobile food truck court operator must provide trash receptacles and hand-wash stations.

4-3(D)(10)(c) Mobile food trucks shall comply with all applicable City, State, and federal requirements, including but not limited to Part 9-6-5 of ROA 1994 (Health, Safety & Sanitation Code) and Part 9-9-4 of ROA 1994 (General Noise).

4-3(D)(10)(d) The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not physically occupy or obstruct access to any parking stalls necessary to meet the minimum parking requirements for any on-premises land uses, unless the mobile food truck is operating outside of the business hours of on-premises uses.

4-3(D)(10)(e) The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not obstruct any designated ingress or egress from the property, or any designated drive aisle.

4-3(D)(10)(f) This use shall be located on a paved surface. Ingress and egress areas shall be paved with an impermeable surface for a minimum length of 20 feet into the lot from the edge of the public right-of-way.

4-3(D)(10)(g) The use of generators is prohibited.

4-3(D)(11) Residential Community Amenity, Indoor

If Table 4-2-1 specifies that this use is allowed in the R-A, R-L ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(D)(12) Other Indoor Entertainment

If Table 4-2-1 specifies that this use is allowed in the R-A, R-L ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(D)(13) Bed and Breakfast

4-3(D)(13)(a) Alcohol sales for on-premises consumption is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

4-3(D)(13)(b) Guest stays are limited to a maximum of 30 calendar days.

4-3(D)(13)(c) The use shall appear outwardly to be a single-family dwelling, with no evidence of business use other than allowed signs.

4-3(D)(13)(d) If allowed only as an accessory use, the owner of the Bed and Breakfast shall reside on-site as their permanent residence.

4-3(D)(13)(e) If this use is located in any Residential zone district, 1 non-illuminated sign up to 8 square feet in area is allowed per premises.

4-3(D)(13)(f) If located in any Residential zone district, only the following persons may eat meals in the bed and breakfast:

1. The resident household and their personal guests.

2. Resident guests.
3. Guests of resident guests.
4. Guests participating in meetings or other private events hosted by the facility when other overnight guests are not present, not to exceed the approved seating capacity of the facility. Special events on the premises that involve a total number of participants in excess of the approved dining area seating capacity shall be limited to 6 days in any calendar year.

4-3(D)(14) Campground or Recreational Vehicle Park

4-3(D)(14)(a) Minimum project size for a campground or recreational vehicle park is 1 acre.

4-3(D)(14)(b) The maximum gross density within a campground shall be 25 camp sites per acre. Land that is not accessible to campers shall not be included in the calculation of gross density.

4-3(D)(14)(c) All recreational vehicles or tents parked or attached to the ground for use as an overnight accommodation shall be on a camp site.

4-3(D)(14)(d) Each camp site shall provide parking spaces of adequate size to accommodate the vehicles allowed at the site. Each parking space shall be constructed so that no portion of the vehicle it is designed for shall extend onto any drive aisle within the campground.

4-3(D)(14)(e) Camp sites shall be set back a minimum of 20 feet from each property line.

4-3(D)(14)(f) Camp sites shall be screened on all sides by an opaque wall or vegetative screen at least 6 feet high unless they are set back at least 100 feet from any property line abutting a street.

4-3(D)(14)(g) This use shall be serviced by a private street system providing safe and convenient access to all camp sites or RV spaces, which shall be paved as required for off-street parking standards ~~regulations~~[127] in the DPM.

4-3(D)(14)(h) Water service and w~~W~~ater-flush toilets ~~and urinals~~[128] shall be provided and shall not be more than 300 feet in any direction of any camp site without an individual sewer connection.

4-3(D)(14)(i) Toilets and lavatories shall be provided as required by with Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code).

4-3(D)(14)(j) On any side of the premises adjacent to any Residential zone district, an opaque wall or fence at least 6 feet high is required.

4-3(D)(14)(k) A nonconforming campground and recreational vehicle park use constructed prior to the effective date of this IDO is allowed as a permissive primary use.

[127] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[128] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Campground or Recreational Vehicle Park. Campground. [Spreadsheet Item #23]

4-3(D)(15) Hotel or Motel

4-3(D)(15)(a) In the MX-T zone district, this use is limited to a maximum of 15 guest rooms.

4-3(D)(15)(b) Additional standards in § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations) may apply.

4-3(D)(16) Car Wash

4-3(D)(16)(a) This use must comply with stormwater quality requirements found in the DPM.

4-3(D)(16)(b) A car wash building and any associated outdoor activities, including but not limited to vacuum stations, drying or polishing stations, and queuing lanes, are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.

4-3(D)(16)(c) Queuing lanes associated with this use shall comply with the requirements of § 14-16-5-5(I)(2) (Drive-through or Drive-up Facility Design).

4-3(D)(16)(d) Vacuum stations shall be located away from public streets, any Residential zone districts, or any lot containing a residential use in any Mixed-use zone district to the maximum extent practicable. If not practicable, at least 1 tree at least 8 feet high at the time of planting shall be provided for every 25 feet along the lot line in locations that would best screen the vacuum stations from the public right-of-way or the adjacent properties, in addition to all applicable standards in § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(16)(e) Within 330 feet in any direction of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(D)(16)(f) Notwithstanding Subsection (e) above, this use is prohibited adjacent to Major Public Open Space.

4-3(D)(16)(g) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area, pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(16)(h) This use is prohibited in the following small areas as noted.

1. Downtown Neighborhood Area – CPO-3
   This use is prohibited in all zone districts.
2. Sawmill/Wells Park – CPO-12
   This use is prohibited in the MX-L zone district.

4-3(D)(17) Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair

4-3(D)(17)(a) This use must comply with stormwater quality requirements found in the DPM.

4-3(D)(17)(b) The lot must be graded and surfaced pursuant to DPM standards and shall be maintained in a level and serviceable condition.

4-3(D)(17)(c) This use must be screened as required by § 14-16-5-6(G)(4) (Outdoor Storage Areas for Vehicles, Equipment, and Materials). The Planning Director may require a taller wall, fence, or vegetative screen to provide an adequate buffer for an abutting Residential zone district or lot containing a residential use in any Mixed-use zone district from the reasonably anticipated visual or noise impacts of this use.

4-3(D)(17)(d) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.

4-3(D)(17)(e) Vehicle repair, servicing, and maintenance shall be conducted within fully enclosed portions of a building.

4-3(D)(17)(f) Any building that contains vehicle repair, servicing, and maintenance is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(17)(g) If located within 330 feet of any Residential zone district, this use shall require a Conditional Use Approval pursuant to § 14-16-5-2(E) and § 14-16-6-6(A).

4-3(D)(17)(h) This use is prohibited within 330 feet in any direction of Major Public Open Space.

4-3(D)(17)(i) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area, pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(18) Light Vehicle Fueling Station[129]

4-3(D)(18)(a) No inoperable vehicles shall be stored outside a building at any time.

4-3(D)(18)(b) This use must comply with stormwater quality requirements found in the DPM.

4-3(D)(18)(c) When this use is located on a corner lot with access from both streets, it shall have no more than 1 access point per frontage. When this use is located mid-block or with access from only one street, it shall have no more than 2 access points from that street.

4-3(D)(18)(d) Access points shall be located no closer than 20 feet from any adjacent property that is not under common ownership.

4-3(D)(18)(e) Site access from a paved alley connecting to a public street is allowed provided that the access points from the site to the alley shall be a minimum of 25 feet from the intersection of the alley and the street.

[129] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recomment changes to Light Vehicle Fueling Station, **Condition #26.** [Spreadsheet Item #24] Revised editorially for clarity, **Condition #2.**

4-3(D)(18)(f) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.

4-3(D)(18)(g) If located adjacent to any Residential zone district, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(D)(18)(h) If located abutting or across an alley from any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall, fence, or vegetative screen at least 6 feet high is required.

4-3(D)(18)(i) In the MX-L zone district, this use shall be located where vehicular access is only from a street designated as a collector, arterial, or interstate highway.

4-3(D)(18)(j) In the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM ~~and higher~~ zone districts, if accessed from ~~located on~~ a local street, this use is prohibited within 330 feet in any direction of a lot containing a residential use in any Residential or Mixed-use zone district.

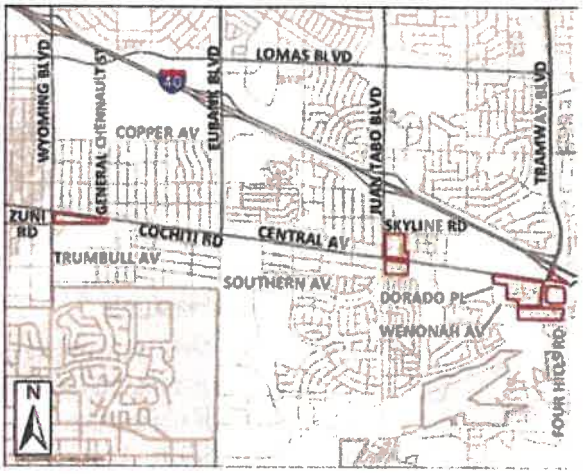
4-3(D)(18)(k) This use is prohibited within 330 feet in any direction of Major Public Open Space.

4-3(D)(18)(l) In the MX-H zone district and/or in any zone district in UC-AC-MS-PT-MT areas, the fully enclosed portion of any building containing a retail use with 1,000 square feet or more of gross floor area shall have a maximum front setback of 15 feet. A canopy attached to the building with a common roof satisfies this standard. The requirements of § 14-16-5-1(D)(2) do not apply to this use.

4-3(D)(18)(m) In UC-MS-PT areas, an opaque wall or vegetative screen at least 3 feet high shall be provided along all street frontages.

4-3(D)(18)(n) This use is regulated as noted in the following small areas.

1. Downtown Neighborhood Area – CPO-3
   a. In the MX-M zone district, this use is prohibited.
   b. In the MX-L zone district, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).
2. East Gateway Small Area
   This use is prohibited in the following mapped small areas.



3. Railroad and Spur Small Area
   A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).
4. Sawmill/Wells Park – CPO-12
   In the MX-L zone district, this use is prohibited.

4-3(D)(19) Light Vehicle Repair

4-3(D)(19)(a) Storage of inoperative vehicles outside of the fully enclosed portions of a building is limited to 2 vehicles at any time, which may not be parked for more than 14 calendar days in a 1-year period.

4-3(D)(19)(b) This use must comply with stormwater quality requirements found in the DPM.

4-3(D)(19)(c) Painting and vehicle repair shall be conducted within fully enclosed portions of a building.

4-3(D)(19)(d) Any building that contains painting or vehicle repair is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(19)(e) In any Mixed-use zone district, vehicle service and maintenance shall be conducted within fully enclosed portions of a building.

4-3(D)(19)(f) This use is prohibited within 330 feet in any direction of Major Public Open Space.

4-3(D)(19)(g) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(19)(h) This use is prohibited in the MX-L zone district in the Downtown Neighborhood Area – CPO-3.

4-3(D)(20) Light Vehicle Sales and Rental

4-3(D)(20)(a) Where allowed, incidental outdoor vehicle display, storage, or service and maintenance areas must be screened from any Residential zone district or residential use of any Mixed-use zone district located abutting or across an alley from those activities as required by § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(20)(b) In the MX-H zone district in UC-MS-PT areas, outdoor display or storage of vehicles is prohibited. Any outdoor display or storage of vehicles is prohibited within 25 feet of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(20)(c) In other zone districts, outdoor display, storage, and sales areas are prohibited within 50 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district and are prohibited within any required front setback area.

4-3(D)(20)(d) In the MX-L zone district, this use is prohibited on lots that are 21,780 square feet or less (½ acre) and that are adjacent to low-density residential development.

4-3(D)(20)(e) In the MX-H zone district, incidental vehicle service and maintenance must take place in fully enclosed portions of a building.

4-3(D)(20)(f) For projects within the Railroad and Spur Small Area, a cumulative impacts analysis may be required at the time of application submittal, pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(20)(g) In the Downtown Neighborhood Area – CPO-3, this use is prohibited in the MX-L zone district.

4-3(D)(21) Outdoor Vehicle Storage

All areas where vehicles are stored outside of a fully enclosed building must be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(22) Paid Parking Lot or Parking Structure

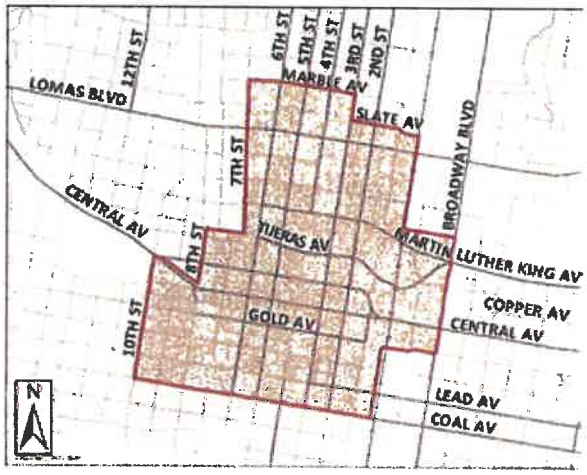
4-3(D)(22)(a) This use must comply with all standards in § 14-16-5-5 (Parking and Loading).

4-3(D)(22)(b) This use is limited to the parking of motor vehicles and any allowable accessory or temporary use. No vehicle repair, vehicle sales, or other uses are allowed on the property.

4-3(D)(22)(c) Minor accessory structures, including but not limited to waste container and dumpster enclosures, bike lockers, bike share facilities, and an attendant/payment booth, are allowed on the property, but shall not be located in any required setback area.

4-3(D)(22)(d) Paid parking lots are regulated as noted in the following small areas.

1. Barelas – CPO-1
   Paid parking lots are prohibited in the Barelas – CPO-1.
2. Downtown Small Area
   Paid parking lots are prohibited in the following mapped small area.



3. Downtown Neighborhood Area – CPO-3
   Paid parking lots are prohibited in the Downtown Neighborhood Area – CPO-3.
4. Huning Castle Raynolds Addition Small Area
   Paid parking lots are prohibited in any Mixed-use or Non-residential zone district in the following mapped small area.



5. Los Duranes – CPO-6
   Paid parking lots are prohibited in the Los Duranes – CPO-6.
6. Martineztown/Santa Barbara – CPO-7
   Paid parking lots are prohibited in the Martineztown/Santa Barbara – CPO-7.
7. McClellan Park Small Area
   Paid parking lots require a Conditional Use Approval pursuant to § 14-16-6-6(A) in the following mapped small area.



8. Nob Hill/Highland Small Area
Paid parking lots are prohibited in the following mapped small area.



9. South Broadway Small Area
Paid parking lots are prohibited in the following mapped small area.



10. South Martineztown Small Area
Paid parking lots are prohibited in the following mapped small area.



4-3(D)(23) Bank

The following standards apply only to small loan businesses.

4-3(D)(23)(a) Small loan businesses shall not be located within 1 mile in any direction of any other premises containing a small loan business.

4-3(D)(23)(b) If a small loan business is abandoned, discontinued, or ceases operation for a period of 1 year, it shall not be reestablished at that location if it is within 1 mile of any other small loan business.

4-3(D)(23)(c) Small loan businesses shall maintain a valid license under the New Mexico Small Loan Business Act from the New Mexico Regulations and Licensing Department at all times. Small loan businesses shall submit to the ZEO proof on an annual basis that they have renewed their license with the New Mexico Regulations and Licensing Department.

4-3(D)(24) Club or Event Facility

If Table 4-2-1 specifies that this use is allowed in the R-A, R-L ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(D)(25) Construction Contractor Facility and Yard

4-3(D)(25)(a) This use may be conducted outside of a building.

4-3(D)(25)(b) All areas outside of a completely enclosed building where construction equipment or goods or vehicles are parked or stored or work is conducted must comply with requirements in § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(25)(c) If located within 330 feet of any Residential zone district, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(D)(26) Medical or Dental Clinic

4-3(D)(26)(a) Facilities that are considered methadone centers pursuant to Article 13-11 of ROA 1994 (Methadone Centers) are allowed as part of this use, but are prohibited in the following locations:

1. On lots within 330 feet in any direction of any other facility that dispenses methadone as a primary activity.
2. On lots within 330 feet in any direction of a lot containing a religious institution.
3. On lots within 500 feet in any direction of an R-L ~~R-1~~ zone district.
4. On lots within 500 feet in any direction of a lot containing an elementary, middle, or high school.

4-3(D)(26)(b) Facilities that are considered a syringe exchange facility pursuant Article 9-15 of ROA 1994 (Syringe Exchange Facility Location) are allowed as part of this use, but are prohibited in the following locations:

1. On lots within 500 feet in any direction of any other syringe exchange facility.
2. On lots within 500 feet in any direction of a lot containing a religious institution.
3. On lots within 500 feet in any direction of a Residential zone district or a building containing a residential use in a Mixed-use zone district.
4. On lots within 1,000 feet in any direction of a lot containing an elementary, middle, or high school.

4-3(D)(26)(c) If located in an MX-T or MX-L zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(D)(27) Personal and Business Services, Small or Large[133]

4-3(D)(27)(a) The following standards ~~provisions~~ apply only to bail bond businesses.

1. The lot shall not be accessed from a local street.
2. Bail bond businesses may not be located on the same lot as another bail bond business.
3. Unless located within 500 feet in any direction of a lot containing a courthouse, a bail bond business may not be located closer than 1 mile to any other bail bond business.
4. If a bail bond business is abandoned, discontinued, or ceases continuous operation for more than 1 year, it shall not be reestablished at that location if it is within 1 mile in any direction of any other bail bond business, unless it is located

[133] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

within 500 feet in any direction of a lot containing a courthouse.

4-3(D)(27)(b) The following standards ~~provisions~~ apply if the use includes dry cleaning of clothes and is located in any Mixed-use zone district.

1. Only nonflammable or noncombustible materials may be used in the cleaning process.
2. The portion of the structure in which any cleaning process is done must be located at least 50 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(27)(c) The following standards ~~provisions~~ apply only to massage businesses.

1. Massage businesses are allowed provided that the business complies with all applicable federal, State, and City requirements.
2. It is the burden of the owner of the massage business to ensure that the massage business is and remains continually in compliance with all requirements in § 61-12C-1 through 61-12C-25 NMSA 1978 (Massage Therapy Practice Act).

4-3(D)(28) Research or Testing Facility

4-3(D)(28)(a) Any facility using hazardous materials or procedures subject to additional review, licensing, or approval by State or federal law, or emitting electromagnetic radiation or other radiation, shall comply with all State and federal requirements regarding the storage, handling, transfer, use, and safety of those materials, procedures, or radiation, and shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(D)(28)(b) Facilities that require Conditional Use Approval pursuant to Subsection (a) above are prohibited in the MX-T or MX-L zone districts.

4-3(D)(28)(c) If located in an MX-T or MX-L zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(D)(29) Self-storage

4-3(D)(29)(a) All storage shall be within fully enclosed portions of a building.

4-3(D)(29)(b) Security fencing shall not include razor wire or barbed wire.

4-3(D)(29)(c) Abutting any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall or fence at least 6 feet and no more than 8 feet high or a landscape buffer at least 50 feet wide shall be provided along the abutting lot line.

4-3(D)(29)(d) Within 100 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, public access to any storage units is prohibited between 10:00 P.M. and 7:00 A.M.

4-3(D)(29)(e) Within 200 feet in any direction of any Residential zone district, internal lighting that is visible from the property line shall not exceed the maximum light trespass values listed in Table 5-8-3 for lighting designation Lz1 during the outdoor lighting curfew.

4-3(D)(29)(f) In the MX-L, MX-M, MX-H, and MX-FB zone districts, and on lots in the NR-C zone district within a UC-AC-MS-PT area, access to individual storage units shall be through interior corridors; direct access to individual units from outdoor areas is not allowed.

4-3(D)(29)(g) In the NR-C zone district outside of UC-AC-MS-PT areas, exterior doors to individual storage units shall not face any abutting street frontage, or, if the site is located on a corner lot, shall not face the primary street frontage.

4-3(D)(30) Balloon Fiesta Park Events and Activities

Uses and conditions on operations are governed by the Balloon Fiesta Master Plan, as amended.

4-3(D)(31) Drive-in Theater

4-3(D)(31)(a) This use shall be enclosed with an opaque wall, fence, or vegetative screen at least 6 feet and no more than 8 feet high.

4-3(D)(31)(b) A screen located less than 500 feet from an arterial street or interstate highway shall be located, oriented, or shielded so that the picture surface cannot be seen from the arterial street or interstate highway.

4-3(D)(32) Other Outdoor Entertainment

4-3(D)(32)(a) This use shall include fencing or other measures meeting the standards in § 14-16-5-6 (Landscaping, Buffering, and Screening) and designed to prevent balls or other objects from the activity from passing beyond the property line and onto any surrounding properties not owned by the owner or operator of the use.

4-3(D)(32)(b) Rifle range (public or private) and flying of kites are prohibited in the Air Space and Runway Protection Sub-areas pursuant to § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations).

4-3(D)(33) Art Gallery

In any Residential or MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(D)(34) Building and Home Improvement Materials Store

4-3(D)(34)(a) All storage, display, and sales areas outside of a fully enclosed building must be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(34)(b) If this use also meets the definition of a large retail facility, the Use-specific Standards in § 14-16-4-3(D)(37) (General Retail) for large retail facilities also apply.

4-3(D)(35) Cannabis Retail

4-3(D)(35)(a) Cannabis retail is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. For the purposes of the IDO, all measurements for this use shall be from the lot(s) that include the cannabis retail establishment to be licensed by the State as a "licensed premises" as defined by § 26-2C-1 to 26-2C-42 NMSA 1978.

4-3(D)(35)(b) Establishments with a valid license from the State under the medical cannabis program as of April 1, 2022 pursuant to § 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Erin Compassionate Use Act) are entitled to continued and uninterrupted operations and are allowed permissively as a cannabis retail use after issuance of a license(s) from the State under § 26-2C-1 to 26-2C-42 NMSA 1978. These establishments are not subject to the distance separation requirements in Subsection (c) or (d) below or the prohibition in Subsection (h) below.

4-3(D)(35)(c) This use is prohibited within 660 feet of another cannabis retail location.

4-3(D)(35)(d) This use is prohibited within 300 feet of any school or child day care facility.

4-3(D)(35)(e) This use shall not include a storage or display area outside of fully enclosed portions of a building.

4-3(D)(35)(f) Cannabis products or cannabis paraphernalia shall not be displayed within 5 feet of a window or door.

4-3(D)(35)(g) A locked vault or safe or other secured storage structure shall be installed in the building, bolted to the floor or walls, to store cash and cannabis products overnight.

4-3(D)(35)(h) A drive-through or drive-up facility is prohibited as accessory to cannabis retail, pursuant to IDO § 14-16-4-3(F)(5).

4-3(D)(35)(i) All of the following standards ~~provisions~~ are required for licensed on-site cannabis consumption. [134]

1. Notwithstanding other standards ~~provisions~~ in this § 14-16-4-3(D)(35), this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A) when proposed to include licensed on-site cannabis consumption, which is licensed separately by the State under § 26-2C-1 to 26-2C-42 NMSA 1978.
2. If the cannabis retail establishment is licensed by the State for on-site cannabis consumption, and smoking or vaporizing is proposed to occur on-site, a cannabis odor control plan approved by the City is required pursuant to § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC), as applicable.

[134] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

3. Licensed on-site cannabis consumption areas that allow smoking or vaporizing shall be conducted within fully enclosed portions of a building.

4-3(D)(35)(j) This use is prohibited in the Old Town – HPO-6.

4-3(D)(36) Farmers' Market

If Table 4-2-1 specifies that this use is allowed in the R-A, R-1 ~~R-1~~, R-T, or MX-T zone districts, it shall be subject to the same size limits applicable to religious institutions in that zone district, pursuant to § 14-16-4-3(C)(8)(b) or § 14-16-4-3(C)(8)(c).

4-3(D)(37) General Retail

4-3(D)(37)(a) Outdoor Display or Storage

Except in the NR-LM and NR-GM zone districts, this use may not include a storage or display area outside of a fully enclosed building unless a Conditional Use Approval is obtained pursuant to § 14-16-6-6(A) and the use is screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening), except where allowed in the Old Town – HPO-6 pursuant to § 14-16-3-5(K)(3)(d) (Outdoor Display).

4-3(D)(37)(b) Loading, Service, and Refuse Areas

This use shall comply with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).[136]

4-3(D)(37)(c) Large Retail Facilities

For general retail uses that meet the definition of a large retail facility, all of the following standards apply.

1. General
   These standards address the build-out of a large site in order to guide the transition over time from more auto-oriented "big box" type retail development with large parking lots to finer-scaled, pedestrian-oriented, mixed-use development.
2. Access
   a. The City Engineer may require that the intersection of the primary drive aisle be signalized, in which case the signal shall be provided at the applicant's expense.
   b. Large retail facilities shall meet 1 of the following requirements, based on the size of the facility.
      i. Large retail facilities containing over 50,000 square feet but no more than 90,000 square feet of gross floor area shall be located abutting and have primary and full access to a street designated as a collector, arterial, or interstate highway with at least 2 through traffic lanes.

[136] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10.b**. [Spreadsheet Item #M-2]

ii. Large retail facilities containing over 90,000 square feet but no more than 125,000 square feet of gross floor area are required to be located abutting and have primary and full access to a street designated as a collector, arterial, or interstate highway with at least 4 through traffic lanes.

iii. Large retail facilities containing over 125,000 square feet of gross floor area are required to be located within 700 feet of the intersection of 2 streets designated as collector, arterial, or interstate highway and shall have full access to these roadways. One of these two streets must have at least 4 through traffic lanes and the other must have at least 6 through traffic lanes or be designated as a limited access arterial in the Limited Access Facilities in the AMPA map in the Mid-region Council of Governments (MRCOG) Metropolitan Transportation Plan and have a minimum of 4 lanes.

3. Site Division
The site shall be designed with internal block sizes that are walkable and support land use changes over time, according to the following standards.

a. The entire site shall be planned or platted according to the block dimensions established for Activity Centers in the DPM and summarized in § 14-16-5-4(E)(3) (Block Dimensions), except as provided in Subsections g and h below.

b. Primary buildings shall be screened from adjacent streets by smaller buildings, retail liner suites, or 20-foot wide landscape areas with a double row of trees.

c. Primary and secondary drive aisles (or platted roadways) that separate the blocks shall be at least 60 feet and no more than 85 feet wide and shall include all of the following:

i. Two (2) 10-foot travel lanes.

ii. Two (2) 6-foot landscaped buffers with shade trees spaced approximately 30 feet on center.

iii. Two (2) 8-foot pedestrian walkways constructed of material other than asphalt.

iv. Pedestrian-scale lighting that is a maximum of 16 feet in height.

v. Standup curb.

d. Two (2) parallel or angle parking rows or a combination of the 2 on both sides of the drive aisle rights-of-way are allowed but not required.

e. Parking shall be distributed on the site to minimize visual impact from the adjoining street. Parking shall be located on at least 2 sides of a building and shall not dominate the building or street frontage.

f. Every third double row of parking shall have a minimum 10 feet wide continuous walkway dividing the row that meets all of the following requirements.

i. The walkway shall be either patterned or colored material other than asphalt and may be at grade.

ii. Trees shall be provided along the walkway pursuant to § 14-16-5-6(C)(4)(i). Tree wells, planters, or supports for shading devices may encroach on the walkway up to 3 feet.

iii. In no case shall the walkway be diminished to less than 5 feet at any point.

g. One (1) block can be expanded to approximately 800 feet by 400 feet if a primary building (including retail suite liners) covers more than 80 percent of the gross floor area of the block.

h. If the site dimensions result in irregular block sizes, blocks of different dimensions are allowed provided that all of the following requirements are met.

i. The block sizes achieve the intent of this § 14-16-4-3(D)(37)(b).

ii. The narrow side of the block abuts the street that provides the primary access.

iii. The center of the long side has a major entrance, including a forecourt.

4. Façade Design
Large retail facilities shall meet all of the following requirements.

a. Façades that contain a primary pedestrian entrance and façades facing a public street or plaza or an internal drive aisle shall contain retail suite liners, display windows, or a recessed patio at a minimum depth of 20 feet, or a combination of all 3, along 50 percent of the length of the façade.

i. Where patios are provided, at least 1 of the recessed walls shall contain a window for ease of surveillance and the patio shall contain shading and seating.

ii. Where retail suite liners are provided, they shall be accessible to the public from the outside.

b. Every 30,000 square feet of gross floor area shall be designed to appear as a minimum of 1 distinct building mass with different expressions. The varied building

masses shall have a change in visible roof plane or parapet height. Massing and articulation are required to be developed so that no more than 100 feet of a wall may occur without a vertical offset of at least 24 inches.

5. Signage
   All signage shall be designed to be consistent with and complement the materials, color, and architectural style of buildings on the site.
   a. All freestanding signs shall be monument style, with a maximum height of 15 feet.
   b. Building-mounted signs shall consist of individual channel letters. Illuminated plastic panel signs are prohibited.

4-3(D)(37)(d) Size Limitations in Zone Districts[137]

1. In Residential zone districts, this use shall not exceed 5,000 square feet of gross floor area.
2. In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area.
3. In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(37)(e) Allowances on Certain Streets[138]

1. In Residential zone districts, small general retail is allowed as follows.
   a. On corner lots abutting at least 1 collector or arterial street, this use is permissive.
   b. On corner lots abutting at least 2 local streets, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A).
   c. In other locations in Residential zone districts, this use is prohibited.
2. In the MX-T zone district, small general retail is allowed permissively on streets classified as collector, arterial, or interstate highway and conditionally on local streets, with the following exceptions.
   a. If accessory to another primary use, the use is considered a permissive accessory use regardless of street classification.
   b. In the Old Town – HPO-6, the use is allowed permissively regardless of street classification.

[137] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10**. [Spreadsheet Item #M-2] Revised editorially to list Residential zone districts first and to use language consistent with this IDO.
[138] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10**. [Spreadsheet Item #M-2] Revised editorially to list Residential zone districts first and to use language consistent with this IDO.

4-3(D)(38) Grocery Store[139]

4-3(D)(38)(a) This use shall compy with the standards in § 14-16-5-6(G)(3) (Loading, Service, and Refuse Areas).[140]

4-3(D)(38)(b) For grocery stores larger than 50,000 square feet of gross floor area, the Use-specific Standards in § 14-16-4-3(D)(37)(c) (Large Retail Facilities) also apply.

4-3(D)(38)(c) In Residential zone districts, this use is only allowed on corner lots abutting at least 1 collector or arterial street and is limited to establishments of no more than 5,000 square feet of gross floor area. In other locations in Residential zone districts, this use is prohibited.

4-3(D)(38)(d) In the MX-T zone district, this use is limited to establishments of no more than 10,000 square feet of gross floor area.

4-3(D)(38)(e) In the MX-L zone district, this use is limited to establishments of no more than 30,000 square feet of gross floor area.

4-3(D)(38)(f) In the MX-M zone district, this use is limited to establishments of no more than 70,000 square feet of gross floor area.

4-3(D)(39) Liquor Retail

4-3(D)(39)(a) Alcohol sales for off-premises consumption are allowed provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

4-3(D)(39)(b) Alcohol sales for on-premises consumption are also allowed as an incidental activity provided that the establishment complies with all New Mexico State law requirements.

4-3(D)(39)(c) Notwithstanding other standards ~~provisions~~[141] in this § 14-16-4-3(D)(39), this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A) when proposed within 500 feet of any Residential or NR-PO zone district or any group home use, as measured from the nearest edge of the building containing the use to the nearest Residential or NR-PO zone district or lot containing a group home.

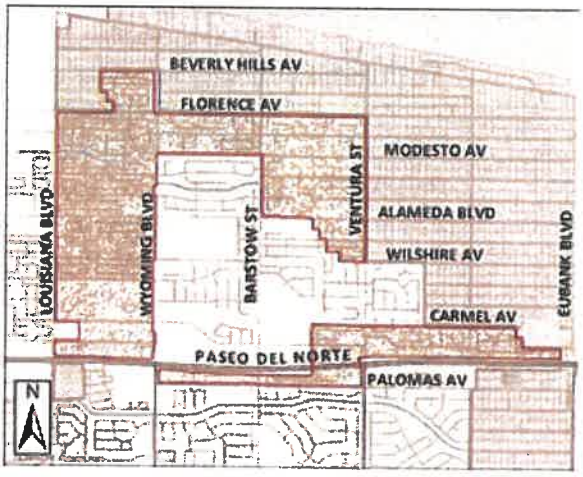
4-3(D)(39)(d) In the MX-T zone district, this use is limited to 10,000 square feet of gross floor area.

4-3(D)(39)(e) In the MX-L zone district, this use is prohibited, except in the following small areas, where it is allowed as accessory to a grocery store:

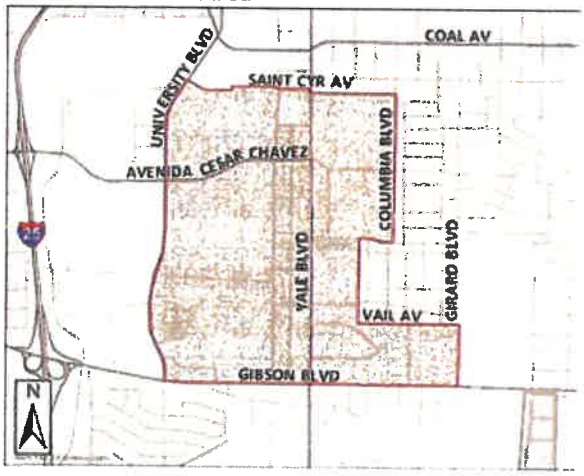
1. Downtown Neighborhood Area – CPO-3
2. East Downtown – CPO-4

[139] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10**. [Spreadsheet Item #M-2] Revised editorially for consistency with this IDO.
[140] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling, Live-work / General Retail, Small / Grocery Store. Bodega. Mayor Amendment – Bodega, **Condition #10.b**. [Spreadsheet Item #M-2]
[141] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

3. East Downtown – HPO-1
4. La Cueva Small Area



5. North 4th Corridor – CPO-9
6. South Yale Small Area



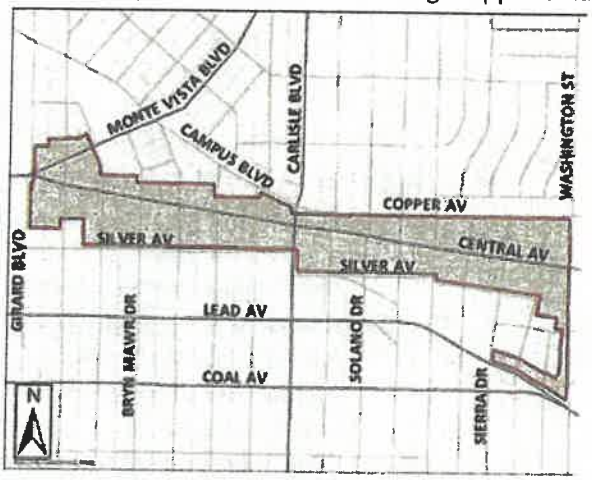
4-3(D)(39)(f) In the MX-M, MX-H, and NR-C zone districts, this use requires a Conditional Use Approval pursuant to § 14-16-6-6(A) unless accessory to a grocery store, except in the following small areas, where it is prohibited unless accessory to a grocery store as noted:

1. Downtown Neighborhood Area – CPO-3
2. East Downtown – CPO-4
3. East Downtown – HPO-1
4. North 4th Corridor – CPO-9
5. South Yale Small Area



4-3(D)(39)(g) Nob Hill/Highland Small Area

This use is prohibited in the following mapped small area.



4-3(D)(39)(h) University Neighborhoods Small Area

This use is prohibited in the MX-M zone district in the following mapped small area unless associated with a grocery store west of University Boulevard.



4-3(D)(40) Nicotine Retail

4-3(D)(40)(a) Nicotine sales are allowed provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities.

4-3(D)(40)(b) If allowed as a conditional primary use in Table 4-2-1 (i.e., specified as "C" in the table), this use is considered a primary use for the purposes of this IDO, regardless of the use, area, or purpose of any other primary uses on the same premises and shall meet all of the following requirements, except where it is allowed as a permissive accessory use pursuant to IDO Subsection (c) below.

1. This use is prohibited on a lot [142] within 1,000 feet in any direction of a lot containing any other primary nicotine retail use.
2. If this use is within 500 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district, customer visits and deliveries are prohibited between 10:00 P.M. and 7:00 A.M.

4-3(D)(40)(c) In the MX-M, MX-H, and NR-C zone districts, this use does not require a Conditional Use Approval pursuant to § 14-16-6-6(A) if accessory to general retail or a grocery store, in which case it is allowed as a permissive accessory use.

4-3(D)(40)(d) If allowed as an accessory use in Table 4-2-1 (i.e., specified as either "A" or "CA" in the table), this use is prohibited unless accessory to and part of the same establishment as a general retail or grocery store use, in which case this use is limited to no more than 50 percent of the gross floor area.

4-3(D)(40)(e) In the MX-T and MX-L zone districts, this use is limited to 10,000 square feet of gross floor area.

4-3(D)(41) Pawn Shop

4-3(D)(41)(a) This use shall not be located within 1 mile in any direction of a lot containing any other pawn shop.

4-3(D)(41)(b) If a pawn shop use is abandoned, discontinued, or ceases continuous operation for more than 1 year, it shall not be reestablished at that location if it is within a 1 mile in any direction of a lot containing any other pawn shop.

~~**4-3(D)(42) Airport**~~[143]

~~4-3(D)(42)(a) See § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations) for Use-specific Standards for private airport aircraft landing fields, airport runways, and taxiways.~~

[142] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Nicotine Retail. [Spreadsheet Item #26]
[143] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

~~4-3(D)(42)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).~~

4-3(D)(43) Freight Terminal or Dispatch Center

4-3(D)(43)(a) If no building is provided on the premises, this use shall be screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(D)(43)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(44) Helipad

4-3(D)(44)(a) This use shall comply with all applicable State and federal regulations regarding design, location, construction, and public safety.

4-3(D)(44)(b) This use is prohibited within 500 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(44)(c) Helicopter landing and takeoff operations for all uses other than emergency medical service or law enforcement are prohibited between 10:00 P.M. and 7:00 A.M.

4-3(D)(44)(d) See § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations) for Use-specific Standards for private helicopter landing fields.

4-3(D)(44)(e) In any Non-residential zone district, this use is permissive for emergency medical service or law enforcement.

4-3(D)(44)(f) In any Non-residential zone district, all helipads for purposes other than emergency medical service or law enforcement require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(D)(44)(g) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(45) Park-and-Ride Lot

This use must comply with all standards in § 14-16-5-5 (Parking and Loading).

4-3(D)(46) Railroad Yard

4-3(D)(46)(a) No portion of this use where railroad equipment or supporting motor vehicles operate may be located within 100 feet of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(46)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(47) Transit Facility

A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(E) INDUSTRIAL USES

4-3(E)(1) Artisan Manufacturing

4-3(E)(1)(a) This use shall be conducted within the fully enclosed portions of a building.

4-3(E)(1)(b) If located in any Mixed-use zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(E)(2) Cannabis Cultivation

4-3(E)(2)(a) Cannabis cultivation is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. For the purposes of the IDO, all measurements for this use shall be from the lot(s) that include the cannabis cultivation establishment to be licensed by the State as a "licensed premises" as defined by § 26-2C-1 to 26-2C-42 NMSA 1978.

4-3(E)(2)(b) Establishments with a valid license from the State under the medical cannabis program as of April 1, 2022 pursuant to § 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Erin Compassionate Use Act) are entitled to continued and uninterrupted operations and are allowed permissively or, where allowed as a conditional use in Table 4-2-1, as an approved conditional use, after issuance of a license(s) from the State under § 26-2C-1 to 26-2C-42 NMSA 1978. These establishments are not subject to the distance separation requirements in Subsection (c) below.

4-3(E)(2)(c) Within 300 feet of a school or child day care facility, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A), except as specified in Subsection (b) above.

4-3(E)(2)(d) This use shall be conducted within the fully enclosed portions of a building, with the following exceptions.

1. In any Non-residential zone district, an incidental storage area is allowed outside of the fully enclosed portions of a building but must be screened from view from each property line as described in § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).
2. In any Non-residential zone district, a Conditional Use Approval pursuant to § 14-16-6-6(A) is required in order to

conduct any other specific activities outside of the fully enclosed portions of a building.

4-3(E)(2)(e) A cannabis odor control plan approved by the City is required pursuant to § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC), as applicable.

4-3(E)(2)(f) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations, shall be provided with application materials.

4-3(E)(2)(g) In any Mixed-use zone district, this use shall not exceed 10,000 square feet of gross floor area.

4-3(E)(2)(h) This use is prohibited in the Old Town – HPO-6.

4-3(E)(3) Cannabis-derived Products Manufacturing

4-3(E)(3)(a) Cannabis-derived products manufacturing is allowed, provided that the establishment complies with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. For the purposes of the IDO, all measurements for this use shall be from the premises that includes an establishment licensed by the State as a "licensed premises" as defined by § 26-2C-1 to 26-2C-42 NMSA 1978.

4-3(E)(3)(b) Establishments with a valid license from the State under the medical cannabis program as of April 1, 2022 pursuant to § 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Erin Compassionate Use Act) are entitled to continued and uninterrupted operations. After issuance of a license(s) from the State under § 26-2C-1 to 26-2C-42 NMSA 1978, these establishments are allowed permissively or, where allowed as a conditional use in Table 4-2-1, as an approved conditional use. These establishments are not subject to the distance separation requirements in Subsection (c) below.

4-3(E)(3)(c) A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations, shall be provided with application materials.

4-3(E)(3)(d) Within 300 feet of a school or child day care facility, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A), except as specified in Subsection (b) above.

4-3(E)(3)(e) This use shall be conducted within the fully enclosed portions of a building, with the following exceptions.

1. In any Non-residential zone district, an incidental storage area is allowed outside of the fully enclosed portions of a building but must be screened from view from each property line as described in § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).
2. In any Non-residential zone district, a Conditional Use Approval pursuant to § 14-16-6-6(A) is required in order to conduct any other specific activities outside of the fully enclosed portions of a building.

4-3(E)(3)(f) A cannabis odor control plan approved by the City is required, pursuant to § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC), as applicable, if any of the following activities will be occurring on the property:

1. Oil activation.
2. Distillation.
3. Extraction.

4-3(E)(3)(g) In any Mixed-use zone district, the following standards apply.

1. This use shall not exceed 10,000 square feet of gross floor area.
2. The use of hazardous materials as defined by federal regulations is prohibited.

4-3(E)(3)(h) This use is prohibited in the Old Town – HPO-6.

4-3(E)(4) Light Manufacturing

4-3(E)(4)(a) Except as specified in Subsection (b) below, this use shall be conducted within the fully enclosed portions of a building unless a Conditional Use Approval is obtained pursuant to § 14-16-6-6(A) to conduct specific activities outside of the fully enclosed portions of a building.

4-3(E)(4)(b) An incidental storage area is allowed outside of the fully enclosed portions of a building but must be screened from view from each property line as described in § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

4-3(E)(4)(c) This use may include a sales/display room for items manufactured on the property.

4-3(E)(4)(d) The property containing this use shall meet edge buffer requirements in § 14-16-5-6(E).

4-3(E)(4)(e) If the property containing this use is located abutting an arterial or collector street, the primary building on the site shall be placed between the primary street frontage and any allowed outside storage, service, or work areas.

4-3(E)(4)(f) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(E)(4)(g) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(E)(5) Heavy Manufacturing

4-3(E)(5)(a) This use must comply with air quality permitting requirements found in Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).

4-3(E)(5)(b) This use may be conducted outside of a building.

4-3(E)(5)(c) This use may include a sales/display room for items manufactured on the property.

4-3(E)(5)(d) An incidental storage area is allowed outside of a fully enclosed building, but must be screened from view from each property line as described in § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

4-3(E)(5)(e) This use is prohibited in the following locations:

1. Within 330 feet of Major Public Open Space.
2. Within 660 feet of a lot containing a religious institution or elementary, middle, or high school.
3. Within 1,000 feet of a lot containing a residential use other than an accessory dwelling unit used for a caretaker in a non-residential development.

4-3(E)(5)(f) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

~~**4-3(E)(6) Natural Resource Extraction**~~[144]

~~4-3(E)(6)(a) This use must obtain all applicable State and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.~~

~~4-3(E)(6)(b) This use must comply with air quality permitting requirements found in Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).~~

~~4-3(E)(6)(c) Extraction working areas shall be set back at least 200 feet from each property line of the site adjacent to any Residential zone district, and at least 100 feet from each property line of the site with any other zone district.~~

~~4-3(E)(6)(d) This use is prohibited in the following locations:~~

~~1. Within 330 feet of Major Public Open Space.~~

~~2. Within 1,000 feet of a lot containing a religious institution; elementary, middle, or high school; or residential use other than an accessory dwelling unit used for a caretaker in a non-residential development.~~

~~4-3(E)(6)(e) Within the Airport Protection Overlay Zone, mining only is permissive in the Noise Contour Sub-area. See § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations).~~

~~4-3(E)(6)(f) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).~~

[144] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

4-3(E)(7) Special Manufacturing

4-3(E)(7)(a) This use must obtain all applicable State and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.

4-3(E)(7)(b) This use must comply with air quality permitting requirements found in Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).

4-3(E)(7)(c) This use shall also comply with the Use-specific Standards for Heavy Manufacturing pursuant to § 14-16-4-3(E)(5).

4-3(E)(7)(d) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(E)(8) Electric Utility

4-3(E)(8)(a) A substation shall be surrounded by an opaque perimeter wall a minimum of 12 feet high set back a minimum of 10 feet from all property lines to allow for a landscaped buffer area. The perimeter wall shall be a combination of split face and smooth face blocks or cast-in-place walls with a discernable pattern and/or shall provide pilasters at least every 20 feet along the length of the wall.

4-3(E)(8)(b) Outside of the perimeter wall, a substation shall be surrounded by a landscaped buffer area at least 10 feet wide, consisting of shrubs and other vegetation that complies with the safety and maintenance requirements for substations.

4-3(E)(8)(c) All existing substations that undergo expansion shall meet the design standards for new substations.

4-3(E)(8)(d) All uses and associated facilities shall be subject to the terms and conditions in the Facility Plan for Electric System Transmission and Generation, as amended, unless specified otherwise in this IDO, the DPM, or other adopted City regulations.

4-3(E)(8)(e) Utility-scale electric generation facilities, as defined in the Facility Plan for Electric System Transmission and Generation, are large-scale industrial developments and are only allowed in the NR-GM zone district, unless specified otherwise in this IDO.

4-3(E)(8)(f) If this use is located on the same premises as a geothermal energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(8) and in § 14-16-4-3(E)(10) (Geothermal Energy Generation).

4-3(E)(8)(g) If this use is located on the same premises as a solar energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(8) and in § 14-16-4-3(E)(11) (Solar Energy Generation).

4-3(E)(8)(h) If this use is located on the same premises as a wind energy generation use, the premises must meet all Use-specific Standards

in this § 14-16-4-3(E)(8) and in § 14-16-4-3(E)(12) (Wind Energy Generation).

4-3(E)(9) Energy Storage System (ESS)

4-3(E)(9)(a) This use shall be surrounded by an opaque perimeter wall at least 8 feet and not more than 12 feet high set back to allow a landscaped buffer area as specified in 4-3(E)(9)(b) below. The perimeter wall shall be a combination of split face and smooth face blocks or cast-in-place walls with a discernable pattern and/or shall provide pilasters at least every 20 feet along the length of the wall.

4-3(E)(9)(b) Except where abutting industrial development, a landscaped buffer area shall be provided outside of the perimeter wall that meets all of the following requirements.

1. The required landscaped buffer shall contain at least 1 tree for every 25 feet along the lot line.
2. The landscaped buffer shall comply with the safety and maintenance requirements for an ESS, in addition to all applicable standards in § 14-16-5-6 (Landscaping, Buffering, and Screening), including but not limited to § 14-16-5-6(C)(10) (Planting near Utilities).
3. In Residential zone districts, the landscaped buffer shall be at least 20 feet wide or the width of the setback if the required wall follows contextual standards for front setbacks pursuant to § 14-16-5-1(C)(2)(c), whichever is less.
4. In Non-residential and Mixed-use zone districts, the landscaped buffer shall be at least 10 feet wide.

4-3(E)(9)(c) All onsite utility lines and associated equipment shall be placed underground or pad mounted, unless soil conditions, shape, or topography of the site as verified by the City Engineer dictate above-ground installation, with the exception of the main service connection at the utility right-of-way and any new interconnection equipment, including without limitation any poles, as allowed by the electric utility.

4-3(E)(9)(d) All existing ESS facilities that undergo expansion beyond the perimeter wall shall meet the design standards for new ESS facilities.

4-3(E)(9)(e) All ESS facilities that are not in use for a period of 1 year shall be removed by the owner within the following 6 months. Upon removal, the site shall be revegetated to blend with the existing surrounding vegetation. The owner shall notify the City when removal of the ESS occurs.

4-3(E)(9)(f) If this use is located on the same premises as an electric utility use, the premises must meet all use-specific standards in this § 14-16-4-3(E)(9) and in § 14-16-4-3(E)(8) (Electric Utility). The uses may be located inside the same perimeter wall.

4-3(E)(9)(g) If this use is located on the same premises as a geothermal energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(9) and in § 14-16-4-3(E)(10) (Geothermal Energy Generation).

4-3(E)(9)(h) If this use is located on the same premises as a solar energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(9) and in § 14-16-4-3(E)(11) (Solar Energy Generation).

4-3(E)(9)(i) If this use is located on the same premises as a wind energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(9) and in § 14-16-4-3(E)(12) (Wind Energy Generation).

4-3(E)(9)(j) In Residential zone districts, the following requirements apply.

1. This use is limited to a maximum size of 1 acre, unless accessory to another primary use or a Conditional Use Approval is obtained pursuant to § 14-16-6-6(A).
2. This use shall be concealed to be the least visually and physically intrusive as possible and to have the least adverse visual effect on the environment and its character and nearby residences by meeting all of the following requirements.
    a. This use shall be aesthetically integrated with the existing buildings, structures and landscaping to blend in with the nature and character of the built and natural environment in terms of height, color, architectural style, massing, and materials.
    b. This use shall be located to avoid a dominant silhouette on escarpments and next to Major Public Open Space.
    c. The perimeter wall shall use the same architectural materials (e.g., stucco, brick, concrete) as structures on lots within 330 feet of the subject property.
    d. Every 20 feet along the length of the perimeter wall shall include architectural elements such as decorative grillwork, lintels, portals, windows or doors, awning, or other external features to avoid visual monotony. A change in color alone does not satisfy this requirement.

4-3(E)(10) Geothermal Energy Generation

4-3(E)(10)(a) This use must obtain all applicable State and federal permits or approvals for the activity and comply with the terms of those permits and approvals throughout the duration of the activity.

4-3(E)(10)(b) All uses and facilities shall be shall be subject to those terms and conditions in the Facility Plan for Electric System Transmission and Generation, as amended.

4-3(E)(10)(c) Underground geothermal energy devices may be located anywhere on the property.

4-3(E)(10)(d) Where this use is listed as Permissive Primary, it may include utility-scale or private energy generation. Where this use is listed as Permissive Accessory, it must be for private energy generation.

4-3(E)(10)(e) If this use is located on the same premises as an electric utility use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(10) and in § 14-16-4-3(E)(8) (Electric Utility).

4-3(E)(10)(f) If this use is located on the same premises as a solar energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(10) and in § 14-16-4-3(E)(11) (Solar Energy Generation).

4-3(E)(10)(g) If this use is located on the same premises as a wind energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(10) and in § 14-16-4-3(E)(12) (Wind Energy Generation).

4-3(E)(11) Solar Energy Generation

4-3(E)(11)(a) This use is allowed pursuant to § 47-3-4 NMSA 1978. Other State and federal rules may apply.

4-3(E)(11)(b) If this use is located on the same premises as an electric utility use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(11) and in § 14-16-4-3(E)(8) (Electric Utility).

4-3(E)(11)(c) If this use is located on the same premises as a geothermal energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(11) and in § 14-16-4-3(E)(10) (Geothermal Energy Generation).

4-3(E)(11)(d) If this use is located on the same premises as a wind energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(11) and in § 14-16-4-3(E)(12) (Wind Energy Generation).

4-3(E)(12) Wind Energy Generation

4-3(E)(12)(a) All wind energy devices shall be located at least as far from each property line as the height of the device (including any tower on which it is mounted).

4-3(E)(12)(b) Rooftop-mounted wind energy devices shall only be allowed on structures with a valid building permit.

4-3(E)(12)(c) In any Mixed-use, NR-C, NR-BP, NR-SU, and NR-PO zone district, this use may exceed the maximum building height in the zone district by no more than 30 feet, unless a Variance is obtained under § 14-16-6-6(O) (Variance – ZHE) or § 14-16-6-6(N) (Variance – EPC).

4-3(E)(12)(d) In the NR-LM and NR-GM zone districts, this use may exceed the maximum building height by no more than 60 feet unless a Variance is obtained under § 14-16-6-6(O) (Variance – ZHE) or § 14-16-6-6(N) (Variance – EPC).

4-3(E)(12)(e) If this use is located on the same premises as an electric utility use, the premises must meet all Use-specific Standards in this § 14- 16-4-3(E)(12) and in § 14-16-4-3(E)(8) (Electric Utility).

4-3(E)(12)(f) If this use is located on the same premises as a geothermal energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(12) and in § 14-16-4-3(E)(10) (Geothermal Energy Generation).

4-3(E)(12)(g) If this use is located on the same premises as a solar energy generation use, the premises must meet all Use-specific Standards in this § 14-16-4-3(E)(12) and in § 14-16-4-3(E)(11) (Solar Energy Generation).

4-3(E)(13) Wireless Telecommunications Facility (WTF)

The following standards ~~regulations~~[145] shall apply to all WTFs in any zone district unless specified otherwise in this IDO.

4-3(E)(13)(a) Collocations and Public Utility Collocation

1. Collocations and public utility collocations are encouraged. Collocation on a concealed WTF shall maintain the concealed nature of the facility. Otherwise, such collocations or public utility collocations are not subject to the concealment requirements prescribed by Subsection (c) below, but shall be done in the least visibly intrusive manner, to blend in with the existing structure and its surroundings.
2. Unless specified otherwise in this IDO, public utility collocations are allowed in any zone district except within the Old Town – HPO-6.
3. When mounted on a public utility structure, the equipment cabinet(s) shall be not more than 3 feet by 4 feet by 18 inches deep, at least 10 feet and no more than 20 feet high.
4. No new freestanding WTF shall be allowed unless the Planning Director or his/her designee determines, upon the applicant's demonstration, that no existing tower, structure, or public utility structure can be used in lieu of new construction to accommodate the applicant's proposed WTF. Evidence that demonstrates that collocation or public utility collocation cannot be used in lieu of new construction to reasonably accommodate the proposed WTF shall consist of an affidavit with supporting exhibits submitted by the applicant addressing all of the following:
    a. That no existing tower, structure, or public utility structure within 2,640 feet (1/2 mile) in any direction meets the minimum engineering requirements and/or has the space available to support the proposed WTF.

[145] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

b. That collocation or public utility collocation of the proposed WTF would cause unavoidable electromagnetic interference with the antenna(s) on the existing towers, structures or public utility structures, or the antenna(s) on the existing towers, structures, or public utility structures would cause interference with the applicant's proposed WTF.

c. That there are other limiting factors that render existing towers, structures, or public utility structures within the ½ mile radius unsuitable.

d. That the owners of existing towers, structures, or public utility structures within 2,640 feet (1/2 mile) in any direction will not allow the applicant to place its WTF on that facility, or such owners are requiring payments for such placement that substantially exceed commercially reasonable prices.

4-3(E)(13)(b) Small Cell WTFs

Small cell WTFs shall meet all requirements established by Article 5-10 of ROA 1994 (Small Wireless Facilities).

4-3(E)(13)(c) Concealment Required

1. All proposed WTFs shall use concealed technology, with the following exceptions:
   a. Collocations of WTFs on existing unconcealed towers.
   b. Collocations of small cell WTFs on public utility structures.
   c. Public utility collocations for WTFs other than small cell WTFs.
2. The WTF shall be the least visually and physically intrusive as possible and shall have the least adverse visual effect on the environment and its character, existing vegetation, and nearby residences.
3. A WTF is considered concealed if the Planning Director determines that the facility is:
   a. Aesthetically integrated with existing buildings, structures, and landscaping to blend in with the nature and character of the built and natural environment, considering height, color, style, massing, placement, design, and shape.
   b. Located to avoid a dominant silhouette of the WTF on escarpments and mesas and to preserve views within VPO zones.
   c. Located on existing vertical structures, including utility poles and public utility structures.
   d. Located in areas where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening of the WTF.

e. Located so as not be a readily visible or identifiable as a WTF.

4. To minimize visibility, roof-mounted WTFs are prohibited in the R-A, R-L ~~R-1~~, R-T, R-MC, and NR-PO-A zone districts.
5. Consistent with federal law, these concealment requirements shall not be administered so as to have the effect of prohibiting the provision of wireless telecommunications services.

4-3(E)(13)(d) Maximum Height

1. Single-carrier WTFs: 65 feet.
2. Collocations on any existing unconcealed WTF tower or existing structure: 75 feet.

4-3(E)(13)(e) Setbacks and Separation

1. Freestanding WTFs are prohibited in the following locations:
   a. Within 100 feet of any property line of any Residential zone district.
   b. Within 50 feet of an existing right of way.
   c. Within any required setback.
2. This use is prohibited within 1,000 feet in any direction of any other freestanding WTFs, as measured from the wall or fence of each freestanding WTF. This requirement does not apply to freestanding small-cell WTFs.

4-3(E)(13)(f) Landscaping and Screening

1. All freestanding WTFs shall be surrounded by an opaque wall or fence at least 6 feet and not more than 10 feet high.
2. All freestanding WTFs shall include vegetation that is planted and maintained to screen ground equipment facilities from public view, as shown on a landscaping plan approved by the Planning Director.
3. Freestanding small-cell WTFs are not subject to the landscaping requirements in Subsections 1 and 2 above, but must comply with the following requirements.
   a. Equipment shall be screened by a wall, fence, or other method, including but not limited to a telco box, artificial rock, or decorative feature that fully screens the equipment with opaque material.
   b. Equipment and screening materials shall not block pedestrian pathways and sidewalks.

4-3(E)(13)(g) Lighting and Signage

1. Only security lighting or lighting required by a State and/or federal agency is allowed, provided that all of the following requirements are met.

a. The location and cut-off angle of the luminaire ~~light fixture~~ shall be confined so as ~~such that it does~~ not to shine directly on any public right-of-way, private way, or any lot containing a residential use.[146]

b. Lighting shall not exceed maximum light trespass values in Table 5-8-3 for the relevant lighting designation during outdoor lighting curfew hours.

2. Only signage required by State or federal law is allowed.

4-3(E)(13)(h) Abandonment

All WTFs that are not in use for a period of 3 months shall be removed by the WTF owner within the following 3 months. Upon removal, the site shall be revegetated to blend with the existing surrounding vegetation. If there is no vegetation on a WTF site, the site shall be returned to its preconstruction condition. The owner shall notify the City when removal of the WTF occurs.

4-3(E)(13)(i) Interference

Every WTF shall meet the regulations of the Federal Communications Commission, or any successor of that agency, regarding physical and electromagnetic interference.

4-3(E)(13)(j) Health Issues

Every WTF shall meet health and safety standards for electromagnetic field emissions as established by the Federal Communications Commission or any successor of that agency, and any other federal or State agency.

4-3(E)(13)(k) Location near View Corridors

Only collocations, public utility collocations, and architecturally integrated WTFs are allowed within 660 feet of either of the following:

1. Any easement or public right-of-way identified as part of an existing or future trail system that is located on a major arroyo or other drainage facility.
2. The centerline of the following streets:
   a. Alameda Boulevard.
   b. Central Avenue.
   c. Coors Boulevard.
   d. Griegos Road.
   e. Interstate Highway 25.
   f. Interstate Highway 40.
   g. Paseo del Norte.
   h. Rio Grande Boulevard.
   i. Sunport Boulevard.

[146] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with IDO defined terms. [Spreadsheet Item #2]

j. Tramway Boulevard.

k. Unser Boulevard.

4-3(E)(13)(l) Location near Major Public Open Space

Within 1,320 feet (¼ mile) of the property line of any Major Public Open Space or the Petroglyph National Monument, only the following WTFs are allowed:

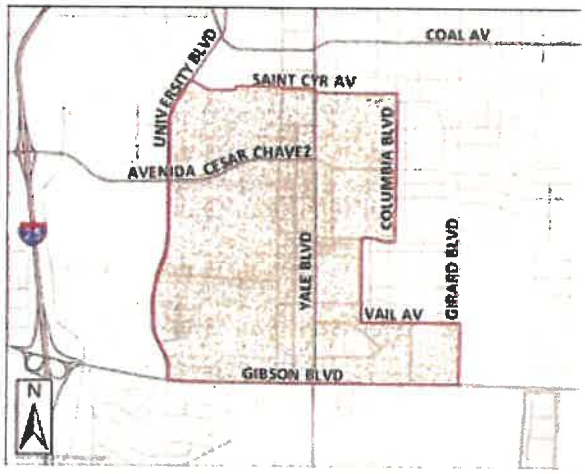
1. Collocations.
2. Public utility collocations.
3. Architecturally integrated WTFs.

4-3(E)(13)(m) Location in HPO zones and Historic Districts

1. Only architecturally integrated and small cell WTFs are allowed within any HPO zone, except that within the Old Town – HPO-6 all WTFs other than small cell WTFs are prohibited.
2. Only architecturally integrated WTFs are allowed on properties listed on the State Register of Cultural Properties or the Federal Register of Historic Places.

4-3(E)(13)(n) Location in Other Small Areas

1. South Yale Small Area
   Freestanding WTFs are prohibited in the MX-M zone district in the following mapped small area.



2. Uptown Small Area
   Only architecturally integrated and small cell WTFs are allowed in the following mapped small area.



4-3(E)(14) Recycling Drop-off Bin Facility

4-3(E)(14)(a) This use is prohibited within 330 feet of Major Public Open Space.

4-3(E)(14)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(E)(15) Salvage Yard

4-3(E)(15)(a) This use shall be conducted within the fully enclosed portions of a building or within an area enclosed on all sides by an opaque wall, fence, retaining wall, or vegetative screen at least 6 feet high. Additional requirements in § 14-16-5-6 (Landscaping, Buffering, and Screening) may apply.

4-3(E)(15)(b) Inoperative light vehicles or heavy equipment may not extend above the height of the opaque wall, fence, retaining wall, or vegetative screen, unless those items are located at least 100 feet inside the required wall, fence, or vegetative screen.

4-3(E)(15)(c) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

~~**4-3(E)(16) Solid Waste Convenience Center**~~[147]

~~4-3(E)(16)(a) This use is prohibited within 330 feet of Major Public Open Space.~~

~~4-3(E)(16)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).~~

[147] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

~~**4-3(E)(17) Waste and/or Recycling Transfer Station**~~[148]

~~4-3(E)(17)(a) This use is prohibited within 330 feet of Major Public Open Space.~~

~~4-3(E)(17)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).~~

4-3(E)(18) Outdoor Storage

4-3(E)(18)(a) This use shall comply with the standards ~~provisions~~[149] in § 14-16-5-6 (Landscaping, Buffering, and Screening).

4-3(E)(18)(b) In any zone district except for NR-GM, the height of any items stored outside shall not exceed the height of any screening wall, fence, or vegetation, unless the item is located at least 100 feet inside the screening wall, fence, or vegetative screen.

4-3(E)(18)(c) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(E)(19) Warehousing

4-3(E)(19)(a) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(E)(19)(b) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(E)(20) Wholesaling and Distribution Center

4-3(E)(20)(a) This use is limited to 50,000 square feet of gross floor area in the following locations:

1. The MX-M and MX-H zone districts.
2. The NR-C zone district within a UC-MS-PT area.

4-3(E)(20)(b) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(E)(20)(c) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

[148] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[149] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

4-3(F) ACCESSORY USES

4-3(F)(1) General

4-3(F)(1)(a) All accessory uses must operate within an enclosed structure unless outside operation or features are inherent in the use or specified otherwise in this IDO.

4-3(F)(1)(b) Accessory uses and approved conditional accessory uses run with the land, and are not personal to an operator.

4-3(F)(1)(c) No accessory use may begin, and no structure for the accessory use may be erected, before the primary use of the property is established. No accessory use may continue after the primary use to which it is accessory ends.

4-3(F)(1)(d) An approval for an accessory use may not be granted if there is no evidence of a City building permit for a primary building on the site or alternative evidence of a City business license for operation of a primary building on the site.

4-3(F)(2) Agriculture Sales Stand

4-3(F)(2)(a) This use may be operated outside an enclosed structure.

4-3(F)(2)(b) This use is limited to 1 per lot.

4-3(F)(2)(c) In any zone district except R-A, this use must be located behind the front façade of the primary building or residence.

4-3(F)(2)(d) In any Residential zone district, 1 non-illuminated sign is allowed, provided that it meets the requirements in Table 5-12-2: On-premises Signs in Residential Zone Districts.

4-3(F)(2)(e) The sales area associated with this use may not exceed 400 square feet in the R-A zone district. In any other zone district where this use is allowed, this use may not exceed 50 square feet, unless accessory to a community garden, in which case this use may not exceed 100 square feet.

4-3(F)(3) Animal Keeping

4-3(F)(3)(a) The use shall comply with all applicable City, State, and federal regulations related to animal care and protection.

4-3(F)(3)(b) Animal species and number shall be regulated pursuant to Article 9-2 of ROA 1994 (Humane and Ethical Animal Rules and Treatment [HEART]), enforced by the City Animal Welfare Department.

4-3(F)(3)(c) All development applications that include this use shall require review by a representative of the City Animal Welfare Department, pursuant to § 14-16-6-4(I) Referrals to Commenting Agencies.

4-3(F)(3)(d) This use may be operated outside an enclosed structure. Animals shall be contained on the property by a wall, fence, vegetated screen, retaining wall, pen, or enclosure that complies with requirements in § 14-16-5-7 (Walls and Fences).

4-3(F)(3)(e) In Residential zone districts other than R-A or any Mixed-use zone district, keeping cows and horses on a property shall require a Conditional Use Approval pursuant to § 14-16-6-6(A), provided that both of the following requirements are met.

1. The property contains at least ½ acre of gross land area.
2. The number of animals does not exceed 1 cow or horse for each 10,000 square feet of net lot area, or equivalent combination. Animals under 4 months old are not counted.

4-3(F)(3)(f) Where general agriculture is allowed in the R-A zone district or any Non-residential zone district, keeping cows and horses is allowed as incidental to that use, pursuant to any Use-specific Standards in § 14-16-4-3(D)(3).

4-3(F)(3)(g) In the NR-C, NR-BP, NR-LM, and NR-GM zone districts, this use is limited to the keeping of guard dogs, and is subject to an approved permit from the City Animal Welfare Department.

4-3(F)(4) Clean Room

4-3(F)(4)(a) This use is only allowed when accessory to a use in the Industrial Uses category pursuant to Table 4-2-1.

4-3(F)(4)(b) This use must obtain all applicable State and Federal permits and/or approvals for this activity and comply with the terms of those permits and approvals throughout the duration of the use.

4-3(F)(4)(c) This use must comply with air quality permitting requirements found in Part 9-5 of ROA 1994 (Air Quality and Environmental Health Control).

4-3(F)(4)(d) This use shall comply with distance separations in the Use-specific Standard for Heavy Manufacturing in § 14-16-4-3(E)(5)(e).

4-3(F)(5) Drive-through or Drive-up Facility

4-3(F)(5)(a) Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by § 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way.

4-3(F)(5)(b) This use shall comply with the standards ~~provisions~~[150] of § 14-16-5-5 (Parking and Loading) and § 14-16-5-9 (Neighborhood Edges).

4-3(F)(5)(c) This use is prohibited accessory to cannabis retail.

4-3(F)(5)(d) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to § 14-16-6-6(A).

4-3(F)(5)(e) Notwithstanding Subsection (d) above, this use is prohibited adjacent to Major Public Open Space.

[150] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

4-3(F)(5)(f) This use is prohibited in the following small areas as noted.

1. Downtown Small Area
   This use is prohibited in the following mapped small area.

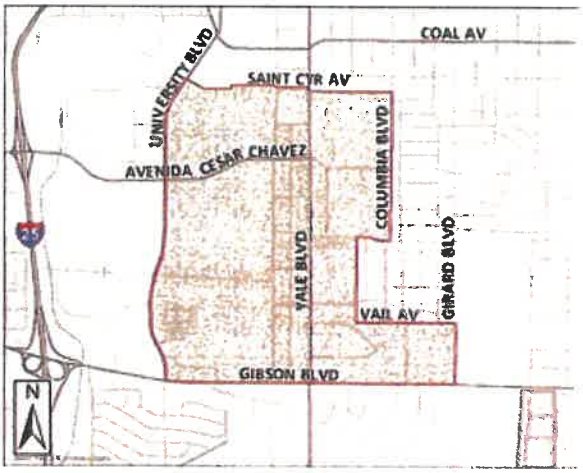


2. Downtown Neighborhood Area – CPO-3
   a. This use is prohibited in the MX-L zone district unless accessory to a use other than a restaurant or any use in the Retail Sales category.
   b. This use is prohibited in the MX-M zone district.
3. East Downtown – CPO-4
   This use is prohibited in the East Downtown – CPO-4.
4. East Downtown – HPO-1
   This use is prohibited in the East Downtown – HPO-1.
5. Nob Hill Small Area
   This use is prohibited in the following mapped small areas.

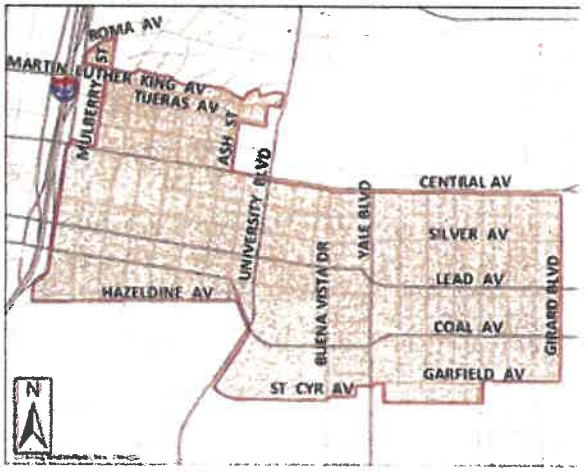


6. Sawmill/Wells Park – CPO-12
   This use is prohibited in the MX-L and NR-LM zone districts in the Sawmill/Wells Park – CPO-12.
7. South Yale Small Area

This use is prohibited in the MX-L and MX-M zone districts in the following mapped small area.



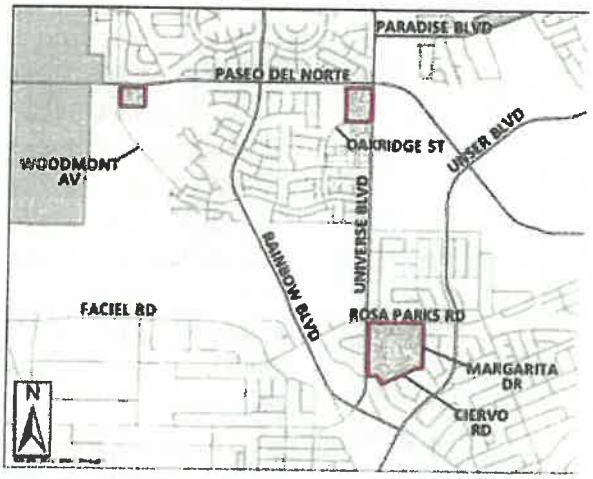
8. University Neighborhoods Small Area
This use is prohibited in any Mixed-use zone district in the following mapped small area.



9. Uptown Small Area
Within 330 feet of Louisiana Boulevard right-of-way between I-40 and Indian School Road, this use is conditional if accessory to a restaurant; otherwise, this use is prohibited if accessory to a restaurant in the following mapped small area (which includes all of the Uptown Urban Center as mapped in the ABC Comp Plan, as amended).



10. Volcano Mesa – CPO-13
This use is prohibited, unless accessory to a use other than restaurant, in the 3 areas mapped below.



4-3(F)(6) Dwelling Unit, Accessory[151]

4-3(F)(6)(a) Where this use is allowed, only 1 accessory dwelling unit is allowed per lot, and size is limited as follows:

1. For attached ADUs: 750 square feet of gross floor area.
2. For detached ADUs: 750 square feet of building footprint.
3. A garage attached to the accessory dwelling unit shall not count toward this size limit.

4-3(F)(6)(b) In a Residential zone district, an accessory dwelling unit may be added as attached or detached from a building on a lot with a primary use.

1. Where added ~~as accessory to a single-family or two-family detached dwelling,~~ as a detached dwelling, this use shall

[151] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling Unit, Accessory – Size Limit. Housing. [Spreadsheet Item #28] Council Amendment Fiebelkorn – D, Dwelling Unit, Accessory - Attached and Detached [Spreadsheet Item #C-4]. Revised to resolve conflicts, **Condition # 8.** Revised editorially for clarity and consistency, **Condition #2.**

comply with the provisions of § 14-16-5-11(C)(4) (Accessory Buildings).~~this use must be provided as an accessory building.~~

2. A renovation to a single-family ~~detached~~[154] dwelling to create a second unit with a kitchen, a separate entrance, and no shared spaces that is larger than 750 square feet ~~within the original dwelling~~ is regulated separately as a two-family ~~detached~~[155] dwelling in Table 4-2-1.
3. A second kitchen within a single-family or two-family ~~detached~~[156] dwelling is regulated separately as an allowable accessory use in Table 4-2-1.

4-3(F)(6)(c) In a Mixed-use or Non-residential zone district, an accessory dwelling unit may be added for the caretaker of a primary non-residential use, either attached to or detached from the building with a primary use.

4-3(F)(6)(d) The maximum building height of an accessory dwelling unit is limited as follows:

1. A detached ~~An~~ accessory dwelling unit shall be 18 feet or as tall as ~~no taller than~~ the primary structure on the property~~.~~, whichever is greater.
2. An attached accessory dwelling unit or an accessory dwelling unit constructed over a detached garage is limited by the maximum building height of the zone district.[158]

4-3(F)(6)(e) Building façades of an accessory dwelling unit shall be the same or similar in color to that of the primary building on the lot.

4-3(F)(6)(f) A detached accessory dwelling unit shall comply with any applicable standards ~~provisions~~[159] of § 14-16-5-11(C)(4) (Accessory Buildings).

4-3(F)(6)(g) For a detached accessory dwelling unit, a minimum 5-foot side or rear setback is required.

4-3(F)(6)(h) In any Residential or Mixed-use zone district, a detached accessory dwelling unit shall be located behind the rear wall of a primary building. On corner lots, the accessory dwelling unit shall have the same minimum street side setback requirement as the primary building.

4-3(F)(6)(i) The following small areas have special regulations for accessory dwelling units in the R-L ~~R-1~~ zone district.

1. Downtown Neighborhood Area – CPO-3

[154] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[155] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[156] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[158] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dwelling Unit, Accessory – Height Limit, **Condition #8**. Housing. [Spreadsheet Item #29] Revised editorially for clarity. [Spreadsheet Item #2]
[159] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

a. An accessory dwelling unit shall not exceed 650 square feet of gross floor area. A garage or shed attached to an accessory dwelling unit shall not count toward this size limit.

b. A detached accessory dwelling unit shall not exceed the height of the primary dwelling or 18 feet, whichever is less.

2. Sawmill/Wells Park – CPO-12
Accessory dwelling units in the R-L ~~R-1~~ zone district are only allowed on lots with a minimum of 7,000 square feet in the Sawmill/Wells Park – CPO-12.

4-3(F)(7) Family Care Facility

4-3(F)(7)(a) The operator of this use must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use.

4-3(F)(7)(b) Only members of the residing household may provide care.

4-3(F)(7)(c) Any outdoor play area shall be enclosed by an opaque wall, fence, or vegetative screen at least 6 feet in height.

4-3(F)(7)(d) No sign is allowed.

4-3(F)(8) Family Home Day Care

4-3(F)(8)(a) The operator of this use must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use.

4-3(F)(8)(b) Only members of the residing household may provide care.

4-3(F)(8)(c) Any outdoor play area shall be enclosed by an opaque wall, fence, or vegetative screen at least 6 feet in height.

4-3(F)(8)(d) Only a sign meeting the requirements for a home occupation is allowed.

4-3(F)(9) Hobby Breeder

4-3(F)(9)(a) The operator of this use must comply with all applicable City, State, and federal regulations and permitting procedures that govern the breeding of animals, including Article 9-2 of ROA 1994 (HEART), enforced by the City Animal Welfare Department.

4-3(F)(9)(b) This use may be operated outside an enclosed structure.

4-3(F)(10) Home Occupation

4-3(F)(10)(a) The operator must obtain and maintain in effect at all times any City or State permit or license required for the operation of this use, including a business registration permit from the City.

4-3(F)(10)(b) The following uses from Table 4-2-1 and activities are prohibited as home occupations:

1. Any use in the Agricultural or Animal-related category.

2. Any use in the Food, Beverage, and Indoor Entertainment category, except a catering service that meets the requirements of the state Homemade Food Act and does not require a permit from the New Mexico Environment Department.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Uses category.
5. Commercial services.
6. Construction contractor facility and yard.
7. Crematorium.
8. Mortuary.
9. Adult retail.
10. Liquor retail.
11. Any use involving the storage or use of hazardous materials.
12. Cannabis retail.
13. Nicotine retail.

4-3(F)(10)(c) No more than 25 percent of the floor area of the dwelling unit where the operator of the home occupation(s) resides may be devoted to the home occupation(s), except that in the MX-T district up to 50 percent of the floor area of the dwelling unit may be devoted to home occupations. If more than one home occupation is conducted in the dwelling, these limits shall apply to all home occupations collectively, not individually.

4-3(F)(10)(d) Only members of the residing family may be employed to work on-site.

4-3(F)(10)(e) Only goods and services created on the premises may be sold on the premises.

4-3(F)(10)(f) All business activities shall be conducted in the primary building or an allowed accessory structure.

4-3(F)(10)(g) The outside appearance of the dwelling or unit shall not show evidence of the use, including but not limited to outside storage, noise, dust, odors, noxious fumes, or other nuisances emitted from the premises, except that 1 non-illuminated sign is allowed. In any Residential zone district, the maximum size of the sign is regulated by Table 5-12-2: On-premises Signs in Residential Zone Districts. In any Mixed-use zone district, the sign may not exceed 2 square feet.

4-3(F)(10)(h) All parking requirements in § 14-16-5-5 (Parking and Loading) shall be met, including but not limited to § 14-16-5-5(F)(2)(a) and Table 5-5-7 that limit front yard parking.

4-3(F)(10)(i) The home occupation shall not regularly attract more than 2 individuals simultaneously and shall not generate significantly greater traffic volume than would normally be expected in the residential area in which the home occupation is conducted.

4-3(F)(10)(j) Commercial vehicle visits to the property shall be limited to no more than 10 per consecutive 7-day period.

4-3(F)(10)(k) Customer visits and deliveries to the home occupation shall not occur between 10:00 P.M. and 7:00 A.M.

4-3(F)(11) Independent Living Facility

This use is only allowed when accessory to an assisted living facility or nursing home.

4-3(F)(12) Mobile Food Truck

4-3(F)(12)(a) For purposes of this § 14-16-4-3(F)(12), "operation" of a mobile food truck includes any activity involved with food preparation or sales unless specified otherwise in this IDO.

4-3(F)(12)(b) Mobile food trucks may remain in place for the following periods of time:

1. Indefinitely, if they do not occupy any required off-street parking spaces for the primary use on the subject property.
2. Up to 7 calendar days, if they do not occupy more than 10 percent of the required off-street parking spaces for the primary use on the subject property.
3. For the amount of time specified on an approved Temporary Use Permit, if they occupy more than 10 percent of required off-street parking spaces for the primary use on the subject property.

4-3(F)(12)(c) The mobile food truck operator must provide trash receptacles and remove them after use.

4-3(F)(12)(d) To locate more than 5 mobile food trucks on one lot, a Site Plan – Administrative demonstrating adequate public access and safety and vehicle circulation must be reviewed and decided pursuant to § 14-16-6-5(G).

4-3(F)(12)(e) Mobile food trucks shall comply with all applicable City, State, and federal requirements, including but not limited to Part 9-6-5 of ROA 1994 (Health, Safety & Sanitation Code) and Part 9-9-4 of ROA 1994 (General Noise).

4-3(F)(12)(f) Mobile food trucks in the public right-of-way shall comply with § 8-5-1-42 of ROA 1994 (Mobile Food Units on Public Streets).

4-3(F)(12)(g) This use is allowed to operate on private property in any Residential zone district, provided that:

1. The mobile food truck has written permission from the property owner for use of the site and allowed location on the site, a copy of which shall be kept in the Mobile food truck and made available for review by any City inspector at all times during the operation of the mobile food truck at the site.
2. The mobile food truck does not operate on the same residential property more than 12 days in any calendar year.

4-3(F)(12)(h) This use is allowed to operate on private property in any Mixed-use or Non-residential zone district, provided that all of the following requirements are met.

1. The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not physically occupy or obstruct access to any parking stalls necessary to meet the minimum parking requirements for any on-premises land uses, unless the mobile food truck is operating outside of the business hours of on-premises uses.
2. The mobile food truck and any associated tables, chairs, displays, umbrellas, or the like, do not obstruct any designated ingress or egress from the property, or any designated drive aisle.
3. The mobile food truck has written permission from the property owner for use of the site and allowed location on the site, a copy of which shall be kept in the mobile food truck and made available for review by any City inspector at all times during operation of the mobile food truck at the site.
4. The use is located on a paved surface.

4-3(F)(12)(i) In the NR-PO-A zone district, this use must have written permission from the City Parks and Recreation Department, a copy of which shall be kept in the mobile food truck and made available for review by any City inspector at all times during operation of the mobile food truck in the NR-PO-A zone district. Other sales or services may be allowed as approved by the City Parks and Recreation Director.

4-3(F)(13) Mobile Vending Cart

4-3(F)(13)(a) All applicable Environmental Health and other City regulations shall apply to the operation of Mobile vending carts.

4-3(F)(13)(b) This use may be operated outside an enclosed structure.

4-3(F)(13)(c) In the NR-PO-A zone district, this use must have written permission from the City Parks and Recreation Department, a copy of which shall be kept in the mobile vending cart and made available for review by any City inspector at all times during operation of the mobile food truck in the NR-PO-A zone district.

4-3(F)(14) Outdoor Animal Run

4-3(F)(14)(a) This use may be operated outside of fully enclosed portions of a building.

4-3(F)(14)(b) Where this use is allowed, the runs must be screened from any adjacent property in any Residential zone district or any lot containing a residential use in any Mixed-use zone district by an opaque wall, fence, or vegetative screen at least 6 feet in height, made of materials similar in color and materials to those used on the primary building.

4-3(F)(14)(c) No animals shall be allowed to occupy the outdoor run between 10:00 P.M. and 7:00 A.M.

4-3(F)(15) Outdoor Dining Area

4-3(F)(15)(a) The outdoor dining area shall be accessory to the immediately abutting primary use, and the items sold for consumption in the outdoor dining area shall be sold in the immediately abutting primary use.

4-3(F)(15)(b) The use shall not include ~~any open flames or other~~ safety or health hazards~~, with the exception of tabletop candles~~.[160]

4-3(F)(15)(c) If the use is located on a public sidewalk, all of the following requirements shall be met.

1. Any outdoor dining area must maintain a minimum clear path of 4 or 6 feet, depending on adjacent roadway classification, per § 6-5-5-14 of ROA 1994 (Sidewalk Design and Construction Standards and Procedures), in order to maintain use of the public sidewalk for all users.
2. The owner or operator of the immediately abutting primary use shall be required to obtain a revocable permit from the City that establishes the boundaries of the area permitted for this use.
3. Before and after the immediately abutting primary business's operating hours, all furniture, equipment, and goods shall be removed from the sidewalk area or otherwise secured to prevent movement by natural elements or by unauthorized persons.
4. Outside of the operating hours of the immediately abutting primary business, the sidewalk area shall be cleaned of all dining materials and waste.

4-3(F)(15)(d) Outdoor dining areas where alcohol is consumed must meet all applicable New Mexico State law requirements. If this results in the construction of a wall, fence, or similar barrier around the perimeter and the wall, fence, or similar barrier is located on the sidewalk, all of the following requirements shall be met.

1. The owner or operator of the immediately abutting primary use shall be required to obtain a revocable permit from the City.
2. A decorative wall, fence, or similar barrier shall be limited to between 3 feet and 4 feet in height and shall be located at least 6 feet from any building standpipe, hydrant, crosswalk, drive aisle, alleyway, access ramp, parking meter, landscape bed, street tree, sign post, utility pole, or similar obstacle.
3. The depth of the area enclosed by a wall, fence, or barrier shall not be greater than 50 percent of the width of the

[160] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Outdoor Dining Area. [Spreadsheet Item #98]

sidewalk, measured from back of curb to the building edge closest to the sidewalk, and shall leave a clear pedestrian passage area at least 6 feet in width.

4. The area enclosed by a wall, fence, or barrier shall not contain any utility vault.

4-3(F)(16) Second Kitchen in a Dwelling

4-3(F)(16)(a) This use must be accessory to a single-family or two-family ~~detached~~[161] dwelling.

4-3(F)(16)(b) The kitchen must be incidental to occupancy of the entire house in common by members of 1 family, and 2 distinct dwelling units may not be created.

4-3(F)(17) Other Use Accessory to Non-residential Primary Use

4-3(F)(17)(a) This use may be operated outside an enclosed structure.

4-3(F)(17)(b) Unless accessory to a religious institution, the use must be intended primarily for the use of occupants of the building.

4-3(F)(17)(c) Unless accessory to a religious institution, the use is limited to a maximum of 10 percent of the gross floor area of the primary building.

4-3(F)(17)(d) In any Mixed-use zone district, this use must be accessory to a non-residential use.

4-3(F)(18) Other Use Accessory to Primary Residential Use[162]

4-3(F)(18)(a) The use must be intended for the exclusive use of residents of the premises on which the accessory use is located, and their invited guests.

4-3(F)(18)(b) This use may be operated outside an enclosed structure.

4-3(F)(18)(c) In any Mixed-use zone district, this use must be accessory to a primary residential use.

4-3(G) TEMPORARY USES

Temporary uses require a Permit – Temporary Use pursuant to § 14-16-6-5(D) unless specified otherwise in the Use-specific Standards below.

4-3(G)(1) Circus

4-3(G)(1)(a) This use may take place on a fairground, which requires a Site Plan – EPC related to the NR-SU zone district pursuant to § 14-16-6-6(I). Where this use is proposed in another zone district, a Site Plan – Administrative demonstrating adequate parking, vehicle circulation, and toilet facilities for anticipated employees and attendees is required to be approved by the City pursuant to § 14-16-6-5(F) prior to any activity related to the use.

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[161] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

[162] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adding use-specific standard for composting in multi-family developments as Other Use Accessory to Primary Residential Use, **Condition #25**. Compost. [Spreadsheet Item #11] [Spreadsheet Item #21]

4-3(G)(1)(b) The tent and other facilities are required to be approved by the Fire Marshall as having met the requirements of Article 14-2 of ROA 1994 (Fire Code) prior to any activity related to the use.

4-3(G)(1)(c) This use is allowed for a period not to exceed 10 days in any calendar year, and operating hours (including erection and dismantling of equipment) shall be restricted to between the hours of 7:30 A.M. and 10:30 P.M.

4-3(G)(1)(d) One (1) temporary sign of not more than 100 square feet is allowed from the time equipment erection begins until dismantling of equipment ends.

4-3(G)(1)(e) This use is prohibited within 300 feet in any direction of any Residential zone district or any building containing a residential use in any Mixed-use zone district.

4-3(G)(2) Construction Staging Area, Trailer, or Office

4-3(G)(2)(a) This use may not begin, and any structure for the use may not be installed, more than 30 calendar days before site construction begins.

4-3(G)(2)(b) This use may only be located on the lot for the following timeframes:

1. If associated with a construction project, from 30 calendar days before construction begins to 30 calendar days after issuance of a certificate of occupancy for a structure, or 30 calendar days after construction finishes if no certificate of occupancy is required.
2. If specified in a special event permit approved by the City, from 7 calendar days before to 7 calendar days after the approved event.
3. If neither Subsection 1 nor 2 above applies, then not longer than a period of 30 calendar days.

4-3(G)(2)(c) This use may not occur in any required front yard area or between the front façade of a primary building and the street, but a trailer may be parked anywhere on the site for a period of up to 3 calendar days for active loading and unloading.

4-3(G)(2)(d) The body of the trailer shall be set back at least 5 feet from any lot line and 8 feet from the building or structure under construction.

4-3(G)(2)(e) If work on the project has been dormant for a period of 6 or more months, the trailer must be removed, unless an extension is granted by the Planning Director based on an anticipated construction restart date.

4-3(G)(2)(f) This use is allowed to operate on private property near the subject property in any zone district, provided that the use has written permission from the owner of the off-site private property specifying the allowed use, the location of the subject property under construction, the allowed location of the use on the off-site private property, and the location of any agreed upon access

point(s). A copy of this written permission shall be kept on the construction staging area site and made available for review by any City inspector at all times during the operation of the construction staging area.

4-3(G)(2)(g) Where temporary dwelling units are allowed, the construction trailer or office may be used as a temporary dwelling unit provided that it meets all applicable building and occupancy requirements for a temporary dwelling unit.

4-3(G)(3) Dwelling, Temporary

4-3(G)(3)(a) This use must be associated with a permissive primary use, approved conditional use, or allowed temporary use and located in a structure on the same premises as the activity or construction that it serves.

4-3(G)(3)(b) This use may only be located on the lot for the following timeframes:

1. If associated with a construction project, from 30 calendar days before construction begins to 30 calendar days after issuance of a certificate of occupancy (for a structure) or 30 days after construction finishes (if no certificate of occupancy is required).
2. If associated with a special event approved by the City or permitted under this IDO, from 7 calendar days before to 7 calendar days after the event, or as stated in any approval for the event approval issued by the City.
3. If neither Subsection 1 nor 2 above applies, then not longer than a period of 30 calendar days.

4-3(G)(4) Fair, Festival, or Theatrical Performance

This use may take place on a fairground, which requires a Site Plan – EPC related to the NR-SU zone district pursuant to § 14-16-6-6(I). Where this use is proposed in another zone district, this use is limited to 7 calendar days and to 45 days in any calendar year unless a Conditional Use Approval is obtained pursuant to § 14-16-6-6(A).

4-3(G)(5) Film Production

4-3(G)(5)(a) This use is limited to five years.

4-3(G)(5)(b) When this use occurs in the NR-PO-A zone district, approval from the Parks and Recreation Department is required.

4-3(G)(5)(c) This use requires a sketch plan.

4-3(G)(6) Open Air Market

This use may only be operated for up to 60 calendar days.

4-3(G)(7) Park-and-Ride Facility, Temporary

This use shall be limited to the time period specified in any agreement with the property owner.

4-3(G)(8) Real Estate Office or Model Home

4-3(G)(8)(a) This use may not begin, and any structure containing the use may not be installed, more than 30 calendar days before site construction begins.

4-3(G)(8)(b) This use must terminate, and any structure containing the use must be removed from the site, no later than 30 calendar days after issuance of the certificate of occupancy for the last unit or portion of the development is issued.

4-3(G)(8)(c) If work on the project has been dormant for a period of 6 months or more, the structure containing this use must be removed unless an extension is granted by the Planning Director based on an anticipated construction restart date.

4-3(G)(8)(d) One (1) wall, window, or yard sign of up to 4 square feet is allowed.

4-3(G)(8)(e) Where temporary dwelling units are allowed, the structure containing this use may also be used as a temporary dwelling unit provided that it meets all applicable building and occupancy requirements for a temporary dwelling unit.

4-3(G)(9) Safe Outdoor Space[163]

~~4-3(G)(9)(a)~~ This use is limited to 2 years, and the Permit – Temporary Use may be extended every ~~for an additional~~ 2 years after an inspection for compliance. ~~A new Permit – Temporary Use pursuant to § 14-16-6-5(D) shall not be approved within 6 months of the last date that the use was allowed in a previous Permit – Temporary Use.~~

4-3(G)(9)(b) The maximum number of designated spaces shall be 40 per safe outdoor space development. One (1) tent, recreational vehicle, or light vehicle is allowed per designated space. The maximum number of occupants per safe outdoor space development is 50 people.

4-3(G)(9)(c) Safe outdoor spaces with more than 20 ~~10~~ designated spaces and 30 ~~15~~ or more occupants are prohibited within 660 feet in any direction of a lot containing any other safe outdoor space with more than 20 ~~10~~ designated spaces and 20 ~~10~~ or more occupants.[164]

4-3(G)(9)(d) Any portion of a lot in use as a safe outdoor space shall be at least 330 feet in any direction from any property zoned R-A, R-L ~~R-1~~, R-MC, or R-T that contains low-density residential development.

4-3(G)(9)(e) Toilets, hand washing stations, and showers shall be provided as follows.

[163] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Rogers – C, **Condition #9**. [Spreadsheet Item #C-5]
[164] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Mayor Amendment – SOS, **Condition #9.a.i**. [Spreadsheet Item #M-1] Revised editorially to reflect the original proposal for consistency. [Spreadsheet Item #2]

~~1. Plumbed hand washing stations and water flush or composting toilets shall be provided within 2 years of the City approval of the safe outdoor space.~~

2. One (1) ~~water flush or composting~~ toilet shall be provided for every 8 designated spaces.

3. One (1) hand washing station shall be provided for every 10 designated spaces.

~~4. Prior to the installation of plumbed handwashing stations and water flush or composting toilets, portable toilets and hand washing stations may be provided to meet this requirement.~~ [165]

~~a. Portable toilets and hand washing stations shall be provided at a ratio of 1 each per 8 designated spaces.~~

~~b. Portable toilets and hand washing stations shall be serviced at regular intervals.~~

5. Toilets and hand washing stations shall not be located more than 300 feet in any direction of any designated space.

6. One (1) shower shall be provided for every 10 designated spaces. [166]

~~a. Portable showers may be provided to meet this requirement.~~

~~b. Showers are not required to be plumbed within 2 years of the City approval of the safe outdoor space.~~

4-3(G)(9)(f) Designated spaces, toilets, hand washing stations, and lavatories (i.e., facilities with toilets, showers, and sinks) shall be set back a minimum of 20 feet from each property line that abuts R-ML, R-MH, or any Mixed-Use zone district and a minimum of 5 feet from any other property line.

4-3(G)(9)(g) The area containing designated spaces for tents shall be secured and screened on all sides by an opaque wall or fence or vegetative screen at least 6 feet high. Other requirements in § 14-16-5-6 (Landscaping, Buffering, and Screening) do not apply.

4-3(G)(9)(h) Each safe outdoor space development shall include an operations and management plan or security agreement to ensure the safety of individuals occupying the designated spaces as follows.

1. For sites with 20 or fewer designated spaces, the applicant shall provide contact information for a maintenance person available between 8:00 am and 5:00pm Monday through Friday. Contact information shall be made available to the residents, the public and the Health Housing and Homelessness Department. After 30 days, the City may require expanded contact hours or on-site management based

[165] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Fiebelkorn – G, **Condition #9.b.** [Spreadsheet Item #C-6]
[166] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Fiebelkorn – G, **Condition #9.b.** [Spreadsheet Item #C-6]

on the site conditions, safety considerations, and observed operational needs.

2. For sites with more than 20 designated spaces, the management plan or agreement shall provide 24-hour on-call support. Contact information shall be made available to the residents, the public, and the City's Health, Housing, and Homelessness Department. After 30 days, the City may require on-site management based on the site conditions, safety considerations, and observed operational needs.
3. The applicant shall provide ~~Proof of~~ the plan or agreement that has been ~~shall be required with the application for a safe outdoor space and shall be~~ reviewed by the City's Health, Housing, and Homelessness Department ~~Department of Family and Community Services~~.
4. ~~The plan or agreement shall specify on-site support on a 24 hours a day, 7 days a week basis.~~
5. The management plan shall, at a minimum, include the following statement: "No person who is a registered sex offender shall be allowed to stay in a Safe Outdoor Space."

4-3(G)(9)(i) Each safe outdoor space shall provide access to supportive services and facilities as follows ~~offer social services and support facilities to its occupants, including but not limited to showers, education and job training, storage space for residents' belongings, recreational services, and activities for use by occupants to provide comprehensive livability options~~.

1. Required services may be delivered on-site, off-site, or through mobile providers.
2. At least 3 services must be made available within the first 90 days of operation. Acceptable services include, but are not limited to:
   a. Behavioral health services.
   b. Substance abuse services.
   c. Case management.
   d. Housing navigation.
   e. Workforce development job training.
   f. GED or adult education.
   g. Medical care or health screenings.
   h. Peer support or recovery groups.
   i. Income support services.[167]
   j. Other services approved by the City's Health, Housing, and Homelessness Department for fulfillment of this requirement.

[167] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Mayor Amendment – SOS, **Condition #9.a.ii.** [Spreadsheet Item #M-1]

4-3(G)(9)(j) This use is prohibited adjacent to Major Public Open Space.

4-3(G)(9)(k) The total number of safe outdoor spaces shall not exceed 2 in each City Council District.

4-3(G)(10) Seasonal Outdoor Sales

This use is limited to a total of 45 days in any calendar year.

4-3(G)(11) Temporary Use Not Listed

This use may be approved on a case-by-case basis if the City Planning Department determines that the use has a demonstrable public purpose, will not create material adverse impacts on surrounding area, and will not exceed 45 consecutive days in a calendar year. A traffic management plan may be required.

4-3(G)(12) Garage or Yard Sale

4-3(G)(12)(a) The duration of any sale shall not exceed 3 calendar days.

4-3(G)(12)(b) For low-density residential development: no more than 2 sales within a 1-year period.

4-3(G)(12)(c) For multi-family residential development: no more than 4 sales within a 1-year period.

4-3(G)(13) Hot Air Balloon Takeoff and/or Landing

Hot air balloon takeoff and/or landing are prohibited in the Air Space and Runway Protection Sub-areas of the Airport Overlay Zone. See also § 14-16-3-3(C) (Airport Protection Overlay Zone Use Regulations).

Part 14-16-5 Development Standards

5-1 DIMENSIONAL STANDARDS

5-1(A) PURPOSE

The regulations in this § 14-16-5-1 are established to regulate the size, scale, and location of development throughout the city to maintain appropriate scale and character for each zone district. In particular, this § 14-16-5-1 provides contextual standards to ensure that any new low-density residential development reinforces the scale and character of residential areas in Areas of Consistency designated in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

5-1(B) APPLICABILITY

5-1(B)(1) The standards of this § 14-16-5-1 apply in any zone district except MX-FB, where development size, scale, location, and massing are regulated by § 14-16-2-4(E) (Mixed-use – Form-based Zone District (MX-FB)).

5-1(B)(2) Part 14-16-3 (Overlay Zones) may contain maximum height, maximum or minimum setback, or other dimensional standards that differ from those in this § 14-16-5-1. In the case of a conflict between the dimensional standards, Overlay zone standards shall prevail.

5-1(B)(3) § 14-16-5-9 (Neighborhood Edges) may contain maximum height, maximum or minimum setback, or other dimensional standards that differ from those in this § 14-16-5-1. In case of a conflict between the dimensional standards, Neighborhood Edge standards shall prevail.

5-1(B)(4) Notwithstanding any standard in this IDO, all development must meet relevant setback standards in Article 14-2 of ROA 1994 (Fire Code).

5-1(C) RESIDENTIAL ZONE DISTRICTS

5-1(C)(1) Residential Zone District Table

All development in any Residential zone district shall comply with the standards in Table 5-1-1, except under any of the following circumstances, in which case individual standards in the relevant sections prevail over conflicting standards in Table 5-1-1.

5-1(C)(1)(a) The project is a residential development of primary buildings in an Area of Consistency, in which case any relevant Contextual Residential Standards in § 14-16-5-1(C)(2) prevail.

5-1(C)(1)(b) A different standard is stated in another section of this IDO, such as an Overlay zone standard in Part 14-16-3 (Overlay Zones) or a Use-specific Standard in § 14-16-4-3, in which case that standard prevails.

Table 5-1-1: Residential Zone District Dimensional Standards[168]
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
BR = bedroom DU = dwelling units
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Zone District	R-A[1]	~~R-1~~ ~~R-3~~[1]	R-MC[2]	R-T[1]	R-ML	R-MH
Site Standards						
Lot size, minimum[3]	10,890 sq. ft.	~~R-1~~ ~~R-1A~~: 3,500 sq. ft. ~~R-1B: 5,000 sq. ft.~~ ~~R-1C: 7,000 sq. ft.~~ ~~R-1D: 10,000 sq. ft.~~	2,500 sq. ft. / manufactured home space	Single-family or two-family ~~detached~~[169]: 3,500 sq. ft. Townhouse or other allowable use: 2,200 sq. ft.	Single-family or two-family ~~detached~~[170]: 3,500 sq. ft. Townhouse or other allowable use: 2,200 sq. ft. Multi-family: 5,000 sq. ft.	10,000 sq. ft.[4]
Contextual	See § 14-16-5-1(C)(2)				N/A	
Lot width, minimum	75 ft.	~~R-1~~ ~~R-1A~~: 25 ft. ~~R-1B: 35 ft.~~ ~~R-1C:50 ft.~~ ~~R-1D:70 ft.~~	40 ft. / manufactured home space	Single-family or two-family ~~detached~~[171]: 35 ft. Townhouse or other allowable use: 22 ft.	Single-family or two-family ~~detached~~[172]: 35 ft. Townhouse or other allowable use: 22 ft. Multi-family: 50 ft.	150 ft. UC-MS-PT: 100 ft.
Contextual	See § 14-16-5-1(C)(2)				N/A	N/A
Usable open space, minimum[5]	N/A	N/A	400 sq. ft. / manufactured home space	N/A	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	
Setback Standards[6][7][8][9]						
Front, minimum	20 ft.	~~R-1~~ ~~R-1A~~: 10 ft. ~~R-1B, R-1C: 15 ft.~~ ~~R-1D: 20 ft.~~	15 ft.	10 ft.	15 ft.	15 ft. UC-MS-PT: 0 ft.
Front, maximum	N/A					N/A UC-MS-PT: 10 ft. along 70% of primary street frontage

[168] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92].
[169] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[170] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[171] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[172] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

Table 5-1-1: Residential Zone District Dimensional Standards[169]
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
BR = bedroom DU = dwelling units
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Zone District	R-A[1]	~~R-1~~ R-L[1]	R-MC[2]	R-T[2]	R-ML	R-MH
Side, minimum[10]	10 ft.	~~R-1A, R-1B, R-1C~~ R-L: Interior: 5 ft.[11] Street side of corner lots: 10 ft. ~~R-1D: 10 ft.~~	Interior: 5 ft. Street side of corner lots: 10 ft.	Interior: 5 ft. Street side of corner lots: 10 ft. UC-MS-PT: 0 ft.		
Side, maximum	N/A					N/A UC-MS-PT: Street side of corner lots: 15 ft.
Rear, minimum	25 ft. min	~~R-1A~~ R-L: 10 ft. ~~R-1B, R-1C, R-1D: 15 ft.~~	10 ft.	15 ft.		
Building Height[9] [173]						
Maximum						
Citywide	26 ft.				38 ft.	48 ft.
AC-MT	N/A				50 ft.	60 ft.
UC-MS-PT	N/A				62 ft.	72 ~~65~~ ft.
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT) [174]					
	N/A					For portions of a building >100 ft. from all lot lines
Bonuses						
Workforce Housing	N/A				12 ft.	24 ~~12~~ ft.
Structured Parking	N/A				12 ft.	24 ft.

[173] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Maximum Building Height - R-ML / R-MH. Bldg Height. [Spreadsheet Item #32]
[174] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially based on O-24-69, adopted January 6, 2025 and effective January 28, 2025 [Spreadsheet Item #2]

Table 5-1-1: Residential Zone District Dimensional Standards[175]
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
BR = bedroom DU = dwelling units
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Zone District	R-A[1]	~~R-1 R-2~~[1]	R-MC[2]	R-T[1]	R-ML	R-MH

[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] In the R-MC zone district, setback standards apply to the entire project site, not to individual manufactured home spaces; however, the minimum distance between dwellings is 10 ft. unless the applicant otherwise demonstrates that the buildings comply with Article 14-2 of ROA 1994 (Fire Code).
[3] Unless specified otherwise in this IDO, minimum lot size and width apply to the lot, not to individual dwelling units.
[4] For lots in the R-MH zone district that do not meet this minimum lot size requirement, development is allowed pursuant to § 14-16-6-8(E)(3).
[5] Usable open space requirements for R-ML and R-MH are for multi-family residential development only. Use-specific standards for some development types require usable open space pursuant to § 14-16-4-3(B)(3)(i) (Dwelling, Cottage Development) and § 14-16-4-3(B)(5)(a) (Dwelling, Townhouse).
[6] At corners and junctions with driveways, drive aisles, or alleys, additional clear sight triangle requirements in the DPM may apply.
[7] For all low-density residential development, any driveway on a front or street side lot line must meet the standards in § 14-16-5-3(C)(3)(b) (Driveways, Drive Aisles, and Access).
[8] For buildings constructed on a lot line abutting a privately owned lot that is not under the same ownership as the subject property, § 14-16-5-1(F) (Buildings Constructed on a Lot Line) applies.
[9] Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.
[10] The minimum side setback for two-family ~~detached~~[176] (duplex) and townhouse dwellings may vary, pursuant to the Use-specific Standards for those uses in § 14-16-4-3(B)(4) and § 14-16-4-3(B)(5), respectively.
[11] One ~~In the R-1A sub-zone, one~~ internal side setback may be 0 ft. if the opposite internal side setback is at least 10 ft.

5-1(C)(2) Contextual Residential Development in Areas of Consistency

5-1(C)(2)(a) Applicability

1. For the following residential development types, the contextual lot size standards in Subsection (b) below do not apply, and the contextual setback standards in Subsection (c) below apply to the entire project site, not to individual lots or primary buildings:
   a. Manufactured home communities in the R-MC zone district.
   b. Cluster development.
   c. Cottage development.
2. All other development in any Residential zone district on blocks where lots have been platted and at least 1 primary building is constructed shall comply with the standards in Subsections (b) and (c) below.

5-1(C)(2)(b) Lot Size[177]

In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the

[176] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[177] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend approving Council Amendment Baca - A - Contextual Standards, **Condition #12**. [Spreadsheet Item #C-9]

Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.

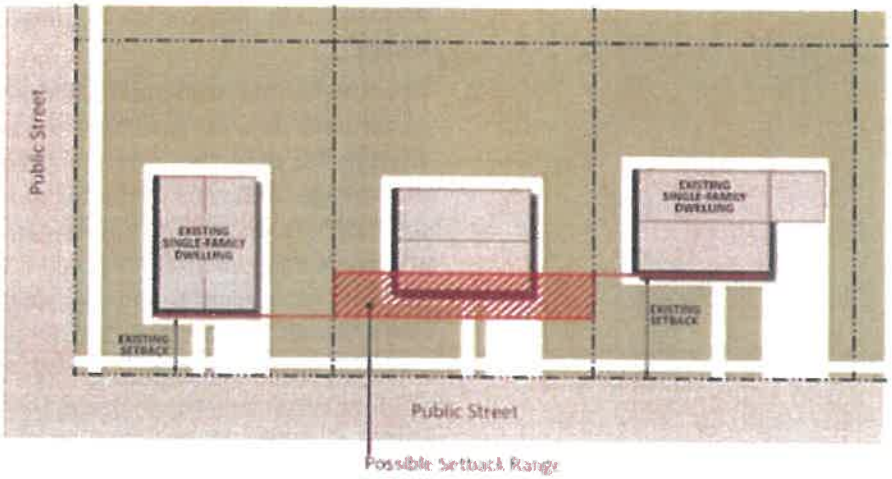
1. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 75 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.
2. Within UC-MS-PT areas or within 1,320 feet (¼ mile) of DT-UC-MS-PT areas, new low-density residential development on a lot 10,000 square feet or larger shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is smaller than 50 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks.
3. New low-density residential development shall not be constructed on a Tax Assessor's lot, or combination of abutting Tax Assessor's lots, that is larger than 125 percent of the average of the size of the Tax Assessor's lots, or combinations of adjacent Tax Assessor's lots, that contain a primary building on those blocks. On lots that include sensitive lands or are adjacent to sensitive lands or Major Public Open Space, the lot may be up to 150 percent larger.
4. In making these calculations, the size of any Tax Assessor's lot or combination of adjacent tax assessor's lots containing primary buildings on that block that are not low-density residential development shall be ignored.
5. In making the calculations in Subsections 1 through 4 above, any lots owned by the applicant with existing site features that are to be preserved, including but not limited to areas of open space or existing structures, shall not be considered in the contextual standards calculations for lot size.

5-1(C)(2)(c) Front Setbacks

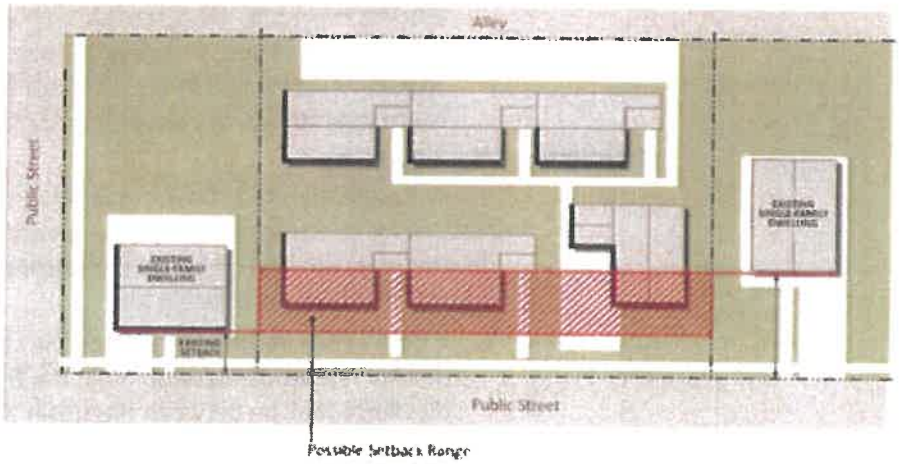
In any Residential zone district in an Area of Consistency, the front setback for construction of new low-density residential development shall be based on the existing front setbacks of primary buildings on adjacent lots:

1. If both of the abutting lots facing the same street are low-density residential development, the front setback of any new dwellings shall be between the closer and farther front setbacks of the 2 primary dwellings on the abutting lots. (See illustration below).

2. If only 1 of the abutting lots facing the same street is a low-density residential development, the front setback of any new dwellings shall be within 3 feet of the front setback of the existing primary dwelling on the abutting lot or within the front setback required by Table 5-1-1, whichever allows the new buildings to be closer to the street.
3. If both of the abutting lots are vacant, but at least 2 adjacent lots facing the same street are low-density residential development, the front setback of any new dwellings shall be between the closer and farther front setbacks of the 2 primary dwellings on adjacent lots or within the front setback required by Table 5-1-1, whichever allows the new buildings to be closer to the street.
4. If both of the abutting lots are vacant, but only 1 adjacent lot facing the same street is low-density residential development, the front setback of any new dwellings shall be constructed pursuant to the standards in Table 5-1-1.



Contextual Residential Front Setbacks for Low-density Residential Development



Contextual Residential Front Setbacks for Cluster and Cottage Development

5-1(C)(2)(d) Side Setbacks

In any Residential zone district in an Area of Consistency, the side setback for construction of new low-density residential development may be based on the minimum side setback in Table 5-1-1 for the relevant zone district or the existing side setbacks of primary buildings on adjacent lots with low-density residential development facing the same street as the lot where the new low-density residential development is to be constructed, whichever is least restrictive.[178]

[178] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

5-1(D) MIXED-USE ZONE DISTRICTS

5-1(D)(1) Mixed-use Zone District Table

All development in any Mixed-use zone district shall comply with the dimensional standards in Table 5-1-2, unless an exception or a different standard is stated in another section of this IDO. § 14-16-2-4(E) (Mixed-use – Form-based Zone District (MX-FB)) includes dimensional standards for MX-FB sub-zones.

Table 5-1-2: Mixed-use Zone District Dimensional Standards
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
BR = bedroom DU = dwelling units
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (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[8] [179]				
Maximum				
Citywide	30 ft.	38 ft.	48 ft.	68 ft.
AC-MT	42 ft.	50 ft.	60 ft.	80 ft.
UC-MS-PT	54 ft.	62 ~~55~~ ft.	72 ~~65~~ ft.	92 ~~75~~ ft.
No maximum	For multi-family residential dwellings in or within ¼ mile (1,320 ft. of MS-PT) [180]			
	N/A		For portions of building >100 ft. from all lot lines	
Bonuses				
Workforce Housing	AC-MT: 12 ft. UC-MS-PT: 24 ~~12~~ ft.			
Structured Parking	UC-AC-MS-PT-MT: 12 ft.			UC-AC-MS-PT-MT: 24 ft.

[179] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Maximum Building Height - Mixed-use Zone Districts. Bldg Height. Adds structured parking bonus for MX-T. [Spreadsheet Item #33]
[180] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially based on O-24-69, adopted January 6, 2025 and effective January 28, 2025 [Spreadsheet Item #2].

Table 5-1-2: Mixed-use Zone District Dimensional Standards
AC = Activity Center; MS = Main Street area; MT = Major Transit area; PT = Premium Transit area; UC = Urban Center
BR = bedroom DU = dwelling units
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	MX-T[1]	MX-L	MX-M	MX-H

[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 § 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.
[3] At corners and junctions with driveways, drive aisles, or alleys, additional clear sight triangle requirements in the DPM may apply.
[4] For all low-density residential development, any driveway on a front or street side lot line must meet the standards in § 14-16-5-3(C)(3)(b) (Driveways, Drive Aisles, and Access).
[5] For buildings constructed on a lot line abutting a privately owned lot that is not under the same ownership as the subject property, § 14-16-5-1(F) (Buildings Constructed on a Lot Line) applies.
[6] Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.
[7] In UC-MS-PT areas, all development must meet the standards in § 14-16-5-1(D)(2).

5-1(D)(2) Urban Center, Main Street, and Premium Transit Areas

5-1(D)(2)(a) Where sidewalks are less than 10 feet wide, the minimum front setback shall be 10 feet.

5-1(D)(2)(b) A minimum of 50 percent of front property line width must be occupied by the primary building, outdoor seating and gathering area, or outdoor dining area constructed within 15 ft. of the property line.

1. On a corner lot, the required minimum of 50 percent must begin at the corner.
2. A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area.

5-1(D)(2)(c) For lots where there are 2 or more street side lot lines, the maximum side setback applies only to one side.

5-1(E) NON-RESIDENTIAL ZONE DISTRICTS

5-1(E)(1) Non-residential Zone District Table

All development in any Non-residential zone district other than NR-PO or NR-SU shall comply with the dimensional standards in Table 5-1-3, unless an exception or a different standard is stated in another Section of this IDO.

Table 5-1-3: Non-residential Zone District Dimensional Standards
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and § 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.

Zone District	NR-C	NR-BP	NR-LM	NR-GM
Site Standards				
Lot width, minimum	N/A	100 ft.	N/A	
Building coverage, maximum	N/A	50%	N/A	
Setback Standards[1][2]				
Front, minimum	5 ft. UC-MS-PT: 0 ft.	20 ft.[3]	5 ft.	
Front, maximum	N/A UC-MS-PT: 15 ft.	N/A		
Side, minimum	0 ft.	10 ft.[3]	0 ft.	
Side, maximum	N/A UC-MS-PT: Interior: N/A Street side of corner lots: 15 ft.	N/A		
Rear, minimum	0 ft. UC-MS-PT: 15 ft.	10 ft.[3]	0 ft.	
Rear, maximum	N/A			
Building Height[2]				
Building height, maximum	38 ft. UC-MS-PT: 55 ft.	65 ft.		
	No maximum for portions of building >100 ft. from all lot lines	No maximum for portions of building >100 ft. from front lot line		

[1] At corners and junctions with driveways, drive aisles, or alleys, additional clear sight triangle requirements in the DPM may apply.
[2] Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties
that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.
[3] No setback is required on sides abutting rail tracks or rail easements.

5-1(E)(2) NR-PO and NR-SU Zone Districts

5-1(E)(2)(a) NR-PO Zone District

Dimensional standards in NR-PO sub-zones shall be determined in the approval of a Master Plan, Natural Resource Management Plan, standards specified by the implementing Department, or standards appropriate to a Site Plan approval for a park or open space owned or managed by an entity other than the City.

5-1(E)(2)(b) NR-SU Zone District

Dimensional standards in NR-SU shall be determined in the approval of a Site Plan – EPC as part of the approval of a Zoning Map Amendment to the NR-SU zone district.

5-1(F) BUILDINGS CONSTRUCTED ON A LOT LINE

If a building is constructed on a lot line abutting a privately owned lot that is not under the same ownership as the subject property, the City may require the owners of both properties to sign a maintenance easement prior to issuance of a building permit to allow future maintenance or repairs of any portions of the building constructed on the lot line.

5-1(G) EXCEPTIONS AND ENCROACHMENTS

Building height limits apply to all portions of all structures on the property, unless an exception is specified in Table 5-1-4 or any other provision of this IDO. Table 5-1-4 identifies exceptions to required building setback areas and exceptions to building height limits that apply unless specified otherwise in an Overlay zone. Required setback areas other than the exceptions allowed in Table 5-1-4 shall be open and unobstructed from the ground upward.

Table 5-1-4: Allowed Exceptions and Encroachments

Structure or Feature	Conditions or Limits
Encroachments into Required Setback Areas	
Accessory building	May encroach any amount into a required side or rear setback, subject to the with Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code).
Accessory ground-mounted wind energy system	As specified in § 14-16-4-3(E)(11) (Wind Energy Generation).
Architectural feature including awning, canopy, sill, chimney, belt course, cornice, and ornamental feature	May encroach up to 2 ft. into a required side or rear setback, but not closer than 3 ft. from any lot line. May encroach any amount into a required front setback; encroachments into the public right-of-way require an approved revocable permit.
Balcony or bay window	May encroach any amount into a required front or street side setback; encroachments into the public right-of-way require an approved revocable permit.
Carport	As specified in § 14-16-5-5(F)(2)(a)3 (Carports).
Dumpster enclosure	May encroach any amount into a required side or rear setback.
Evaporative cooler	May encroach up to 4 ft. into a required side or rear setback.
Freestanding sign	May encroach into a required setback, but not closer than 3 ft. from any lot line.
Ground-mounted solar collector	Allowed pursuant to § 47-3-4 NMSA 1978.
Open or lattice-enclosed fire escape, fireproof outside stairway, and balcony opening upon smoke towers	May encroach up to 10 ft. into a required rear setback.

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 standards ~~regulations~~[181] applicable to carports as specified in § 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 § 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 Residential	Exempt from building height maximums on lots 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 § 47-3-4 NMSA 1978.
Shade structure	In the R-A, R-L ~~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 § 14-16-4-3(E)(11) (Wind Energy Generation).
Wireless Telecommunications Facility (WTF)	As specified in § 14-16-4-3(E)(12)(d) (Wireless Telecommunications Facility Maximum Height).

5-1(H) UTILITY CLEARANCE

Walls and fences that run parallel to and are contained within utility easements are prohibited. In addition to the building setbacks and encroachments in this § 14-16-5-1, the Development Process Manual (DPM) or the Facility Plan for Electric System Transmission and Generation, as amended, may have additional requirements for development near utility facilities. See those documents for details.

[181] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-2 SITE DESIGN AND SENSITIVE LANDS

5-2(A) PURPOSE

This § 14-16-5-2 is intended to minimize the impacts of development on natural and cultural resources, to protect public health and safety from potential hazards on sensitive lands, to create more distinctive neighborhoods by connecting them to surrounding natural features and amenities, and to improve building performance and occupant wellness. Site design standards are intended to enhance the visual appearance of non-residential development, make visual connections to topographic features, promote street and neighborhood character, and strengthen the pedestrian environment.

5-2(B) APPLICABILITY

These standards apply to all site development and new subdivisions, unless explicitly exempted elsewhere in this IDO. The design standards in this Section are minimum standards. The City may impose more restrictive standards if necessary to comply with applicable engineering or design standards or other standards in this IDO.

5-2(C) SITE DESIGN TO AVOID SENSITIVE LANDS

5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with applications for Subdivision or Site Plan. The site analysis shall be reviewed by relevant staff from Hydrology, Parks and Recreation, Historic Preservation, the City Forrester, and/or the City Archaeologist, depending on the type(s) of sensitive lands identified on the site.

5-2(C)(2) New subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the following types of sensitive lands:

- 5-2(C)(2)(a) Arroyos.
- 5-2(C)(2)(b) Floodplains and Special Flood Hazard Areas.
- 5-2(C)(2)(c) Irrigation facilities (acequias).
- 5-2(C)(2)(d) Large stands of mature trees.
- 5-2(C)(2)(e) Riparian areas.
- 5-2(C)(2)(f) Rock outcroppings.
- 5-2(C)(2)(g) Significant archaeological sites.
- 5-2(C)(2)(h) Steep slopes and escarpments.
- 5-2(C)(2)(i) Wetlands.

5-2(C)(3) Street crossings of sensitive lands shall be avoided.

5-2(C)(4) If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to § 14-16-6-6(I) and may require a Variance – EPC pursuant to § 14-16-6-6(N).

5-2(C)(5) Landscaping on lots abutting arroyos shall be pursuant to § 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

5-2(C)(6) For all development except cluster and cottage development, if avoidance of sensitive lands, other than floodways and flood fringe areas referenced in

Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), results in the subdivision containing fewer buildable lots than it would have if sensitive lands were not avoided, the Planning Director may adjust the minimum lot size or lot width dimensions by up to 25 percent to allow for additional lots that would have otherwise been possible if sensitive lands had not been avoided.

5-2(D) ARCHAEOLOGICAL SITES[182]

5-2(D)(1) Applicability

This § 14-16-5-2(D) applies when an applicant initiates the approval process for any of the following:

5-2(D)(1)(a) A Subdivision of Land – Major ~~preliminary plat for any subdivision~~ that is 5 acres or more in size.

5-2(D)(1)(b) A Site Plan or Master Development Plan for a project that is 5 acres or more in size.

5-2(D)(2) Additional Review Required

Prior to the approval of a Subdivision of Land – Major ~~Preliminary Plat~~, Site Plan, or Master Development Plan, the applicant shall obtain either a Certificate of No Effect or a Certificate of Approval, pursuant to review and decision procedures and criteria in § 14-16-6-5(A) (Archaeological Certificate).

5-2(D)(3) Unexpected Archaeological Discovery

5-2(D)(3)(a) In the event that an archaeological resource is unexpectedly discovered in the city during any demolition, development, or land disturbance activity on any property for which a Certificate of No Effect has been issued, such activity in the immediate vicinity of the archaeological resource shall immediately cease and the person or entity responsible for or overseeing the demolition, development or land disturbance activity shall immediately notify the Planning Director or City Archaeologist of the discovery.

5-2(D)(3)(b) Activity that ceases because of the unexpected discovery of an archaeological resource may resume only after the City Archaeologist determines that the resource is not significant or approves a treatment plan.

5-2(D)(3)(c) If the City Archaeologist determines that the area containing the archaeological resource can be separated from the project and the resource protected until the treatment plan is completed, the demolition, development, or land disturbance activity may resume.

5-2(D)(3)(d) The failure to immediately cease demolition, development or land disturbance activity upon the discovery of an archaeological resource is a violation subject to the penalties in Part 1-1-99 of ROA 1994 (General Penalty).

[182] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

5-2(D)(4) Human Remains

In the event that human remains or funerary artifacts are discovered on any property in the city during demolition, development or land disturbance activity, § 18-6-11.2 of the New Mexico Cultural Properties Act shall control.

5-2(E) CUMULATIVE IMPACTS

5-2(E)(1) Applicability

This § 14-16-5-2(E) applies to development or redevelopment that meets all of the following criteria.

5-2(E)(1)(a) Any portion of the subject property is within the Railroad and Spur Small Area (i.e., within 2,640 feet [1/2 mile] of the BNSF railroad or 1,320 feet [¼ mile] of the Sawmill Spur), as mapped below.



5-2(E)(1)(b) The subject property is within 1,320 feet (¼ mile) of a Residential zone district or a lot containing a residential use in any Mixed-use zone district.

5-2(E)(1)(c) The proposed development or redevelopment involves any ~~Any~~ of the following uses identified in Table 4-2-1 ~~are proposed~~: [183]

1. Car Wash.
2. Heavy Vehicle and equipment sales, rental, fueling, and repair.
3. Light vehicle fueling station.
4. Light vehicle repair.
5. Light vehicle sales and rental.
6. Airport.
7. Freight terminal or dispatch center.
8. Helipad.
9. Railroad yard.
10. Transit facility.
11. Light Manufacturing.

[183] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

12. Heavy Manufacturing.
13. Natural resource extraction.
14. Special manufacturing.
15. All uses in the Waste and Recycling category.
16. All uses in the Wholesaling and Storage category.

5-2(E)(1)(d) The subject property is within 660 feet of another use described in Subsection (c) above.

5-2(E)(2) Requirements

Development or redevelopment meeting all of the criteria of § 14-16-5-2(E)(1) shall do all of the following:

5-2(E)(2)(a) Mitigate any material negative cumulative impacts on surrounding residential development through adequate and effective measures, including but not limited to all of the following:

1. Locating and designing vehicle access, circulation, parking, and loading to minimize impacts on residential uses within 660 feet in any direction of the subject property.
2. Locating, designing, and orienting site lighting to be compatible with residential uses within 660 feet in any direction of the subject property.
3. Locating the storage of hazardous materials, as defined by federal regulation, to minimize impact on surrounding residential uses.
4. Locating outdoor storage of materials or equipment to minimize impact on surrounding residential uses.
5. Locating activities on the site that generate noise to minimize impacts on residential uses within 660 feet in any direction of the subject property.

5-2(E)(2)(b) Provide a cumulative impact analysis to the EPC that addresses, at a minimum, the items required in § 14-16-6-4(H), which the EPC may use as the basis to require mitigation of identified impacts through conditions of approval.

5-2(E)(2)(c) Provide a traffic impact study pursuant to Article 7-5(D) of the DPM, ~~notwithstanding the thresholds or mitigation requirements in the DPM,~~[184] which the EPC may use as the basis to require mitigation of the traffic generated by the use through conditions of approval.

5-2(E)(2)(d) Be reviewed by the Environmental Planning Commission (EPC), pursuant to § 14-16-6-6(I).

5-2(E)(2)(e) Have an approved Site Plan – EPC that meets conditions of approval deemed necessary by the EPC to further compliance with the above standards to minimize impact on the surrounding residential uses and maximize compatibility of the proposed

[184] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Cumulative Impacts - Requirements. [Spreadsheet Item #34]

development prior to the submittal of any request for platting on the property.

5-2(F) DRAINAGE AREAS

All drainage improvements in the Valley Drainage Area mapped below shall comply with applicable requirements of the DPM.



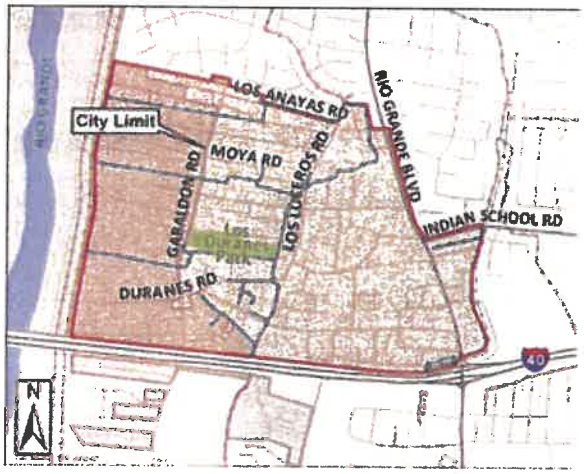
5-2(G) IRRIGATION FACILITY (ACEQUIA) STANDARDS

5-2(G)(1) All subdivisions and site development shall comply with applicable requirements of Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control) and the DPM.

5-2(G)(2) These standards apply to development adjacent to all irrigation facilities owned or maintained by the Middle Rio Grande Conservancy District (MRGCD) or community acequia associations.

5-2(G)(3) No primary or accessory structure, wall, fence, or impervious surface shall be constructed within 5 feet of the toe of the slope of an irrigation facility or of the associated easement boundary, whichever is greater, without the approval of the authority or association with operations and maintenance responsibility for the irrigation facility, except as noted in Subsection (4) below.

5-2(G)(4) Within the Los Duranes area as mapped below, all structures, excluding walls and fences, must be set back a minimum of 15 feet from the centerline of any ditch, lateral, or drain designated on the Los Duranes Community Acequia System Map below.



5-2(G)(5) No vegetation within 5 feet of the toe of the slope of an irrigation facility shall be removed, treated, or planted without coordination with the authority or association responsible for operating and maintaining the irrigation facility.

5-2(G)(6) Where an acequia crosses a street, § 14-16-5-2(C)(3) applies.

5-2(G)(7) For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with the irrigation ditch/acequia. These areas shall be made accessible from the remaining land via pedestrian walkways. Access to irrigation ditches/acequias is only allowed if approved by the Middle Rio Grande Conservancy District (MRGCD).

5-2(H) LANDFILL BUFFERS

Sensitive lands include landfill gas buffer areas, which comprise closed or operating landfills and the areas of potential landfill gas migration surrounding them. Development within landfill gas buffer areas, as established by Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department and as shown on the Official Zoning Map, shall follow the Interim Guidelines to mitigate health hazards due to methane and other byproduct gases. All development within a landfill gas buffer requires a Landfill Gas Mitigation Approval pursuant to § 14-16-6-4(S)(5) to ensure that potential health and safety impacts are addressed.

5-2(I) MAJOR ARROYO EDGES

5-2(I)(1) Applicability

This § 14-16-5-2(I) applies to development or redevelopment on lots abutting a major arroyo.

5-2(I)(2) Drainage

5-2(I)(2)(a) All subdivisions and site development shall comply with all applicable requirements of Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA).

5-2(I)(2)(b) Development will not be allowed to discharge stormwater runoff into an arroyo, unless an engineering analysis can demonstrate

that discharge will have minimal impact on the treatment called for in the drainage management plan for the arroyo and on existing detention basins.

5-2(I)(3) Arroyos and Trails

5-2(I)(3)(a) Accessory buildings shall be set back from any lot line abutting an arroyo or trail 2 feet for each foot of building height in excess of 6 feet.

5-2(I)(3)(b) Property owners shall dedicate public right-or-way as shown in the Rank 2 Facility Plan for Arroyos for trails and/or arroyos. Public right-of-way for a trail and landscaping adjacent to an arroyo shall average 20 feet in width.

5-2(I)(3)(c) Access to the trail system shall be provided at all roadway intersections and adjacent public facilities, including parks, libraries, community centers, and Major Public Open Space.

5-2(I)(3)(d) For new subdivisions adjacent to existing arroyo corridors, access to existing arroyo corridor trails shall be provided for residents of the subdivision at an interval of 1,320 feet (¼ mile) for unpaved trails and ½ mile for paved trails. Access for the public may be provided at the applicant's option or as required to comply with other provisions of this IDO, the DPM, or other adopted City regulations.

5-2(I)(3)(e) Land adjacent to barriers across the arroyo, such as dams, roads, and culverts, shall be platted to allow space for a trail around the barrier, providing for a continuous trail system.

5-2(I)(3)(f) Access for wheelchair accessible trails in or along arroyos shall comply with ADA standards.

5-2(I)(4) Landscaping Adjacent to Arroyos

5-2(I)(4)(a) Disturbance to slopes and vegetation and cut and fill shall be minimized to the maximum extent practicable and balanced against the need to provide for bikeways or other amenities within the arroyo easement and/or public right-of-way.

5-2(I)(4)(b) Disturbed areas shall be reseeded or planted with low-water, low-maintenance, native, or naturalized plant materials and maintained for 3 years. After that time, the City will take over maintenance responsibility for the planted area within the arroyo easement and/or public right-of-way.

5-2(I)(4)(c) Development shall landscape usable open space along any lot line abutting an arroyo easement or public right-of-way.

5-2(I)(4)(d) Parking lots abutting major arroyos shall provide a buffer pursuant to § 14-16-5-6(F)(3).

5-2(I)(4)(e) Landscaping on lots abutting arroyos shall be pursuant to § 14-16-5-6(C)(4) (Required Plant Materials and Site Amenities).

5-2(I)(5) Walls and Fences

For properties adjacent to arroyos, all walls, fences, retaining walls, and combinations of those site features facing the arroyo must comply with all applicable standards in § 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space) and § 14-16-5-7(F) (Retaining Wall Standards) and in the DPM.

5-2(J) MAJOR PUBLIC OPEN SPACE EDGES

5-2(J)(1) Lots within 330 Feet of Major Public Open Space

The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see § 14-16-5-2(J)(2) below.

5-2(J)(1)(a) Building Height Bonuses

Building height bonuses in Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-2: Mixed-use Zone District Dimensional Standards are prohibited.

5-2(J)(1)(b) Access and Connectivity

Pedestrian and bicycle access to the Major Public Open Space shall be provided consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

5-2(J)(1)(c) Landscaping, Buffering, and Screening

Development shall:

1. Use native and/or naturalized vegetation for landscaping materials.
2. Screen mechanical equipment pursuant to § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

5-2(J)(1)(d) Outdoor Lighting

Regardless of zone district, the lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

5-2(J)(1)(e) Color

1. Development shall limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

5-2(J)(1)(f) Signs

1. Electronic signs are prohibited pursuant to § 14-16-5-12(H)(2)(e).
2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to § 14-16-5-12(E)(5) (Illumination and Motion).

5-2(J)(2) Lots Adjacent to Major Public Open Space

In addition to the standards that apply within 330 feet in any direction of Major Public Open Space in § 14-16-5-2(J)(1) above, the following standards apply to development on lots adjacent to Major Public Open Space, except when the subject property and Major Public Open Space are separated by a principal arterial or freeway, in which case only the standards ~~provisions~~[185] of § 14-16-5-2(J)(1) apply.

5-2(J)(2)(a) Lots of Any Size

Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of § 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.
2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible from the remaining land via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department.
3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.
4. Include a landscaped buffer area between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard,

[185] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

5. Limit height of site lighting luminaires to 20 feet.
6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.
7. Manage stormwater per § 14-16-5-4(H).
8. Design grading per § 14-16-5-4(J).
9. Locate and design vehicle access, circulation, and parking per § 14-16-5-5(F) (Parking Location and Design) and § 14-16-5-6(F) (Parking Lot Landscaping).
10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in § 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).
11. Prevent and mitigate construction impact per the DPM.

5-2(J)(2)(b) Lots 5 Acres or Greater

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.
2. Not be located within 50 feet of the portions of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to § 14-16-5-2(J)(2)(a)1.
3. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.
4. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.
5. Design grading and manage stormwater to minimize impact to Major Public Open Space.
6. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.
7. Design walls to balance the following needs as appropriate on a case-by-case basis:
   a. Aesthetics that blend with the natural environment.
   b. Safety and surveillance.
   c. Screening and privacy.
8. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

9. Be reviewed by the Environmental Planning Commission (EPC), pursuant to § 14-16-6-6(I).
10. Have an approved Site Plan – EPC that meets conditions deemed necessary by the EPC to further compliance with the above standards to minimize impact on the Major Public Open Space and maximize compatibility of the proposed development prior to the submittal of any request for platting on the property.

5-2(J)(2)(c) Lots Adjacent to the Petroglyph National Monument

Development on lots of any size adjacent to the Petroglyph National Monument shall:

1. Comply with the requirements of § 14-16-5-2(J)(1) (Lots within 330 feet of Major Public Open Space) and § 14-16-5-2(J)(2) (Lots Adjacent to Major Public Open Space) above regardless of the applicability of those standards ~~provisions~~[186] related to the location or size of the premises.
2. Comply with the applicable standards in § 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2).
3. Comply with the WTF concealment requirements in § 14-16-4-3(E)(12)(a).
4. Comply with the applicable wall design and materials standards in § 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).
5. Comply with the applicable sign restrictions in § 14-16-5-12(G)(1)(e).

5-2(K) RAIL TRAIL EDGES

5-2(K)(1) Applicability

This § 14-16-5-2(K) applies to development or redevelopment on lots adjacent to the Rail Trail.

5-2(K)(2) Access and Connectivity

On-site pedestrian walkways shall connect to the Rail Trail, as long as such access is coordinated with and approved by the City Parks and Recreation Department.

5-2(K)(3) Edge Buffer Landscaping

5-2(K)(3)(a) All new multi-family residential development, mixed-use development, or non-residential development other than industrial development shall provide a landscaped buffer area at least 5 feet wide and plant at least 1 tree and 3 shrubs every 25 feet along the property line abutting the Rail Trail.

[186] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-2(K)(3)(b) All new industrial development shall provide a landscaped buffer area at least 15 feet wide along the property line abutting the Rail Trail, as specified in § 14-16-5-6(E)(4)(b).

5-2(K)(4) Wall and Fences

5-2(K)(4)(a) For multi-family residential development, mixed-use development, and non-residential development other than industrial development, walls in any side or rear yard abutting the Rail Trail shall meet the requirements of § 14-16-5-7(D)(3)(d).

5-2(K)(4)(b) For industrial development, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from the Rail Trail. Chain link fencing is allowed as temporary security fencing during active construction.

5-2(K)(5) Building Height Stepdown

Any portion of a primary or accessory building within 20 feet in any direction of the Rail Trail shall step down to a maximum height of 48 feet, except in the following circumstances:

5-2(K)(5)(a) Properties in a DT-MS-PT area.

5-2(K)(5)(b) Properties where 100 percent of the outdoor seating and gathering areas required by § 14-16-5-11(E)(3) are located abutting the Rail Trail.

5-2(K)(5)(c) Properties where there are 2 or more street frontages, not including the Rail Trail.

5-2(K)(6) Building Design

5-2(K)(6)(a) At least 50 percent of the outdoor seating and gathering areas required by § 14-16-5-11(E)(3) shall be located adjacent to the Rail Trail.

5-2(K)(6)(b) In the NR-LM or NR-GM zone districts, any façade facing the Rail Trail shall meet the requirements in § 14-16-5-11(E)(2)(a)3.

5-2(L) PREVENTING AND MITIGATING CONSTRUCTION IMPACT

Construction on a lot abutting Major Public Open Space or on a lot with a sensitive land shall prevent and mitigate potential negative impact. See the DPM for additional standards.

5-2(L)(1) The property owner shall provide photographs of any sensitive land indentified on the property and/or the property edge abutting Major Public Open Space and a site plan with a keyed location of each photograph.

5-2(L)(2) The property owner's contractor shall hold a pre-construction meeting with City Parks & Recreation staff about Major Public Open Space and City Planning staff about sensitive lands to establish construction work activities and any access points, if necessary, to the Major Public Open Space or sensitive land.

5-2(L)(3) The property line abutting Major Public Open Space shall be fenced and signed to disallow entry during construction.

5-2(L)(4) Grading plans must ensure that the sensitive land is not compromised or damaged. Extensive fill adjacent to sensitive land shall be avoided to the maximum extent practicable.

5-2(L)(5) Before a Certificate of Occupancy may be granted, a post-construction meeting with Parks & Recreation or Planning staff, as relevant, shall be held to verify that the Major Public Open Space or sensitive land has been adequately protected during construction or that any damage has been restored pursuant to the DPM or relevant City Standard Specifications.

5-3 ACCESS AND CONNECTIVITY

5-3(A) PURPOSE

This § 14-16-5-3 is intended to improve connectivity in existing and future development areas by:

5-3(A)(1) Encouraging transportation connections consistent with long-range system maps.

5-3(A)(2) Providing adequate street connectivity.

5-3(A)(3) Supporting a multi-modal transportation network.

5-3(A)(4) Ensuring convenient and efficient access to current and future neighborhoods.

5-3(A)(5) Mitigating the traffic impacts of new development.

5-3(A)(6) Reducing vehicle miles traveled.

5-3(A)(7) Increasing the effectiveness of local service delivery and reducing emergency response times.

5-3(B) APPLICABILITY

5-3(B)(1) The design standards in this Section are minimum standards. The City may impose more restrictive standards if necessary to comply with applicable engineering standards, design standards, DPM standards, or other standards in this IDO.

5-3(B)(2) Standards in § 14-16-5-3(C) (General Access and Circulation) and § 14-16-5-3(D) (Pedestrian Circulation) apply to all site development and new subdivisions, unless explicitly exempted elsewhere in this IDO.

5-3(B)(3) Standards in § 14-16-5-3(E) (Subdivision Access and Circulation) apply to all new subdivisions, unless explicitly exempted elsewhere in this IDO.

5-3(C) GENERAL ACCESS AND CIRCULATION

5-3(C)(1) Americans with Disabilities Act (ADA)

5-3(C)(1)(a) All "places of public accommodation," as defined in the federal Americans with Disabilities Act (42 USC 12101 et. seq.) shall comply with the requirements of that Act concerning on-site circulation and access.

5-3(C)(1)(b) All properties subject to the federal Americans with Disabilities Act shall comply with applicable Public Right-of-way Guidelines (PROWAG), as amended. Where PROWAG standards conflict with ADA standards, the ADA standards shall prevail.

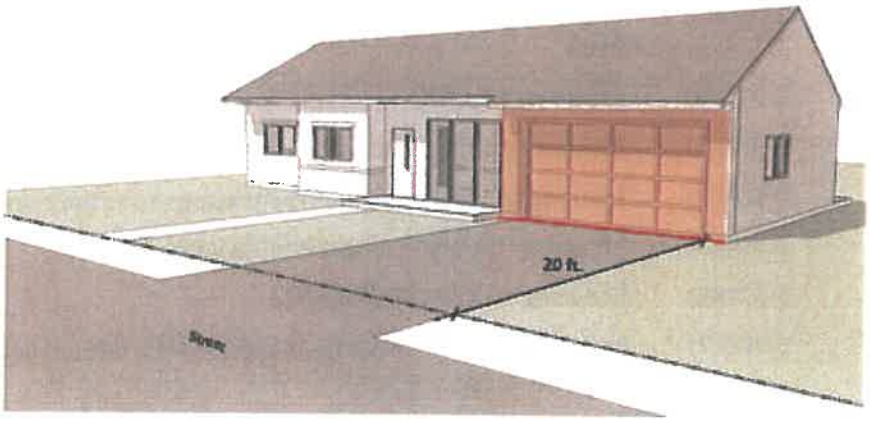
5-3(C)(2) Complete Streets

Complete streets shall be designed to the specifications in the DPM, which incorporates implementation of Part 6-5-6 of ROA 1994 (Complete Streets).

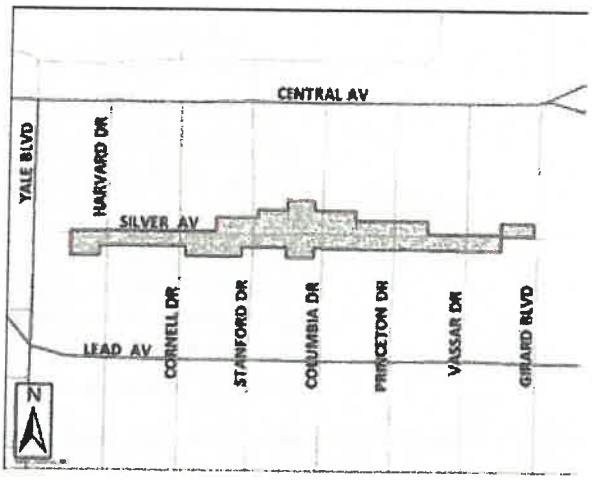
5-3(C)(3) Driveways, Drive Aisles, and Access

5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.



5-3(C)(3)(c) No new curb cuts may be added in the University Neighborhoods small area as mapped below.



5-3(C)(4) Pedestrian Circulation

Development shall comply with the pedestrian circulation standards in § 14-16-5-3(D) (Pedestrian Circulation) and the DPM.

5-3(C)(5) Bicycle Circulation

5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.

5-3(C)(5)(b) Development shall comply with the bicycle circulation standards in § 14-16-5-3(E)(4) (Bicycle Facilities) and the DPM.

5-3(D) PEDESTRIAN CIRCULATION

5-3(D)(1) Sidewalks in Residential Development[187]

Perimeter sidewalks shall be provided in accordance with the DPM, except as noted ~~in Subsection (b)~~ below.

5-3(D)(1)(a) Property owners of lots zoned R-A and R-L may request deferral of the construction of sidewalks and curb and gutter during Subdivision or Site Plan review, as relevant.

1. If the lots are located on blocks that meet both of the following conditions, the deferral request may be justified:
   a. The block has sidewalks and curb and gutter constructed, or have commitments to be constructed, on less than 30 percent of the block perimeter.
   b. At least 40 percent of the lots within the block have buildings constructed.
2. Property owners of lots zoned R-A or R-L in other locations must provide sufficient alternative justification.

[187] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Bassan - A – Infrastructure, **Condition #4**. [Spreadsheet Item #C-1] Revised editorially to fix numbering, **Condition #2**.

3. If approved, the property owners shall record an Infrastructure Agreement with the Bernalillo County Assessor that acknowledges that these lots will be assessed for the cost of sidewalk and curb and gutter improvements when these improvements are constructed in the future.

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development

5-3(D)(2)(a) Applicability

These standards apply to the following mixed-use and non-residential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

5-3(D)(2)(b) Sidewalks

Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot.

5-3(D)(3) On-site Pedestrian Connections

All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards.

5-3(D)(3)(a) General

1. For the purposes of this § 14-16-5-3(D)(3), the building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building.
2. Where primary pedestrian entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation.
3. Shade trees along required pedestrian walkways are required pursuant to § 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

5-3(D)(3)(b) Network of Pedestrian Walkways

1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.
2. A 4-foot wide clear path shall be maintained along the pedestrian walkway at all times. Site amenities, other uses of the sidewalk, the overhang of parked cars, and landscaping may not encroach upon the 4-foot wide clear path.

3. On-site pedestrian walkways shall connect to all of the following:
   a. A sidewalk meeting the standards of the DPM along at least one lot frontage.
   b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.
   c. Any abutting public transit facility.
4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing any of the following development:
   a. Mixed-use or non-residential development in any Mixed-use zone district.
   b. Development of uses in the Civic and Institutional or Commercial categories in Table 4-2-1 in any Non-residential zone district.
   c. Pedestrian walkways required by this Subsection shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway.

Table 5-3-1: Required Walkway Width	
Building Size (sq. ft.)	Minimum Walkway Width (ft.)
≤10,000	8
>10,000 and ≤50,000	10
>50,000 and ≤60,000	11
>60,000 and ≤70,000	12
>70,000 and ≤80,000	13
>80,000 and ≤90,000	14
>90,000	15

   d. The width of the required walkway may vary along the entire length of the façade provided that the average required width is maintained and provided that the width of the walkway along the façade is a minimum of 8 feet.

5-3(D)(3)(c) Materials to Alert Motorists

On-site pedestrian walkways and crosswalks shall be identified to motorists and pedestrians through the use of one or more of the following:

1. Changing material, patterns, or paving color (i.e., changing the color of the paving itself, not painting the paving material).
2. Changing paving height.
3. Decorative bollards or planters.
4. Raised median walkways with landscaped buffers.
5. Stamped or stained concrete.

5-3(D)(4) Trails

Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.

5-3(E) SUBDIVISION ACCESS AND CIRCULATION

5-3(E)(1) Street Connectivity

5-3(E)(1)(a) Level of Connectivity Required

The street network in new subdivisions shall be created through block standards in § 14-16-5-4(E) (Block Design and Layout). The connectivity and classification of each street shall be consistent with the Mid-region Council of Governments (MRCOG) Long Range Roadway System Map, the Long Range Transportation System Guide of the Metropolitan Transportation Plan, and the DPM, intended to create a hierarchy of street classifications for arterials, collectors, and local streets spaced adequately for a complete network that provides circulation throughout the city to accommodate various travel modes.

5-3(E)(1)(b) Detailed Design

1. Detailed intersection spacing, geometry, and horizontal alignment for streets shall meet all DPM standards.
2. Streets shall be designed to the standards of the DPM.
3. The character, extent, width, and location of all streets shall conform to the MRCOG Long Range Roadway System Map, the Long Range Transportation System Guide of the Metropolitan Transportation Plan, the DPM, and other policies, plans, and ordinances adopted by the City and shall be consistent in their relationship to existing and planned streets, topographic conditions, public convenience, safety, and the proposed uses of the land to be served by the streets.

5-3(E)(1)(c) Roadway Dimensions

1. The design of each new subdivision street shall comply with the dimensional ranges shown in the DPM.
2. Where an arterial or collector street is not shown in the MRCOG Long Range Roadway System Map or the Long Range Transportation System Guide of the Metropolitan Transportation Plan and there is no adopted future street line, the arrangement of streets in a subdivision shall do 1 of the following:
   a. Provide for the continuation of existing arterial and collector streets in surrounding areas.
   b. Conform to a plan approved by the City to address a particular situation where topographic or other conditions

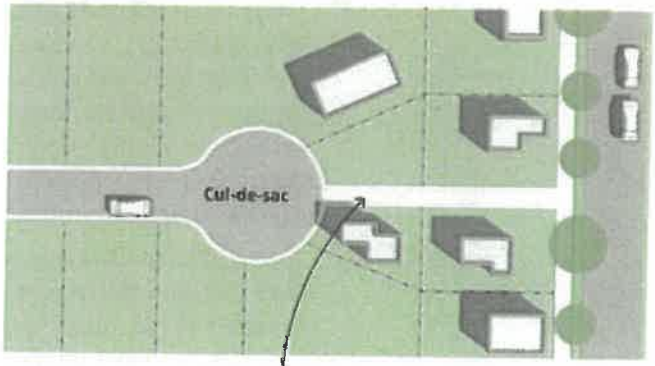
make continuance of, or conformance to, existing streets impractical.

c. Conform to spacing standards for various street classifications to provide and enhance circulation for various travel modes as specified in the DPM and best suited to provide appropriate access to the predominant land uses allowable on abutting lands within ½ mile.

5-3(E)(1)(d) Stub Streets and Cul-de-sacs

Stub streets and cul-de-sacs that terminate the road are prohibited, with the following exceptions.

1. Cul-de-sacs are allowed where necessary to avoid those types of sensitive lands listed in § 14-16-5-2(C), or where vehicular safety factors make a connection impractical, including but not limited to size or shape or lots, topography, surrounding development patterns, and physical characteristics.
2. Permanent stub streets are allowed only where a connection to an existing street and a future road extension is not possible or feasible. Where allowed, stub streets are limited to 150 feet in length.
3. Mid-block "bubble" cul-de-sacs without throats are allowed.
4. Whenever cul-de-sacs are created, 1 pedestrian access/public utility easement that is a minimum of 20 feet wide shall be provided between the cul-de-sac head or street turnaround and the sidewalk system of the closest adjacent street or walkway, unless the City Engineer determines that public access in that location is not practicable due to site or topography constraints. Walls or fences are not allowed within the easement.



5-3(E)(1)(e) Street Signs and Lights

1. Street name signs and traffic control signs shall be required as specified in the DPM.
2. Street lights on local streets are required to be installed at the applicant's expense and provided as approved in the

Infrastructure Improvements Agreement (IIA) pursuant to § 14-16-5-4(O).

5-3(E)(1)(f) Private Ways

Private ways to provide access to subdivision lots shall be created only where public right-of-way would not better serve public purposes and where private ways can adequately serve all identified transportation, utility, and stormwater handling requirements. Private ways shall be subject to all of the following requirements.

1. Private ways may be platted only where the City Engineer determines that such ways will clearly function as a local street.
2. The City Engineer may require private ways to include public or private utility easements, including easements for stormwater drainage.
3. If a private way is approved, it shall clearly be identified as such on the final plat, which shall also state the beneficiaries and maintenance responsibilities of the private way. Any legal instrument intended to assure future maintenance of such private way, such as an instrument creating a homeowners association, shall be included in the subdivider's submittals to the DHO pursuant to § 14-16-6-6(K) (Subdivision of Land – Minor) and § 14-16-6-6(L) (Subdivision of Land – Major).
4. All storm drain systems within private ways shall remain private unless they receive water from public facilities and the runoff is drained downstream to another public facility.

5-3(E)(2) Connections to Adjacent Land

5-3(E)(2)(a) Where land adjacent to a proposed subdivision has been platted with stub streets, or with a street ending at a street between the new subdivision and the adjacent land, the streets in the proposed subdivision shall be designed to align with those streets to allow through circulation, unless the City Engineer requires otherwise due to physical constraints, natural features, or traffic safety concerns, pursuant to § 14-16-1-7(B)(2).

5-3(E)(2)(b) Where adjacent land has not been platted, subdivisions shall be designed with stub street(s) intended as future through connection(s) to adjacent land, pursuant to the block lengths in Table 5-4-1, unless the City Engineer requires otherwise due to physical constraints, natural features, or traffic safety concerns, pursuant to § 14-16-1-7(B)(2).

5-3(E)(3) Driveways, Drive Aisles, and Access

5-3(E)(3)(a) General

1. Every lot shall have sufficient access to afford a reasonable means of ingress and egress for emergency vehicles, as well as for those needing to access the property for its intended use.

2. Driveways, dive aisles, and access points shall be constructed to the standards of the DPM.
3. Driveway and drive aisle entrances and other openings onto streets shall be constructed so that:
   a. Vehicles may safely enter and exit from the lot.
   b. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
   c. Shared driveways and drive aisles are established to minimize the number of access points to streets.

5-3(E)(3)(b) Residential Development

1. There shall be no direct driveway access from any low-density residential development lots to any arterial street or interstate highway unless no alternative access is feasible.
2. Multi-family residential development on sites greater than 5 acres shall include a minimum of 2 through-access drives, unless deemed impracticable by the City Engineer due to physical constraints or natural features.

5-3(E)(3)(c) Mixed-use and Non-residential Development

1. Each property shall have no more than 2 access points on any one street unless deemed necessary by the City Engineer to increase traffic safety or avoid traffic congestion.
2. Drive aisles shall be located at least the minimum distance from street intersections required by the DPM.

5-3(E)(4) Bicycle Facilities along Streets

Each street designated in the Metropolitan Transportation Plan and/or the Rank 2 Bikeways and Trails Facility Plan as an existing or proposed route to accommodate bicycles shall be incorporated into the development and shall be designed to comply with the standards of the DPM. The DHO may increase the public right-of-way and pavement widths for those streets up to 12 feet on adopted bike routes and lanes based on considerations of bicycle, pedestrian, and motor vehicle safety.

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5-4 SUBDIVISION OF LAND

5-4(A) PURPOSE

This § 14-16-5-4 is intended to promote the public health, safety, and general welfare of the current and future inhabitants of the City by ensuring that development sites:

5-4(A)(1) Are consistent with the land use planning objectives of the adopted ABC Comp Plan, as amended, and other plans, policies, and ordinances adopted by the City Council.

5-4(A)(2) Are appropriately sized and shaped to meet the intended use of land consistent with the zoning regulations ~~provisions~~[188] and development standards in this IDO.

5-4(A)(3) Accurately document the boundaries of each lot in the subdivision.

5-4(A)(4) Avoid development of sensitive lands.

5-4(A)(5) Are adequately served by a safe street and trail network that is consistent with the City's adopted transportation plans, with convenient access for motor vehicles, bicycles, and pedestrians.

5-4(A)(6) Require the timely installation and dedication of public improvements and utilities necessary to serve the development, while providing economy for governmental purposes and efficiency in governmental operations.

5-4(B) APPLICABILITY

5-4(B)(1) The standards in this § 14-16-5-4 apply to all subdivisions of land into 2 or more lots, building sites, or tracts, or when 2 or more platted lots are consolidated into a larger lot for development or redevelopment, unless expressly exempted elsewhere in this IDO, in a development agreement, an approved Site Plan within the NR-SU or PD zone districts, an approved Framework Plan within the PC zone district, or an approved annexation plan.

5-4(B)(2) The subdivision standards apply to all areas within the city unless specifically exempted.

5-4(B)(3) Land shall be subdivided only in accordance with the subdivision approval procedures in § 14-16-6-6(K) (Subdivision of Land – Minor) and § 14-16-6-6(L) (Subdivision of Land – Major).

5-4(C) COMPLIANCE WITH ZONING REQUIREMENTS

5-4(C)(1) All lots created by a subdivision shall comply with applicable standards in Part 14-16-3 (Overlay Zones); § 14-16-5-1 (Dimensional Standards), particularly § 14-16-5-1(C)(2) (Contextual Residential Development in Areas of Consistency); § 14-16-5-3 (Access and Connectivity); and this § 14-16-5-4.

5-4(C)(1)(a) The City shall take into consideration prior zoning actions and determinations of land use as decided by the appropriate zoning authority.

[188] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-4(C)(1)(b) Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.

5-4(C)(2) No land shall be subdivided that is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the City. The Development Hearing Officer (DHO) is responsible for making determinations regarding unsuitability of land for subdivision.

5-4(C)(3) The availability of adequate access, fire protection, police protection, refuse service, public schools, public parks and recreation facilities, other elements of public infrastructure or private facilities, and privately provided utilities shall all be weighed in considering proposed subdivisions. They are not all necessarily required.

5-4(C)(4) Each subdivision shall comply with the standards ~~provisions~~[189] of § 14-16-5-2(C) (Site Design to Avoid Sensitive Lands) unless encroachment into those sensitive lands is corrected or mitigated to the satisfaction of the City.

5-4(C)(5) The general layout of lots, roads, driveways, drive aisles, utilities, drainage facilities, and other services within proposed subdivisions shall be designed to avoid making compliance with the standards of the applicable zone district difficult or infeasible.

5-4(C)(6) In the PD and NR-SU zone districts, and for development in any zone district on a site 5 acres or greater adjacent to Major Public Open Space, an approved Site Plan – EPC is required prior to any platting action. In the PC zone district, an approved Framework Plan is required prior to any platting action. Subsequent platting must conform to the approved plans.

5-4(C)(7) In the NR-BP zone district, a Master Development Plan is required for lots 20 acres or more prior to platting action. For lots less than 20 acres zoned NR-BP, a Site Plan is required prior to development, but the property may be subdivided before or after a Site Plan is approved. Once a Master Development Plan or Site Plan is approved, subsequent platting must conform to the approved plan.

5-4(D) EXISTING AGREEMENTS AND COVENANTS

Subdivision regulations do not repeal, annul, or in any way interfere with existing private agreements or restrictive covenants applicable to a property. However, subdivision approvals are not required to be consistent with those private agreements or restrictive covenants. Where the standards in this § 14-16-5-4 impose a different standard than those imposed by a private agreement or restrictive covenants, the standards in this § 14-16-5-4 shall apply for purposes of City development approval and enforcement. Enforcement of any private agreements or restrictive covenants applicable to a property is the responsibility of the parties

[189] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

to that agreement, and not the City. See § 14-16-1-9 (Relationship to Private Agreements and Covenants).

5-4(E) BLOCK DESIGN AND LAYOUT

5-4(E)(1) Connectivity, Streets, and Alleys

5-4(E)(1)(a) Street connectivity patterns shall comply with the standards ~~provisions~~[190] of § 14-16-5-3 (Access and Connectivity).

5-4(E)(1)(b) Medians and pedestrian refuges shall be designed to the specifications in the DPM. Medians and pedestrian refuges shall be designed to integrate stormwater infiltration areas to the maximum extent practicable.

5-4(E)(1)(c) In Areas of Consistency, alleys shall be included in subdivision design in those areas of the city where surrounding areas are platted with alleys and shall continue the alignments of those alleys.

5-4(E)(1)(d) Construction of all streets and alleys shall comply with all applicable standards in the DPM.

5-4(E)(2) General Block Layout

5-4(E)(2)(a) Blocks shall generally be square or rectangular but may vary in shape to protect natural features or respond to site constraints.

5-4(E)(2)(b) To the maximum extent practicable, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west access to facilitate solar access.

5-4(E)(3) Block Dimensions

5-4(E)(3)(a) Block Lengths

Block lengths shall meet the requirements and comply with standards in the DPM associated with each Center and Corridor area and each street classification. Table 5-4-1 is provided as a summary for reference only. In the case of conflict, requirements in the DPM shall prevail.

5-4(E)(3)(b) Pedestrian Crossings

Pedestrian crossings shall be provided and designed per the requirements in the DPM, summarized in Table 5-4-1.

[190] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Table 5-4-1: Summary of Block Lengths in the DPM			
Location	Block Length (ft.)	Signalized Pedestrian Crossing (ft.)	Designated Pedestrian Crossing (ft.)
Streets in Center & Corridor Areas			
Downtown	200-400	≤660	≤400
Urban Center	300-400	≤660	≤400
Main Street Area	300-400	≤660	≤400
Activity Center	400-600	≤1,320	≤600
Employment Center	≤800	≤2,640	As appropriate
Village Center	400-600	≤1,320	≤600
Streets in Other Areas			
Collector, Arterial, or Interstate Highway	Per DPM	Per DPM	Per DPM
Local Street	≤600	≤2,640	As appropriate

5-4(F) LOT DESIGN AND LAYOUT

5-4(F)(1) Avoidance of Sensitive Lands

5-4(F)(1)(a) Each subdivision shall comply with the standards ~~provisions~~[191] of § 14-16-5-2(C) (Site Design to Avoid Sensitive Lands).

5-4(F)(1)(b) Lots within floodplains or Special Flood Hazard Areas shall comply with Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and the requirements of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA). Grading in a Special Flood Hazard Area (i.e., flood zones or FEMA's Zone A designation) requires an approved grading and drainage plan, a Floodplain Development Permit, and applicable financial guarantees for permanent public improvements, pursuant to the DPM.

5-4(F)(2) Access to Public Streets

5-4(F)(2)(a) All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints and a Waiver – DHO for an alternative layout and access provisions is approved pursuant to § 14-16-6-6(P).

5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.

5-4(F)(2)(c) In the case of cluster or cottage development or manufactured home communities in zone districts where those uses are allowed, the standards ~~provisions~~[192] in Subsections (a) and (b) above apply

[191] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[192] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

to the entire project site, not to individual lots within the project site.

5-4(F)(3) Lot Dimensions

5-4(F)(3)(a) Lot sizes shall comply with all applicable standards in this IDO, including but not limited to § 14-16-5-1 (Dimensional Standards).

5-4(F)(3)(b) The Planning Director is authorized to make those adjustments to required lot dimensions shown in § 14-16-5-2(C) (Site Design to Avoid Sensitive Lands).

5-4(F)(3)(c) Cluster developments shall be subdivided pursuant to the standards in § 14-16-5-1 (Dimensional Standards) and § 14-16-4-3(B)(2) (Dwelling, Cluster Development) and the approval procedures in § 14-16-6-6(K) (Subdivision of Land – Minor) and § 14-16-6-6(L) (Subdivision of Land – Major), as applicable.

5-4(F)(3)(d) Tracts for open space, drainage, landscaping, or other communal purposes shall have their use, beneficiaries, and maintenance responsibilities clearly noted on the subdivision plat.

5-4(F)(4) Remainder Lots Prohibited

No subdivision shall result in any remainder lot that does not meet the standards of this IDO.

5-4(G) WATER AND SANITARY SEWER SYSTEMS

5-4(G)(1) The applicant shall install, at his/her own expense, necessary infrastructure to connect all lots within a proposed subdivision to the Albuquerque Bernalillo County Water Utility Authority's (ABCWUA's) water supply and sanitary sewer systems.

5-4(G)(2) Public water and sanitary sewer systems shall meet the standards of the DPM and conform to any adopted facility plans and § 7 of the ABCWUA Legislation and Ordinances (Water and Wastewater System Expansion).

5-4(G)(3) The ABCWUA determines whether water and sanitary sewer infrastructure improvements are to be publicly or privately owned and maintained, based on considerations of system capacity and public health, safety, and welfare.

5-4(H) STORMWATER MANAGEMENT[193]

5-4(H)(1) The applicant shall install, at his/her own expense, all site features and infrastructure necessary to retain, detain, and/or infiltrate stormwater to ensure that the new subdivision does not result in surface flooding or unnecessary burden on the City's infrastructure, except as noted in § 14-16-5-4(H)(2) below5-4(H)(2). ~~Stormwater management for all subdivisions shall comply with all of the following:~~

5-4(H)(2) Property owners of lots zoned R-L or R-A may develop prior to underground drainage improvements at their own risk and shall record an Infrastructure Improvement Agreement acknowledging that these lots will be assessed for the

[193] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Council Amendment Bassan A – Infrastructure, **Condition #4.** [Spreadsheet Item #C-1]

cost of underground drainage improvements when these improvements are constructed in the future.

5-4(H)(3) Stormwater management for all subdivisions shall comply with all of the following:

5-4(H)(3)(a) Applicable standards in the DPM.

5-4(H)(3)(b) Applicable standards in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control).

5-4(H)(3)(c) The requirements of AMAFCA.

5-4(H)(3)(d) Applicable standards in the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023.[194]

5-4(H)(4) The developer shall incorporate best management practices for low-impact development stormwater management to minimize stormwater runoff and increase on-site infiltration as described in the DPM.

5-4(I) ELECTRICAL AND COMMUNICATION LINES

5-4(I)(1) Distribution Lines 12 Kilovolts or Less

New communications lines, new single-phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground ~~within subdivisions approved under this IDO~~.[195]

5-4(I)(2) Distribution Lines between 12 Kilovolts and 40 Kilovolts

New electrical 3-phase distribution lines carrying above 12 kV, but less than 40 kV, shall be installed underground.

5-4(I)(3) Distribution Lines Over 40 Kilovolts

Electrical lines that carry 40 kV or more are not regulated by this IDO. See the Facility Plan for Electric System Transmission and Generation, as amended.

5-4(I)(4) Safety Clearances from Buildings and Other Structures

Safety clearances are required by the National Electric Safety Code (NESC) to ensure utility worker and public safety. Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

5-4(J) GRADING AND EROSION CONTROL

5-4(J)(1) General

5-4(J)(1)(a) Grading and erosion control practices shall comply with the DPM.

5-4(J)(1)(b) New subdivisions shall blend development into the adjacent environment with a minimum of grade change. Extensive fill that raises the grade for proposed lots at the edge of a proposed

[194] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Stormwater Management. [Spreadsheet Item #35]
[195] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

subdivision above the grade of nearby property shall be avoided. Significant cuts near the edges of a proposed subdivision to lower the grade within the development shall be avoided.

5-4(J)(2) Slope Criteria

All final slopes shall comply with all applicable standards in the DPM.

5-4(J)(3) Grading near the Property Line

Particular care shall be taken to ensure that existing foundations, retaining walls, stable slopes, or other structures are not compromised and that the adjacent property is not damaged or its use constrained due to grading at or near the property line.

5-4(J)(4) Grading in Floodplains

Grading in a Special Flood Hazard Area without an approved drainage report and financial guarantees for the permanent improvements is prohibited.

5-4(K) DEDICATION OF LAND FOR PUBLIC PURPOSES

5-4(K)(1) General

Dedication of land for the following public uses may be required in accordance with any of the following City policies or regulations:

5-4(K)(1)(a) Streets and other access pursuant to the Metropolitan Transportation Plan and DPM.

5-4(K)(1)(b) Drainage facilities pursuant to the IDO, the DPM, or AMAFCA standards.

5-4(K)(1)(c) Other public facilities required in accordance with the DPM.

5-4(K)(2) Dedication of Public Areas Designated in Adopted Plans

If a proposed public area shown on an adopted City or County plan is located in whole or in part in the area being subdivided, an appropriate tract shall be shown as reserved, deed restricted, or dedicated for public use on the plat unless, after a written request from the subdivider, the appropriate governmental body notifies the subdivider that it does not intend to either acquire or accept the lot within 3 years from the date of the inquiry.

5-4(K)(3) Acceptance of Dedications

The procedure for accepting dedications of public lands and improvements is specified in § 14-16-6-6(K) (Subdivision of Land – Minor) or § 14-16-6-6(L) (Subdivision of Land – Major).

5-4(K)(4) Drainage, Flood Control, or Erosion Control Facilities

5-4(K)(4)(a) Whenever no beneficial use can be derived by an owner from continued retention of land necessary for permanent drainage, flood control, or erosion control facilities or when the facilities involve a major arroyo, the land required for the operation and maintenance of the facilities must be dedicated to AMAFCA or the City.

5-4(K)(4)(b) Unless subject to Subsection (a) above, easements for drainage, flood control, and erosion control facilities are acceptable as long

as a written agreement between the owner and the City exists that specifies uses allowed on the lands covered by the easement, and as long as no permanent facilities are constructed on those lands (including masonry fences and retaining walls but excluding pavement).

5-4(K)(4)(c) Rights-of-way and easements required for drainage, flood control, and erosion control shall conform to the standards in the DPM.

5-4(K)(5) Limits on Dedication

The City shall not require the dedication of land or payment of fees-in-lieu of dedication of land in an amount beyond that necessary to serve the needs of the proposed development or in an amount that is not roughly proportionate to the impacts of that development on those public facilities listed in § 14-16-5-4(K)(1) above.

5-4(L) EASEMENTS OR RIGHTS-OF-WAY

5-4(L)(1) The DHO may require easements public rights-of-way for public infrastructure or private facilities. Public rights-of-way and easements shall conform to the standards in the DPM.

5-4(L)(2) Easements or public rights-of-way for public infrastructure shall be granted or dedicated, respectively, in accordance with the minimum standards and requirements set forth in the DPM.

5-4(L)(2)(a) All easements or rights-of-way designated for public infrastructure shall be granted or dedicated, respectively, for a specific purpose.

5-4(L)(2)(b) ABCWUA easements shall exclude other underground utilities, unless specifically allowed and approved on a case-by-case basis by the ABCWUA.

5-4(L)(3) Utility easements may be required along any lot line, with some exceptions for water and sanitary sewer easements, or as specified in the DPM.

5-4(L)(4) Development adjacent to electric utility easements and/or distribution facilities must comply with safety clearance requirements in § 14-16-5-4(I)(4) (Safety Clearances from Buildings and Other Structures).

5-4(L)(5) Easements may be jointly used for private facilities with approval from the DHO as specified in the DPM and in § 14-16-6-6(K) (Subdivision of Land – Minor) or § 14-16-6-6(L) (Subdivision of Land – Major).

5-4(M) MONUMENTATION

All subdivisions shall provide monumentation of survey points as required by the DPM.

5-4(N) IMPROVEMENTS REQUIRED

5-4(N)(1) The subdivider shall install and construct all improvements required by this § 14-16-5-4(N), § 14-16-1-7(B)(2), and the DPM. Required improvements shall be installed and constructed as shown on an approved Plat ~~the approved preliminary plat~~ and/or as specified in an Infrastructure Improvements Agreement (IIA) between the subdivider and the City. The City may accept commitments to provide improvements or services by the County and/or by

franchised and/or private utility systems where the City Engineer determines that acceptance of such commitments will result in timely provisions of required improvements or services needed to serve the subdivision imposing burdens on surrounding properties or the city as a whole and will adequately protect the public health, safety, and welfare.

5-4(N)(2) The City Engineer determines the timing of construction of some or all infrastructure for Bulk Land Subdivisions, where further subdivision or Site Plan approval is required or expected and the required infrastructure will be provided at that time.

5-4(O) INFRASTRUCTURE IMPROVEMENTS AGREEMENT

Upon approval of a plat and/or Site Plan and prior to recording, the subdivider shall execute an Infrastructure Improvements Agreement (IIA) to guarantee completion of required improvements. The timing, format, and required contents of the IIA shall comply with § 14-16-6-4(P), § 14-16-6-6(K) (Subdivision of Land – Minor), and § 14-16-6-6(L) (Subdivision of Land – Major), as applicable, and the DPM.

5-4(P) ADDITIONAL DESIGN CRITERIA AND CONSTRUCTION STANDARDS

In addition to the standards set forth in this § 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to § 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.

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5-5 PARKING AND LOADING

5-5(A) PURPOSE

This § 14-16-5-5 is intended to ensure that development provides adequate off-street parking spaces for all modes of transport by establishing standards and requirements that minimize traffic congestion, avoid increased parking on neighborhood streets, allow flexibility in addressing parking demand, and improve the visual appeal of the city by regulating the placement, layout, and design of parking areas, parking structures, and garages.

5-5(B) APPLICABILITY

Unless modified elsewhere in this IDO, the requirements of this § 14-16-5-5 shall apply to all uses and development in any zone district. No final development approval or building permit shall be issued unless the parking requirements of this Section are met or modified in accordance with the applicable parking requirements of this IDO.

5-5(B)(1) Activities that Trigger Parking Requirements

The following activities shall require compliance with the standards in this § 14-16-5-5:

5-5(B)(1)(a) Construction of a new primary building.

5-5(B)(1)(b) Expansion of the gross floor area of an existing primary building by more than 25 percent or 2,500 square feet, whichever is less, from the square footage originally approved, in which case the standards in ~~provisions of~~ Table 5-5-1 and Table 5-5-2 shall apply to the expanded gross floor area of the building. All relevant standards in this § 14-16-5-5 shall apply to any new parking added to conform with this standard ~~provision~~ and to any portions of the site affected by the expansion. [196]

5-5(B)(1)(c) A change in use of a primary building that complies with the requirements of Table 5-5-1 and Table 5-5-2 before the change in use, and that increases the minimum off-street parking requirements for the building by more than 25 percent. Changes in use that result in a smaller increase in off-street parking spaces shall not be required to provide additional parking.

5-5(B)(1)(d) A change in use associated with a tenant improvement or renovation of a primary building that does not comply with the requirements of Table 5-5-1 and Table 5-5-2 prior to the change in use. Additional parking shall be provided toward fulfilling the required number of off-street parking spaces as follows.

1. The maximum number of parking spaces possible is provided in compliance with the standards of § 14-16-5-5(F) (Parking Location and Design) without the removal or partial removal of a structure or required landscaping.
2. Any area resulting from the voluntary removal or partial removal of a structure shall be used to provide additional

[196] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

parking toward fulfilling the required number of off-street parking spaces for the new use(s) required by Table 5-5-1 and Table 5-5-2 as adjusted by § 14-16-5-5(C)(4) (Parking Adjustments and Credits).

3. The amount of parking available for the new use is at least 80 percent of the off-street parking spaces for the new use(s) required by Table 5-5-1 and Table 5-5-2, as adjusted by § 14-16-5-5(C)(4) (Parking Adjustments and Credits).

5-5(B)(1)(e) Construction of a new parking lot, including any off-street parking required by Table 5-5-1.

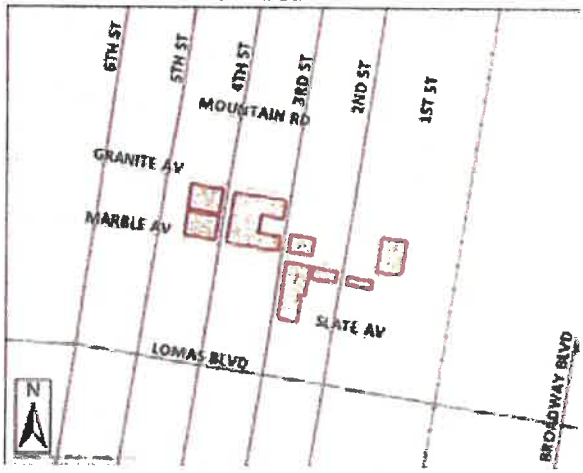
5-5(B)(2) Exemptions and Exceptions

If parking is provided where it is otherwise exempt pursuant to this § 14-16-5-5(B)(2), parking standards in the remainder of this § 14-16-5-5 shall apply.

5-5(B)(2)(a) Off-street Parking Exemption

The following areas are exempt from requirements in § 14-16-2-4(E)(3)(g)1 (Minimum Parking Requirements in MX-FB), § 14-16-5-5(C) (Off-street Parking), and § 14-16-5-5(D) (Motorcycle Parking), except those required to satisfy the Americans with Disabilities Act:

1. Downtown Center
2. McClellan Park Small Area



3. Old Town – HPO-6

5-5(B)(2)(b) Pre-1965 Primary Buildings

Expansion of the gross floor area of an existing primary building constructed prior to 1965 by less than 200 square feet does not trigger minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act, with the following exceptions.

1. On lots greater than 10,000 square feet, if the expansion reduces the number of existing parking spaces on the lot, then the off-street parking requirements must be met pursuant to this § 14-16-5-5.

2. On lots 10,000 square feet or less, if the number of existing parking spaces on the lot is reduced by more than 20 percent, then additional parking toward fulfilling the minimum number of off-street parking spaces required by Table 5-5-1 and Table 5-5-2 as adjusted by § 14-16-5-5(C)(4) (Parking Adjustments and Credits) shall be provided pursuant to § 14-16-5-5(B)(1)(d), regardless of whether there is a change of use.

5-5(B)(2)(c) Barelas Small Area

The minimum off-street parking requirement in the following mapped small area in Barelas is 50 percent of any requirement in Table 5-5-1. No additional parking adjustments or credits are allowed.



5-5(B)(2)(d) Nob Hill Small Area

Non-residential uses other than restaurants, bars, and nightclubs in establishments of less than 3,000 square feet in the following mapped area do not have to meet minimum off-street parking requirements, except those required to satisfy the Americans with Disabilities Act.



5-5(B)(3) Existing Parking

Off-street parking or loading spaces provided prior to the effective date of this IDO shall not be reduced or reconfigured in any way that would bring the property or use out of compliance with this § 14-16-5-5 or would increase the degree of any existing nonconformity with the standards ~~provisions~~[197] of this § 14-16-5-5.

5-5(B)(4) Allowed Vehicles

The following vehicles are regulated and shall require compliance with the standards in this § 14-16-5-5:

5-5(B)(4)(a) Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours:

1. Allowed with the permission of the property owner on a premises with a primary non-residential use allowed by Table 4-2-1 in the MX-M, MX-H, NR-C, NR-BP, NR-LM, and NR-GM zone districts.
2. Allowed with the permission of the property owner on a premises with a Temporary Use – Film Production permit.

5-5(B)(4)(b) Parking of heavy vehicles for more than 2 hours:

1. Allowed with the permission of the property owner of a premises with a primary non-residential use allowed by Table 4-2-1 in the in the MX-L, MX-M, MX-H, or any Non-residential zone district.
2. Allowed with the permission of the property owner on a premises with a Temporary Use – Film Production permit.

5-5(B)(4)(c) Parking of light vehicles for more than 2 hours: Allowed with the permission of the property owner of a premises with a primary use allowed by Table 4-2-1 in any zone district.

5-5(B)(4)(d) Parking of recreational vehicle, boat, and/or recreational trailer for more than 2 hours:

1. Allowed with the permission of the property owner of a premises with a primary residential use allowed by Table 4-2-1 in any Residential zone district or MX-T zone district.
2. Allowed with the permission of the property owner of a premises with a primary non-residential use allowed by Table 4-2-1 in any MX or NR zone district.
3. The vehicle must be parked in 1 of the following areas:
   a. Inside an enclosed structure.
   b. Outside in a side or rear yard.
   c. Outside in a front yard, with the unit perpendicular to the front curb and the body of the recreational vehicle at least 11 feet from the face of the curb.

[197] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

4. No part of the vehicle may extend over any public sidewalk or into any required clear sight triangle.
5. A vehicle may be parked anywhere on the premises during active loading or unloading.
6. No parked vehicle may be used for dwelling purposes, except one recreational vehicle may be used for dwelling purposes for a maximum of 14 days in any calendar year on any lot.
7. Cooking is prohibited in any vehicle at any time.
8. Butane or propane fuel shall not be used in any vehicle at any time.
9. Use of electricity or propane fuel is allowed when necessary to prepare a recreational vehicle for use.
10. A vehicle may not be permanently connected to sewer lines, water lines, or electricity. A vehicle may be connected to electricity temporarily for charging batteries and other purposes if the receptacle and the connection from the recreational vehicle have been inspected and a permit issued by the City as meeting the adopted electrical code. The individual taking out the permit must call for an inspection of the electrical wiring when ready for inspection, and standard inspection fees will be charged.
11. The vehicle may not be used for storage of goods, materials, or equipment other than those items considered part of the unit or essential for its immediate use.

5-5(C) OFF-STREET PARKING

5-5(C)(1) Calculation

Off-street parking spaces used to comply with the requirements of this § 14-16-5-5 shall be calculated as follows.

5-5(C)(1)(a) Parking requirements in Table 5-5-1 are calculated as ratios to be multiplied by the gross floor area or design capacity of the use.

5-5(C)(1)(b) The required minimum off-street parking may be adjusted pursuant to § 14-16-5-5(C)(5) (Parking Reductions).

5-5(C)(1)(c) When a calculation of required parking spaces results in a fraction of a space, the number of required parking spaces shall be rounded down to the nearest whole number.

5-5(C)(1)(d) Calculations related to parking reductions that result in fractions of a parking space shall be rounded to maximize the reduction and minimize the required parking spaces.

1. When a calculation of a parking space reduction provided as a percentage (e.g. 30 percent transit reduction) results in a fraction of a space, the number of parking spaces that can be reduced shall be rounded up to the nearest whole number.
2. When a calculation of a parking space reduction provided as a factor (e.g. 1.2 shared parking reduction factor) results in a

fraction of a space, the total number of required parking spaces shall be rounded down to the nearest whole number."

5-5(C)(1)(e) No space used for a required loading or stacking space may be used to satisfy minimum off-street parking requirements.

5-5(C)(1)(f) No space used for shopping corrals or for other uses that make the space unavailable for vehicle parking may be used to satisfy minimum off-street parking requirements.

5-5(C)(1)(g) If a conditional use is approved pursuant to § 14-16-6-6(A) and the approval states a different parking requirement, then the parking requirement in the Conditional Use Approval shall apply.[198]

5-5(C)(2) Minimum Off-street Parking Table[199]

5-5(C)(2)(a) Unless specified otherwise in this IDO or modified by any of the following Subsections, off-street parking spaces shall be provided in accordance with Table 5-5-1:

1. § 14-16-5-5(C)(3) (Amenity, Recreation, and Entertainment Uses).
2. § 14-16-5-5(C)(5) (Parking Reductions).
3. § 14-16-5-5(C)(7) (Parking Maximums).

5-5(C)(2)(b) For unlisted uses, required parking is determined by Planning Director pursuant to § 14-16-5-5(C)(4).

~~If a conditional use is approved pursuant to § 14-16-6-6(A) and the approval states a different parking requirement, then the parking requirement in the Conditional Use Approval shall apply.~~

Table 5-5-1: Minimum Off-street Parking Requirements[200]
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~~[201]	1 space / DU with 2 or fewer ~~up to 2~~ BR 2 spaces / DU with 3 or more BR
Dwelling, mobile home	8 spaces / 5 mobile homes ~~2 spaces / mobile home~~
Dwelling, cluster development	4 spaces / 5 DU with 2 or fewer BR 8 spaces / 5 DU with 3 or more BR ~~1 space / DU up to 2 BR~~ ~~2 spaces / DU with 3 or more BR~~

[198] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised Editorially Related to Parking Maximums in UC-AC-MS-PT-MT. Moved from 5-5(C)(2). [Spreadsheet Item #2]
[199] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially related to Parking Maximums in UC-AC-MS-PT-MT. [Spreadsheet Item #2]
[200] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Parking Maximums in UC-AC-MS-PT-MT. [Spreadsheet Item #40] Council Amendment Fiebelkorn – F for 20% reduction in parking minimums, **Condition #14, Condition #15.b**. [Spreadsheet Item #C-12]
[201] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

Table 5-5-1: Minimum Off-street Parking Requirements[201] 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**
Dwelling, cottage development	4 spaces / 5 DU ~~1 space / DU~~ R-A and R-L ~~R-1~~: 2 additional spaces / project for visitors
Dwelling, two-family ~~detached~~[202] (duplex)	4 spaces / 5 DU with 2 or fewer BR
Dwelling, townhouse	8 spaces / 5 DU with 3 or more BR ~~1 space / DU up to 2 BR~~ ~~2 spaces / DU with 3 or more BR~~
Dwelling, live-work	8 spaces / 5 DU ~~2 spaces / DU~~ ~~UC-MS-PT: 1 space / DU~~
Dwelling, multi-family[203]	1 space / DU with 2 or fewer BR 1.5 spaces / DU with 3 or more BR 1 space / DU for Workforce Housing ~~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~~
Group Living	
Assisted living facility or nursing home	Assisted living facility: 4 spaces / 15 beds Nursing home: 4 spaces / 25 residential care beds, but not less than 2 spaces ~~Assisted living facility: 1 space / 3 beds~~ ~~Nursing home: 1 space / 5 residential care beds, but not less than 2 spaces~~
Community residential facility Group home	1 space / 5 4 persons design capacity
Dormitory	4 spaces / 15 persons design capacity ~~1 space / 3 persons design capacity~~
CIVIC AND INSTITUTIONAL USES	
Adult or child day care facility	1 space / 500 ~~400~~ sq. ft. GFA ~~UC-MS-PT: 1 space / 600 sq. ft. GFA~~
BioPark	Per BioPark Master Plan
~~Cemetery~~[204]	~~No requirement~~
Community center or library	4 spaces / 2,500 sq. ft. GFA ~~2 spaces / 1,000 sq. ft. GFA~~
~~Correctional facility~~[205]	~~3 spaces / 1,000 sq. ft. GFA~~
Elementary or middle school	8 spaces / 5 classrooms ~~2 spaces / classroom~~
Fire station or police station	4 spaces / 2,500 sq. ft. GFA ~~2 spaces / 1,000 sq. ft. GFA~~

[202] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[203] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minimum Requirement for Multi-family Dwelling, **Condition 14.a**. Housing / Parking. [Spreadsheet Item #36]
[204] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[205] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

Table 5-5-1: Minimum Off-street Parking Requirements[200]
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
High school	1 space / 5 seats in main auditorium or 12 spaces / 5 classrooms, whichever is greater ~~1 space / 4 seats in main auditorium or 3 spaces / classroom, whichever is greater~~
Hospital	4 spaces / 15 patient beds or 8 spaces / 2,500 sq. ft. GFA, whichever is greater ~~1 space / 3 patient beds or 4 spaces / 1,000 sq. ft. GFA, whichever is greater~~
Museum or art gallery	6 spaces / 2,500 sq. ft. GFA, but not less than 2 spaces ~~3 spaces / 1,000 sq. ft. GFA, but not less than 2 spaces~~ ~~UC-MS-PT: 2 spaces / 1,000 sq. ft. GFA, but not less than 2 spaces~~
Overnight shelter	No requirement
Parks and open space	
Religious institution	2 spaces / 2,500 sq. ft. GFA or 1 space / 5 seats in main assembly area, whichever is greater[1] ~~1 space / 1,000 sq. ft. GFA or 1 space / 4 seats in main assembly area, whichever is greater[1]~~ ~~UC-MS-PT: 1 space / 1,500 sq. ft. GFA or 1 space / 6 seats in main assembly area, whichever is greater[1]~~
Sports field	8 spaces / 2,500 sq. ft. ~~4 spaces / 1,000 sq. ft.~~ of site area where attendees circulate, participate, or watch the recreation
University or college	4 spaces / 2,500 sq. ft. ~~1 space / 500 sq. ft.~~ GFA of office, research, and library area plus 1 space / 250 ~~200~~ sq. ft. GFA of largest auditorium space
Vocational school	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2 spaces / 1,000 sq. ft. GFA~~
COMMERCIAL USES	
Agriculture and Animal-related	
Community garden	No requirement
Equestrian facility	No requirement
General agriculture	No requirement
Kennel	2 ~~2.5~~ spaces / 1,000 sq. ft. GFA
Nursery	4 spaces / 2,500 sq. ft. GFA ~~2 spaces / 1,000 sq. ft. GFA~~
Veterinary hospital	2 ~~2.5~~ spaces / 1,000 sq. ft. GFA
Other pet services	
Food, Beverage, and Indoor Entertainment	
Adult entertainment	2 spaces / 2,500 sq. ft. ~~1 space / 1,000 sq. ft. GFA~~ or 1 space / 5 ~~4~~ seats in main assembly area, whichever is greater[1] ~~UC-MS-PT: 1 space / 1,500 sq. ft. GFA or 1 space / 6 seats in main assembly area, whichever is greater[1]~~
Auditorium or theater	
Bar	16 spaces / 2,500 sq. ft. GFA ~~8 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 5 spaces / 1,000 sq. ft. GFA~~
Catering service	4 spaces / 2,500 sq. ft. ~~2 spaces / 1,000 sq. ft. GFA~~
Health club or gym	2 ~~2.5~~ spaces / 1,000 sq. ft. GFA
Mobile food truck court	5 or more mobile food trucks on-site: 8 spaces / 5 mobile food trucks ~~2 parking spaces per mobile food truck~~

Table 5-5-1: Minimum Off-street Parking Requirements[206]
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
Nightclub	5 ~~5.6~~ spaces / 1,000 sq. ft. GFA ~~UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA~~
Residential community amenity	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ plus requirements in Table 5-5-2
Restaurant Tap room or tasting room	5 ~~5.6~~ spaces / 1,000 sq. ft. GFA ~~UC-MS-PT: 3.5 spaces / 1,000 sq. ft. GFA~~
Other indoor entertainment	1 space / 4 ~~3~~ persons design capacity, or per Table 5-5-2, whichever is greater
Lodging	
Bed and breakfast	1 space for manager plus 4 spaces / 5 guest rooms ~~1 space / guest room~~
Campground or recreational vehicle park	1 space / designated camping or RV spot
Hotel or motel	4 spaces / 5 guest room or 2 spaces / 5 beds, whichever is greater 1 space / guest room or 1 space per 2 beds, whichever is greater ~~UC-MS-PT: 2 spaces / 3 guest rooms or 1 space per 4 beds, whichever is greater~~
Motor Vehicle-related	
Car wash	4 spaces / 2,500 sq. ft. GFA ~~2 spaces / 1,000 sq. ft. GFA~~ of retail, office, and waiting area
Heavy vehicle and equipment sales, rental, fueling, and repair	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~
Light vehicle fueling station	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~
Light vehicle repair	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~
Light vehicle sales and rental	4 spaces / 2,500 sq. ft. GFA ~~2 spaces / 1,000 sq. ft. GFA~~
Outdoor vehicle storage Paid parking lot Parking structure	No requirement
Offices and Services	
Bank	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2 spaces / 1,000 sq. ft. GFA~~
Blood services facility	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA~~
Club or event facility	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~ or 1 space / 5 4 seats in main assembly area, whichever is greater[1] ~~UC-MS-PT: 1 space / 1,500 sq. ft. GFA or 1 space / 6 seats in main assembly area, whichever is greater[1]~~
Commercial services	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~
Construction contractor facility and yard	No requirement
~~Crematorium~~[206]	~~1 space / 1,000 sq. ft. GFA~~
Medical or dental clinic	4 ~~5~~ spaces / 1,000 sq. ft. GFA ~~UC-MS-PT: 3 spaces / 1,000 sq. ft. GFA~~
Mortuary	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~ or 1 space / 5 4 seats in main assembly area, whichever is greater[1]

[206] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Negotiable Zone Districts. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

Table 5-5-1: Minimum Off-street Parking Requirements[206] 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**
Office	7 spaces / 2,500 sq. ft. GFA ~~3.5 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA~~
Personal and business services, small	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA~~
Personal and business services, large	
Research or testing facility	3 spaces / 2,500 sq. ft. GFA ~~1.5 space / 1,000 sq. ft. GFA~~
Self-storage[207]	1 space / 5,000 ~~3,000~~ sq. ft. GFA
Outdoor Recreation and Entertainment	
Amphitheater	1 space / 5 ~~4~~ seats in main assembly area[1]
Balloon Fiesta Park events and activities	Per parking study or adopted Master Plan
Drive-in theater	No requirement
~~Fairgrounds[208]~~	~~4 spaces / 1,000 sq. ft. of site area where attendees circulate, participate, or watch activities~~
Residential community amenity	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ plus requirements in Table 5-5-2
~~Stadium or racetrack[209]~~	~~1 space / 4 seats in main assembly area[1]~~
Other outdoor entertainment	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ plus requirements in Table 5-5-2
Retail Sales	
Adult retail	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA~~
Bakery goods or confectionery shop	
Building and home improvement materials store	4 spaces / 2,500 sq. ft. GFA ~~2 spaces / 1,000 sq. ft. GFA~~
Cannabis retail	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 2.5 spaces / 1,000 sq. ft. GFA~~
Farmers' market	No requirement
General retail	Establishments ≤ 10,000 sq. ft. GFA: 7 spaces / 2,500 sq. ft. GFA ~~3.5 spaces / 1,000 sq. ft. GFA~~ Establishments > 10,000 sq. ft. – ≤50,000 sq. ft. GFA: 6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ Establishments > 50,000 sq. ft. GFA: 4.5 spaces / 2,500 sq. ft. GFA ~~2.3 spaces / 1,000 sq. ft. GFA~~ ~~UC-MS-PT: 1.75 spaces / 1,000 sq. ft. GFA~~
Grocery store	
Liquor retail	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~
Pawn shop	8 spaces / 2,500 sq. ft. GFA ~~4 spaces / 1,000 sq. ft. GFA~~
Transportation	
~~Airport[210]~~	~~Determined by airport management~~
Freight terminal or dispatch center	No requirement
Helipad	No requirement
Park-and-ride lot	No requirement
Railroad yard	No requirement

[207] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Self-storage, **Condition #15.a**. [Spreadsheet Item #37]
[208] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[209] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[210] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

Table 5-5-1: Minimum Off-street Parking Requirements[210] 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**
Transit facility	Determined by transportation authority
INDUSTRIAL USES	
Manufacturing, Fabrication, and Assembly	
Artisan manufacturing	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~
Cannabis cultivation	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~
Cannabis-derived products manufacturing	
Light manufacturing	
Heavy manufacturing	4 spaces / 25,000 sq. ft. GFA ~~1 space / 5,000 sq. ft. GFA~~
~~Natural resource extraction~~[211]	~~No requirement~~
Special manufacturing	2 spaces / 2,500 sq. ft. GFA ~~1 space / 1,000 sq. ft. GFA~~
Telecommunications, Towers, and Utilities	
Electric utility	No requirement
Energy Storage Systems (ESS)	
Geothermal energy generation	
Major utility, other	
Solar energy generation	
Wind energy generation	
Wireless Telecommunications Facility (WTF)	
Waste and Recycling	
Recycling drop-off bin facility	No requirement
~~Solid waste convenience center~~[212]	
Salvage yard	
~~Waste and/or recycling transfer station~~[213]	
Wholesaling and Storage	
Above-ground storage of fuels or feed	No requirement
Outdoor storage	
Warehousing	
Wholesaling and distribution center	1 spaces / 2,500 sq. ft. GFA ~~1 space / 2,000 sq. ft. GFA~~

[211] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[212] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]
[213] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. NR-SU / Use Table and Use-specific Standards. Negotiable Zone Districts. [Spreadsheet Item #91]

Table 5-5-1: Minimum Off-street Parking Requirements[214]
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
ACCESSORY AND TEMPORARY USES	
ACCESSORY USES	
Agriculture sales stand	No requirement
Animal keeping	
Automated Teller Machine (ATM)	No requirement[2]
Drive-through or drive-up facility	No requirement[2]
Dwelling unit, accessory[214]	1 space / accessory dwelling unit
Family care facility	No requirement
Family home day care	
Garden	
Hobby breeder	
Home occupation	
Independent living facility	4 spaces / 5 DUs ~~1 space / DU~~
Mobile food truck	No requirement
Mobile vending cart	
Outdoor animal run	
Outdoor dining area	6 spaces / 2,500 sq. ft. GFA ~~3 spaces / 1,000 sq. ft. GFA~~ outdoor seating space ~~UC-AC-MS-PT: No requirement~~
Second kitchen in a dwelling	No requirement ~~1 additional space required~~
Other use accessory to non-residential primary use	No requirement
Other use accessory to residential primary use	
TEMPORARY USES	
Circus	8 spaces / 2,500 sq. ft. ~~4 spaces / 1,000 sq. ft.~~ of site area where attendees circulate, participate, or watch activities
Construction staging area, trailer, or office	No requirement
Dwelling, temporary	1 space / DU
Fair, festival, or theatrical performance	8 spaces / 2,500 sq. ft. ~~4 spaces / 1,000 sq. ft.~~ of site area where attendees circulate, participate, or watch activities
Garage or yard sale	No requirement
Hot air balloon takeoff/landing	
Open air market	
Park-and-ride facility, temporary	
Real estate office or model home	4 spaces / 2,500 sq. ft. ~~2 spaces / 1,000 sq. ft.~~ of office
Safe outdoor space	1 ~~2~~ spaces / project site
Seasonal outdoor sales	8 spaces / 5 vendor stalls ~~2 parking spaces per vendor stall~~

[1] 30 in. pew or bench space = 1 seat. If the minimum off-street parking requirement is for seats in a main assembly area, but the proposed main assembly area will not have seats, then the measurement shall be 1 space / 3 persons design capacity.
[2] Stacking space requirements in § 14-16-5-5(I) apply if designed to be accessed from motor vehicles.

[214] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend eliminating the requirement for 1 off-street parking space for a dwelling unit, accessory, **Condition #13**. Council Amendment Fiebelkorn – C. [Spreadsheet Item #C-10]

5-5(C)(3) Amenity, Recreation, and Entertainment Uses

Uses in Table 5-5-1 that reference Table 5-5-2 shall provide the minimum number of off-street parking spaces listed in Table 5-5-2 below. If a site includes more than one use listed in Table 5-5-1, the Planning Director may authorize a reduction in the combined parking requirements for the individual uses based on anticipated joint use of facilities as determined by the Planning Director.

Table 5-5-2: Minimum Off-street Parking Requirements for Amenity, Recreation, and Entertainment Uses

Activity	Number of Spaces Required
Miniature Golf	2 spaces / hole
Golf Driving Range	1 space / tee plus 1 space / 15 sq. ft. of hitting area
Golf Course	4 spaces / hole
Sports Court	3 spaces / court
Swimming Pool	1 space / 3 persons design capacity
Batting Cage	1 space / 2 batting spaces
Skate Facility	4 spaces / 1,000 sq. ft. of skating surface
Amusement Park	1 space / 300 sq. ft. GFA plus 1 space / 5,000 sq. ft. of outdoor area
Unlisted Uses	As determined by Planning Director per § 14-16-5-5(C)(4)

5-5(C)(4) Unlisted Uses

For any use not expressly listed in Table 5-5-1 and Table 5-5-2, the Planning Director is authorized to do any of the following:

5-5(C)(4)(a) Apply the minimum off-street parking space requirement specified in § 14-16-5-5(C) (Off-street Parking) for the listed use that the Planning Director determines is most similar to the proposed use.

5-5(C)(4)(b) Establish the minimum off-street parking space requirement by reference to standard parking resources published by the National Parking Association, the American Planning Association, or another recognized parking reference resource.

5-5(C)(4)(c) Establish the minimum off-street parking space requirement based on local or national best practices.

5-5(C)(4)(d) Establish the minimum off-street parking space requirement based on a parking demand study prepared by the applicant that estimates parking demand based on information provided by the of the National Parking Association, the American Planning Association, or another recognized parking reference resource, and/or the Institute of Transportation Engineers or another recognized traffic reference resource.

5-5(C)(5) Parking Reductions[215]

The minimum amounts of off-street automobile parking required by Table 5-5-1 and Table 5-5-2 above shall be adjusted by the factors in this § 14-16-5-5(C)(5). These factors may be applied individually or in combination, with each reduction being calculated separately and subtracted from the parking

[215] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. See proposed Council Amendment Fiebelkorn – F for 20% reduction in parking. [Spreadsheet Item #C-12]

requirement calculated based on Table 5-5-1 and Table 5-5-2. The cumulative reduction shall not exceed 50 percent of the off-street parking spaces required by Table 5-5-1 and Table 5-5-2 unless the applicant satisfies the requirements of § 14-16-5-5(C)(5)(d) (Public Parking Reduction) or § 14-16-5-5(C)(5)(e) (Parking Study Reduction).

5-5(C)(5)(a) ~~General~~ Reductions for Employment Centers ~~Centers and Corridor Areas~~[216]

In Employment Centers (EC) ~~UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for the relevant Center or Corridor area~~, a 50 percent reduction in required off-street parking spaces shall apply ~~to properties in those areas~~.

5-5(C)(5)(b) Shared Parking Reduction[217]

1. Two (2) or more uses listed in Table 4-2-1 may share one or more parking structures or parking lots located pursuant to § 14-16-5-5(F)(1)(a). The sharing of any required parking shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area. Such agreement shall address the issue of how parking will be shared if the parties change their business hours and peak business periods.
2. The total off-street parking requirement for those uses may be reduced by the factors shown in Table 5-5-3. Off-street parking required shall be the sum of the 2 parking requirements for the 2 uses divided by the factors for that combination of uses. If more than 2 uses share a parking lot or structure, the required parking shall be calculated by applying Table 5-5-3 to the 2 uses with the largest parking requirements and then adding the required parking for the additional uses.

   Example:

   Proposed project ~~in a Main Street area~~ includes 40 2-bedroom dwelling units, 15,000 square feet of gross floor area for retail, and 2,500 square feet of gross floor area for a child day care facility.

   Step 1: Identify basic parking requirements from Table 5-5-1.

   (40 dwelling units)*(1 space per DU) = 40 spaces.

   (15,000 sq. ft.)*(3~~2.5~~ spaces per 1,000 sq. ft.) = 45~~37.5~~ spaces~~; rounded to 37~~.

   (2,500 sq. ft.)*(1 space per 400~~600~~ sq. ft.) = 6.25~~4.17~~ spaces; rounded to 6~~4~~.

[216] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Parking Maximums in UC-AC-MS-PT-MT. [Spreadsheet Item #40]
[217] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised example calculations editorially to reflect current and proposed parking standards. [Spreadsheet Item #2]

Step 2: Add the 2 largest parking requirements.

40 (multi-family) + 45~~37~~ (retail) = 85~~77~~ spaces.

Step 3: Divide by the appropriate factor in Table 5-5-3.

For multi-family residential and retail the factor is 1.2.

85~~77~~ / 1.2 = 70.83~~64.17~~ spaces; rounded to 70~~64~~.

Step 4: Add other parking requirements without adjustment:

70~~64~~ + ~~64~~ = 76~~68~~ spaces, final adjusted parking requirement.

Table 5-5-3: Shared Parking Reduction Factors					
Use	**Multi-family Residential**	**Civic or Institutional**	**Food, Beverage, and Indoor Entertainment or Lodging**	**Retail**	**Other Non-residential**
Multi-family Residential	1.0				
Civic or Institutional	1.1	1.0			
Food, Beverage, and Indoor Entertainment or Lodging	1.1	1.2	1.0		
Retail	1.2	1.3	1.3	1.0	
Other Non-residential	1.3	1.5	1.7	1.2	1.0

5-5(C)(5)(c) Reduction for Proximity to a City Park or Trail

The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any City park or trail.

5-5(C)(5)(d) Reduction for Proximity to Transit[218]

~~1. Where Table 5-5-1 and Table 5-5-2 do not specify a different parking requirement for PT areas, the minimum number of off-street parking spaces required may be reduced by 60 percent if the proposed development is located within a PT area.~~

2. The minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet (¼ mile) in any direction of PT-MT areas ~~any transit stop or transit station with a peak service frequency of 15 minutes or better~~.[220]

3. The minimum number of off-street parking spaces required for new development or redevelopment may be reduced by 20 ~~5~~ percent for projects that include, at the applicant's expense, a transit ~~rider~~ shelter~~s~~ of a type and location acceptable to the City ~~regardless of service frequency~~.

4. The minimum number of off-street parking spaces required may be reduced by 10 percent if the proposed development is located within 330 feet in any direction of any transit stop or transit station ~~with a peak service frequency between 15 minutes and 45 minutes~~.

5. No development approved with any of these parking reductions shall be considered nonconforming if the transit line, station, or stop is later relocated ~~or if peak service~~

[218] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Parking Maximums in UC-AC-MS-PT-MT. [Spreadsheet Item #40]
[220] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Parking Maximums in UC-AC-MS-PT-MT. [Spreadsheet Item #40] Councilor Fiebelkorn Amendment F [Spreadsheet Item #C-12], Parking Minimums, **Condition #14.b.** Revised editorially for clarity, **Condition #2**.

~~frequency decreases~~, resulting in a number of parking spaces that does not meet the minimum requirements that would apply without the Proximity to Transit reduction.

5-5(C)(5)(e) Public Parking Reduction

The Planning Director may approve a reduction or elimination of parking requirements if either of the following conditions applies.

1. The development is within and participates in a public parking district in which individual property owners jointly provide shared parking for an area of the city exceeding 5 acres in size.
2. The applicant can demonstrate that adequate spaces are available in a nearby public parking lot or structure, and that the reduction or elimination of parking requirements will not result in traffic congestion or on-street parking in any nearby Residential zone district. For the purposes of this standard ~~provision~~[221], on-street parking spaces shall be considered nearby public parking spaces.

5-5(C)(5)(f) Parking Study Reduction[222]

The Planning Director may approve a reduction of parking requirements if both of the following criteria apply.

1. The applicant provides a parking needs study, prepared by a consultant with expertise in that area recognized by the City, and using parking generation assumptions acceptable to the City, demonstrating that off-street parking at a rate lower than that otherwise required by this § 14-16-5-5 will adequately accommodate all anticipated demand for off-street parking and will not result in either traffic congestion or parking congestion in surrounding neighborhoods.
2. The Planning Director determines that the parking study provides a more accurate measure of parking needs for the site than application of the standards in this § 14-16-5-5 that would otherwise apply.

5-5(C)(6) Parking Credits

5-5(C)(6)(a) Electric Vehicle Charging Station Credit

Each electric vehicle charging station with a rating of 240 volts or higher installed in an off-street parking space shall count as 2 vehicle parking spaces toward the satisfaction of minimum off-street parking requirements.

5-5(C)(6)(b) Van and Car Pool Parking Credit

1. Each off-street parking space designated and signed for the exclusive use of a shared carpool vehicle shall count as 4 spaces toward the satisfaction of minimum off-street parking requirements.

[221] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[222] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

2. Each off-street parking space designated and signed for the exclusive use of a shared vanpool vehicle shall count as 7 spaces toward the satisfaction of minimum off-street parking requirements.

5-5(C)(6)(c) Shared Vehicle Program Credit

Each off-street parking space designated and signed for the exclusive use of an existing car sharing program shall count as 4 spaces toward the satisfaction of minimum off-street parking requirements.

5-5(C)(6)(d) On-street Parking Credit

1. Any on-street parking space abutting the subject property may be counted as 1 required off-street parking space if the street does not have residential parking permit restrictions.
2. On-street parking spaces abutting the subject property shall be considered as located on the same lot for the purposes of § 14-16-5-5(F)(1) (Location).
3. Each on-street parking space may only be counted once toward the parking requirements of the abutting lot, regardless of the number of individual buildings or tenants on the lot.
4. No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by City action and the remaining off-street parking does not meet the minimum off-street parking requirements of this § 14-16-5-5.
5. On-street parking spaces credited for a specific use shall not be reserved for the exclusive use by customers, employees, or occupants of that use, but shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be allowed.

5-5(C)(6)(e) Off-site Parking Credit

1. The provision of required parking at an off-site parking area may be counted toward required off-street parking spaces on a 1-for-1 basis and is allowed for 100 percent of the required parking spaces, except that those required to satisfy the Americans with Disabilities Act shall be provided on the site of the building or use.
2. Off-site parking must meet the location standards in § 14-16-5-5(F)(1)(a) and shall be guaranteed by a legally binding agreement between the owner of the parking area and the owner of the building or use that is located on a different lot and served by the parking area.

5-5(C)(7) Parking Maximums[223]

5-5(C)(7)(a) Table 5-5-4 establishes areas where there are no required parking minimums and where parking maximums are established for non-residential development as a percentage of what would otherwise be required as off-street parking minimums pursuant to the following Subsections:

1. § 14-16-5-5(C)(2) (Minimum Off-street Parking Table) and Table 5-5-1.
2. § 14-16-5-5(C)(3) (Amenity, Recreation, and Entertainment Uses).
3. § 14-16-5-5(C)(5) (Parking Reductions).

5-5(C)(7)(b) In areas exempt from minimum required off-street parking spaces pursuant to § 14-16-5-5(B)(2)(a), parking maximums shall be based on the parking minimums ~~the maximum number of off-street parking spaces provided shall be no more than 175 percent of the off-street parking spaces~~ that would otherwise be required by Table 2-4-13 or Table 5-5-1, as applicable, for the proposed development.

5-5(C)(7)(c) Parking maximums apply to parking lots, not to spaces provided in parking structures, wrapped parking, or parking provided underground.

5-5(C)(7)(d) The Planning Director may allow parking above the maximum for any of the following:

1. An additional 10 spaces over the maximum are allowed for every 2-inch caliper tree planted on-site in addition to all other landscaping requirements.
2. Every parking space covered by a shade structure shall not count against the parking maximum.
3. Every parking space with permeable paving or that empties into a bioswale or other green stormwater infrastructure that improves water quality shall not count against the parking maximum.
4. Every parking space with an electric vehicle (EV) charging station installed with a rating of 240 volts or higher shall not count against the parking maximum.
5. Every EV capable parking space shall only count as half a parking space against the parking maximum.
6. The Planning Director may approve additional parking spaces if both of the following criteria apply.
   a. The applicant provides a parking needs study, prepared by a consultant with expertise in that area recognized by the

[223] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Parking Maximums in UC-AC-MS-PT-MT, **Condition #16**. [Spreadsheet Item #40] EPC reviewed but did not recommend approving proposed changes in Council Amendment Fiebelkorn – E, **Condition #16**. [Spreadsheet Item #C-11]

City, and using parking generation assumptions acceptable to the City, demonstrating that off-street parking at a rate higher than parking maximums is needed to accommodate anticipated demand for off-street parking and will not negatively impact pedestrian or transit connectivity.

b. The Planning Director determines that the parking study provides a more accurate measure of parking needs for the site.

Table 5-5-4: Maximum Off-street Parking Requirements for Non-residential Development[224]
DT = Downtown; UC = Urban Center; MS = Main Street area; PT = Premium Transit area
AC = Activity Center; MT = Major Transit area

Area	Parking Maximum for Non-residential Development[1]
Centers + Corridors	
DT-UC-MS-PT areas	100% ~~175%~~
AC-MT areas	125%
Small Areas	
McClellan Park Small Area[2]	175%
Old Town – HPO-6	175%
Other	
Within 330 feet of a transit facility~~, excluding park-and-ride lots and depots~~[3]	100%

[1] Percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.
[2] See § 14-16-5-5(B)(2)(a)2.
[3] As of 2025, transit facilities include Alvarado Transportation Center, Central/Unser Transit Center, Montaño Transit Center, Montgomery & Tramway, Northwest Transit Center, Uptown Transit Center.

~~5-5(C)(7)(e) In UC-MS-PT areas the maximum number of off-street parking spaces provided shall be no more than 175 percent of the off-street parking spaces required by Table 2-4-13 or Table 5-5-1, as applicable.~~

~~5-5(C)(7)(f) Within 330 feet of a transit facility, excluding park-and-ride lots and depots, the maximum number of off-street parking spaces provided shall be no more than 100 percent of the off-street parking spaced required by Table 2-4-13 or Table 5-5-1, as applicable.~~

5-5(C)(8) Accessible Parking

5-5(C)(8)(a) Within the off-street parking requirements of Table 5-5-1 and Table 5-5-2, as adjusted by § 14-16-5-5(C)(5) (Parking Reductions) – and not in addition to those requirements – accessible parking shall be provided as required by the federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), federal Fair Housing Act, and New Mexico Statutes

[224] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Parking Maximums in UC-AC-MS-PT-MT. [Spreadsheet Item #40]

Annotated, as amended, except where off-street parking is only provided in a residential driveway or garage.

5-5(C)(8)(b) Accessible parking spaces shall be located, sized, and constructed as required by the DPM.

5-5(C)(9) Electric Vehicle Parking

5-5(C)(9)(a) When more than 200 off-street parking spaces are constructed, at least 5 percent of the vehicle parking spaces shall include electric vehicle charging stations installed with a rating of 240 volts or higher.

5-5(C)(9)(b) All new townhouse developments containing more than 6 dwelling units shall provide at least 1 parking space that is EV capable per dwelling unit ~~all required off-street parking spaces as EV capable~~.[226]

5-5(C)(9)(c) All new multi-family residential developments or new mixed-use developments containing more than 100 dwelling units shall meet both of the following requirements.[227]

1. At least 1 electric vehicle (EV) charging station installed with a rating of 240 volts or higher shall be provided for every 20 dwelling units. ~~At least 5 percent of the required off-street parking spaces shall have electric vehicle (EV) charging stations installed with a rating of 240 volts or higher.~~
2. At least 1 EV capable parking space shall be provided for every 4 dwelling units. ~~At least 25 percent of the required off-street parking spaces shall be provided as EV capable.~~

5-5(D) MOTORCYCLE PARKING

5-5(D)(1) In addition to parking spaces required by Table 5-5-1, at least the minimum number of off-street parking spaces for motorcycles, mopeds, and motor scooters listed in Table 5-5-5 shall be provided on the site except where off-street parking is only provided in a residential driveway or garage. The minimum number of required motorcycle spaces shall be calculated based on the total number of required off-street parking spaces, after any reductions, credits, and allowances have been calculated.

Table 5-5-5: Minimum Motorcycle Parking Requirements

Required Off-street Vehicle Parking Spaces	Number of Motorcycle Spaces Required
1-25	1 space
26-50	2 spaces
51-100	3 spaces
101-150	4 spaces
151-300	5 spaces
301-500	6 spaces
501-750	7 spaces
751-1,000	8 spaces

[226] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EV Parking – Townhouse. Housing. [Spreadsheet Item #38]
[227] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EV Parking – Multi-family. Housing. [Spreadsheet Item #39]

Table 5-5-5: Minimum Motorcycle Parking Requirements	
Required Off-street Vehicle Parking Spaces	**Number of Motorcycle Spaces Required**
1,000 and above	8 spaces plus 1 space per each additional 500 spaces

5-5(D)(2) All motorcycle parking areas shall be located in convenient, highly visible, well-lighted areas that do not interfere with traffic and pedestrian movements.

5-5(D)(3) Motorcycle parking spaces shall be located, sized, and constructed as required by the DPM.

5-5(E) BICYCLE PARKING

5-5(E)(1) Unless specified otherwise in this IDO, all development shall provide on-site parking spaces for bicycles in accordance with Table 5-5-6.[228]

5-5(E)(1)(a) Where the minimum bicycle parking requirement in Table 5-5-6 is based on the number of off-street parking spaces, it shall be calculated based on the total number of off-street parking spaces provided on the site, regardless of the minimum requirement for off-street parking spaces.

5-5(E)(1)(b) Where no off-street parking spaces are provided, the minimum bicycle parking requirement shall be as follows and as applicable:

1. 1 space / 5 dwelling units or 4 total spaces, whichever is greater.
2. 1 space / 2,500 square feet GFA or 4 total spaces, whichever is greater.

[228] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Bicycle Parking. [Spreadsheet Item #96]

Table 5-5-6: Minimum Bicycle Parking Requirements	
Use	**IDO Bicycle Parking Requirement**
Residential use	≥5 multi-family or live-work dwelling units: 3 spaces or 10% of required off-street parking spaces, whichever is greater
Dormitory	1 space / 3 persons design capacity
Elementary or middle school	5 spaces or 20% of required off-street parking spaces, whichever is greater
High school	
Vocational school	3 spaces / 1,000 sq. ft. GFA
Hotel or motel	2 spaces + 1 space / 6,000 sq. ft. GFA of conference, restaurant, bar, and banquet space
Grocery store	1 space / 2,000 sq. ft. of GFA
Non-residential uses not listed in this table	3 spaces or 10% of required off-street parking spaces, whichever is greater

5-5(E)(2) The required bicycle parking spaces in Table 5-5-6 may be reduced by the Planning Director based on site-specific conditions.

5-5(E)(3) Bicycle parking spaces shall be located, sized, and constructed as required by the DPM.

5-5(E)(4) Bicycle parking facilities shall meet all of the following standards.

5-5(E)(4)(a) All bicycle parking areas shall be located in convenient, highly visible, well-lighted areas that do not interfere with traffic and pedestrian movements.

5-5(E)(4)(b) Required bicycle parking spaces shall be located within 50 feet in any direction of a primary pedestrian entrance. Sites with multiple primary pedestrian entrances shall have distributed bicycle parking locations.

5-5(E)(4)(c) Bicycle parking facilities shall be racks or lockers that are installed and anchored to prevent removal except by authorized personnel.

5-5(E)(4)(d) Racks shall be designed to support the bicycle in an upright position and so that both wheels and 2 points of the frame may be locked securely to it using a U-shaped lock or a chain/cable and lock.

5-5(E)(4)(e) Where the primary use of the property includes 100 or more dwelling units or 100,000 or more square feet of non-residential gross floor area, at least 20 percent of required bicycle parking spaces shall be in secured long-term storage lockers or areas.

5-5(F) PARKING LOCATION AND DESIGN

5-5(F)(1) Location

5-5(F)(1)(a) All Areas

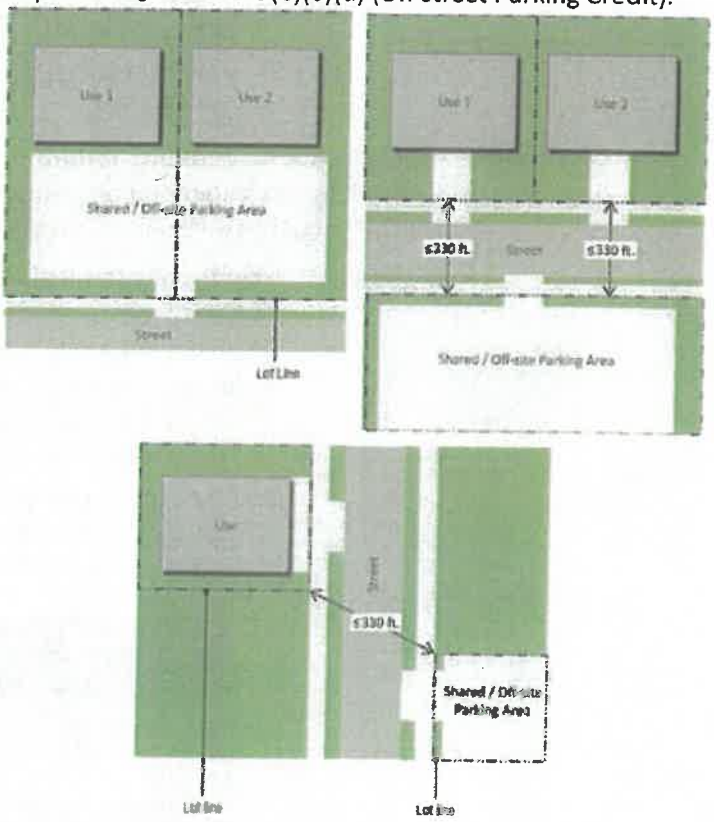
1. No portion of an off-street parking facility shall be located in a public street, sidewalk, alley, or other public right-of-way.
2. If the total required parking exceeds 20 spaces, 25 percent of the total required parking may be designed as compact parking spaces.

3. Where shopping carts are offered to customers, shopping cart corrals, or similar cart storage facilities shall be provided and identified and cannot occupy required parking spaces.
4. Except in the NR-LM and NR-GM zone districts, no required parking area shall be used for the storage, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies unless specified otherwise in this IDO. The prohibition on vehicle storage does not apply to approved outdoor storage and display related to light vehicle sales and rental or for heavy vehicle and equipment sales, rental, fueling, and repair uses in the zone districts where those uses are allowed.
5. Mixed-use and non-residential developments on lots with at least 200 feet of frontage on a public street may be designed with a small parking court located between the front façade of the primary building and the front lot line provided that:
    a. No more than 30 percent of the total parking requirement is provided in a parking court.
    b. The parking court is surrounded on 2 sides by the development.
    c. Parking courts accessed from a local street shall be no greater than 110 feet wide and 150 feet deep.
6. Parking in any Residential zone district or for low-density residential development is prohibited on any portion of the front setback other than on a driveway or drive aisle meeting the standards of this IDO and the DPM.
7. Required parking spaces for single-family ~~detached~~[229] dwellings, two-family ~~detached~~[230] dwellings, and cluster development shall be located on the same lot as the residential use they serve. On-street parking spaces abutting the subject property shall be considered as located on the same lot for the purposes of § 14-16-5-5(C)(6)(d) (On-street Parking Credit).
8. Required parking spaces for townhouse or cottage development, in a designated communal or shared parking area shall be located on a lot abutting at least 1 of the lots served by such parking. On-street parking spaces abutting the subject property shall be considered as located on the same lot for the purposes of § 14-16-5-5(C)(6)(d) (On-street Parking Credit).
9. Required parking spaces for any residential use other than those listed in Subsections 7 and 8 above may be located in a designated communal or shared parking area located on a lot

[229] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[230] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

adjacent to at least 1 of the lots served by such parking. Shared parking is subject to requirements in § 14-16-5-5(C)(5)(b) (Shared Parking Reduction). On-street parking spaces abutting the subject property shall be considered as located on the same lot for the purposes of § 14-16-5-5(C)(6)(d) (On-street Parking Credit).

10. Required parking spaces for uses in the Civic and Institutional, Commercial, and Industrial use categories may be located in a designated parking area on a lot within 330 feet in any direction of the premises served by such parking if they meet the standards in § 14-16-5-5(C)(5)(b) (Shared Parking Reduction) or § 14-16-5-5(C)(6)(e) (Off-site Parking). (See figure below). On-street parking spaces abutting the subject property shall be considered as located on the same lot for the purposes of § 14-16-5-5(C)(6)(d) (On-street Parking Credit).



5-5(F)(1)(b) Downtown, Urban Centers, Main Street Areas, and Premium Transit Areas

In addition to the provisions in Subsection (a) above, the following standards apply in DT-UC-MS-PT areas.

1. Off-street parking and loading areas shall not be located between the front façade of the primary building and the street unless allowed by another provision of this IDO.

2. Required off-street parking spaces that are not required to comply with the federal Americans with Disabilities Act may be located off-site in any Mixed-use or Non-residential zone district provided that the property containing the off-site parking is located within 660 feet in any direction of the use for which the parking is provided (measured from the nearest points on their lot lines), and the applicant provides documentation that the off-site spaces will remain available to supply the required parking for the applicant's property for a period of not less than 2 years. Off-site parking for a non-residential use may not be provided in any Residential zone district.
3. Parking in the rear of a site may be accessed by alleys or by shared access drives or easements along abutting side yards where alley access is not feasible or alleys do not exist. Shared access easements shall not be more than 20 feet wide.
4. Parking shall be landscaped following the requirements in § 14-16-5-6(F).

5-5(F)(2) Design, Access, and Circulation

The following standards apply to driveways, drive aisles, carports, parking lots, and parking structures unless specified otherwise in this IDO.

5-5(F)(2)(a) Low-density Residential Development

The following standards apply to all low-density residential development in any zone district except R-MC.

1. Driveways, parking areas, and curb cuts shall meet any applicable requirements in § 14-16-5-3(C)(3)(b) (Driveways, Drive Aisles, and Access) and the DPM.
2. The combined area of the front yard or street side yard that can be improved for driveways and parking areas in the R-L ~~R-1~~, R-T, R-ML, and R-MH zone districts shall be limited pursuant to Table 5-5-7.

Table 5-5-7: Maximum Front and Street Side Yard Parking Area

Lot Size (sq. ft.)	Maximum Front and Street Side Yard Parking Area
≤2,200	400 sq. ft. or ≤85%, whichever is greater
>2,200 and <5,000	400 sq. ft. or ≤75%, whichever is greater
≥5,000	400 sq. ft. or ≤60%, whichever is greater

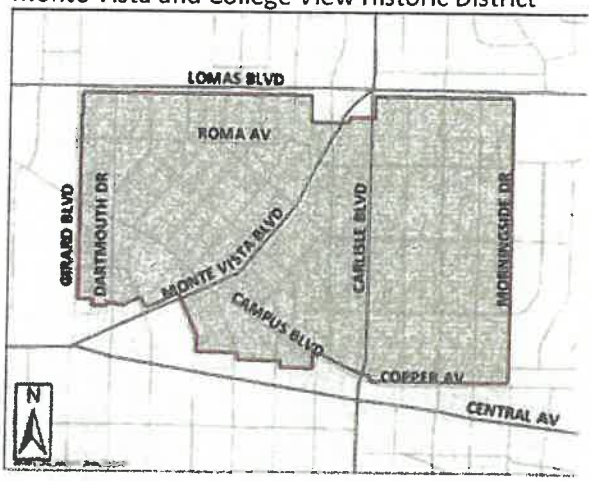
3. Carports
   a. Where carports are allowed pursuant to this Subsection 3, they shall not extend into any required clear sight triangle.
   b. In the R-A, R-L ~~R-1~~, R-T, R-ML, R-MH, and MX-T zone districts, no carport wall may be built within the required front or side setback area unless a Permit – Carport is approved pursuant to § 14-16-6-6(G).

c. In the R-A, R-L ~~R-1~~, R-T, R-ML, R-MH, and MX-T zone districts, no portion a carport structure may be located within 3 feet of a lot line.

d. Carports are prohibited within any front yard in the following small areas:

i. Downtown Neighborhood Area – CPO-3

ii. Monte Vista and College View Historic District



4. In Centers and Corridor areas identified in the ABC Comp Plan, as amended, tandem parking is allowed. A tandem parking space may be counted toward off-street parking requirements provided that both spaces are leased to, allocated to, or otherwise under the control of the same party.

5-5(F)(2)(b) All Other Uses

1. Public parking areas shall be designed so that vehicles do not have to back out of the parking area onto a public street.
2. The primary vehicular access to a parking area shall be from a side street or alley, where alleys are platted and in use. If an alley is used for parking area access, the alley area may be included in the calculation of circulation and maneuvering areas.
3. Vehicular access to a primary non-residential use shall be located to avoid the need for traffic from a collector or arterial street to use a local street for more than 150 feet to access the lot containing the non-residential use.
4. Vertically stacked tandem parking using lift equipment may be used to meet minimum off-street parking requirements in any zone district provided that the parking structure is attended with a lift operator at all times.
5. Fire and emergency access to and through parking areas shall comply with Article 14-2 of ROA 1994 (Fire Code).

6. In the MX-H and MX-FB zone districts, no portion of a vehicle driving lane shall be located in the area directly between the front façade of the primary building and the front lot line.
7. Large Parking Lots
   a. Parking areas, parking circulation, and access for a non-residential development with more than 100,000 square feet of gross floor area shall be designed based on a traffic study conducted at the applicant's expense, covering anticipated traffic volumes, turning movements, trip generation, and parking demand.
   b. Each parking lot containing 100 or more parking spaces, any of which are located more than 330 feet from the front façade of the building shall contain walkways designed to allow pedestrians to access the front door of the primary building without the need to walk through parking areas or cross driving lanes, as required by the DPM.
   c. Each parking lot containing 100 or more spaces shall divide the parking lot into separate areas each containing less than 100 spaces that are separated from each other by 1 or more of the following:
      i. Landscaped swales or other landscaped features (which shall count toward the amount of required site landscaping).
      ii. Landscaped pedestrian paths not less than 20 feet wide.
      iii. Driving lanes that do not contain parking spaces on either side.
      iv. Primary or accessory buildings.
      v. A distance of at least 100 feet (measured between the closest points in the 2 parking areas).
   d. Each parking lot containing 200 or more spaces shall include bicycle pathways designed to provide a clear and convenient connection across or through vehicle circulation areas, as required by the DPM.
   e. All parking lots shall meet the landscaping requirements in § 14-16-5-6(F) (Parking Lot Landscaping).

5-5(F)(3) Technical Design Standards

5-5(F)(3)(a) All parking facilities shall comply with all applicable provisions in this IDO, including but not limited to those in § 14-16-5-3 (Access and Connectivity), § 14-16-5-5(I) (Landscaping, Buffering, and Screening), § 14-16-5-8 (Outdoor Lighting), and § 14-16-5-9 (Neighborhood Edges), and applicable standards in the DPM.

5-5(F)(3)(b) Design and construction of surface parking areas shall also comply with all applicable standards in the DPM, including but not limited to those standards addressing the following topics:

1. Grading and drainage of parking areas.
2. Parking surface materials, including the use of pervious paving materials.
3. Allowed parking space overhangs of public rights-of-way, sidewalks, pedestrian walkways, and landscaped areas, and the use and design of wheel stops and barriers to prevent overhangs and damage.
4. Marking of parking spaces.
5. Parking space and aisle dimensions.

5-5(F)(4) Historic Protection Overlay Zones

In the HPO zones, all off-street parking and loading areas and garages shall be located toward the rear of the site to the maximum extent practicable, shall comply with the standards in all other portions of this § 14-16-5-5, and shall comply with the additional standards applicable to that Historic Protection Overlay zone in this § 14-16-5-5(F)(4). If there is a conflict between other parking standards in this § 14-16-5-5 and the standards in this § 14-16-5-5(F)(4), the standards in this § 14-16-5-5(F)(4) shall prevail.

5-5(F)(4)(a) East Downtown – HPO-1

1. Parking areas shall not be located between buildings and the street.
2. Minimum parking lot setbacks:
   a. From the front lot line: 30 percent of the lot depth.
   b. From other street frontages: 10 feet.
   c. From rear lot lines: 5 feet.
3. Vehicular access is allowed only from a side street or alley.
4. Parking structures shall have uses from Table 4-2-1 on the ground floor along at least 50 percent of the street-facing façade of the parking structure.
   a. Where ground floor uses aren't provided, opaque walls at least 3 feet high or vegetative screens at least 3 feet high at the time of planting shall be provided.
   b. Walls provided pursuant to Subsection a above may be part of the structure of the building or may be a separate wall constructed between the building and the sidewalk.

5-5(F)(4)(b) Eighth and Forrester – HPO-3

1. For single-family and two-family ~~detached~~[231] dwellings, circular driveways are prohibited.

[231] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

2. Tandem parking is allowed in driveways for single-family and two-family ~~detached~~[232] dwellings provided that the tandem space is behind the required front setback. The tandem space may be counted in the calculation of required on-site parking driveways.

5-5(F)(4)(c) Fourth Ward – HPO-4

1. Parking and loading areas shall be located to the back of the site.
2. Parking and loading areas shall be located to minimize visibility from the street.
3. Parking on the street-facing side of corner buildings is prohibited.

5-5(F)(4)(d) Huning Highland – HPO-5

1. All parking areas with 6 or more parking spaces shall be divided with landscaped areas planted in accordance with § 14-16-5-6 (Landscaping, Buffering, and Screening).
2. Parking areas shall be accessed primarily by alleys where physical conditions permit.
3. Tandem parking is allowed in driveways provided that the tandem space is behind the front setback. The tandem space may be counted in the calculation of required on-site parking.
4. Automobile headlights shall be screened from adjacent lots and from the street in accordance with § 14-16-5-6 (Landscaping, Buffering, and Screening).

5-5(F)(4)(e) Old Town – HPO-6

Off-street parking is not required, but any off-street parking shall comply with all provisions of this § 14-16-5-5, excluding those special provisions applicable to other HPO zones.

5-5(F)(4)(f) Silver Hill – HPO-7

1. An alley shall serve as the primary access to parking and loading areas.
2. Tandem parking is allowed in driveways provided that the tandem space is behind the front setback. The tandem space may be counted in the calculation of required on-site parking driveways.
3. Existing driveways shall not be widened or expanded, and paving in the front setback other than for driveways is prohibited.
4. Parking areas with 6 or more vehicle parking spaces must include landscaped areas internal to the parking area complying with § 14-16-5-6 (Landscaping, Buffering, and Screening).

[232] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

5-5(G) PARKING STRUCTURE DESIGN

5-5(G)(1) Crime Prevention Through Environmental Design (CPTED)

Above-ground parking structures or portions of structures occupied by automobile parking shall be designed using the principles of CPTED so as to deter crime and to facilitate security measures and shall meet all of the following standards in addition to the other standards of this Section.

5-5(G)(2) Parking Spaces and Circulation

Parking spaces and circulation shall meet technical standards in the DPM.

5-5(G)(3) Building Design Standards

All parking structures that provide parking for multi-family residential development, mixed-use development, and non-residential development shall comply with the following standards. These standards do not apply to any garage for low-density residential development.

5-5(G)(3)(a) Minimum and maximum setbacks for the parking structure are the same as those for the primary building.

5-5(G)(3)(b) No horizontal length of any façade shall extend longer than 40 feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, projection of lintels, portals, and other external features to avoid visual monotony. A change in color alone does not satisfy this requirement.

5-5(G)(3)(c) Each street-facing façade shall be designed to screen all parked vehicles to a height of 4 feet to conceal internal light sources when viewed from the public street.

5-5(G)(3)(d) The height of an accessory parking structure shall not exceed the height of the primary building it serves.

5-5(G)(3)(e) Where a parking structure is located beneath or within a primary building, if loading docks are provided, they shall be integrated into the parking structure.

5-5(G)(3)(f) For parking structures that occupy 75 percent or more of the street-facing façade of a building, any vehicular ingress/egress locations shall include a planter.

5-5(G)(3)(g) Where parking structures for multi-family residential development abut a street, the street-facing wall shall contain at least one opening of at least 5 feet in length for every 10 parking spaces on the ground floor.

5-5(G)(4) Centers, Main Street Areas, and Premium Transit Areas

In all Centers identified in the ABC Comp Plan, Main Street areas, and Premium Transit areas, parking structures shall comply with the following standards in addition to those listed in Subsections (1), (2), and (3) above.

5-5(G)(4)(a) The ground floor street-facing façade of the parking structure shall have a minimum ground floor clear height of 10 feet for a depth of at least 30 feet from the property line abutting the street to allow

for conversion to a pedestrian-oriented use when the market supports that use.

5-5(G)(4)(b) Parking structure ramps shall not be visible from any public street.

5-5(H) OFF-STREET LOADING

5-5(H)(1) Number of Required Off-street Loading Spaces

All non-residential uses with 25,000 square feet or more of gross floor area shall provide off-street loading spaces and related access and maneuvering areas pursuant to Table 5-5-8 and this § 14-16-5-5(H).

Table 5-5-8: Off-street Loading Space Requirements

Zone District	Required Loading Spaces
Non-residential Zone Districts	
Uses in the Lodging, Offices and Services, and Retail Sales categories	Minimum: 1 space / 50,000 sq. ft. ground floor GFA or part thereof Maximum: 3 spaces
Other non-residential uses	Minimum: 1 space / 50,000 sq. ft. ground floor GFA or part thereof Maximum: 2 spaces
All Other Zone Districts	
All non-residential uses	Minimum: 1 space / building

5-5(H)(2) Location of Off-street Loading Spaces

5-5(H)(2)(a) Loading spaces shall be located on the same lot as the use it serves, unless Subsection (b) below applies.

5-5(H)(2)(b) Joint use of an off-street loading facility may be approved by the Planning Director provided that the applicant provides documentation demonstrating the adequacy of the facility to serve anticipated loading needs, and an executed agreement among the owners of the buildings or uses sharing the facility is submitted to and approved by the Planning Director.

5-5(H)(2)(c) Where a single customer entrance to a building is provided, customer loading areas shall not be located in front of the customer entrance or within 15 feet in any direction of the entrance.

5-5(I) VEHICLE STACKING AND DRIVE-THROUGH OR DRIVE-UP FACILITIES

The following standards apply to all uses that require vehicle stacking, including but not limited to a drive-through or drive-up facility, fueling station, or car wash, and to any facility or parking area where traffic flow is controlled by an entry gate, ticket booth, or guard house.

5-5(I)(1) Vehicle Stacking Spaces

5-5(I)(1)(a) Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM.

5-5(I)(1)(b) Vehicle stacking spaces shall be provided pursuant to Table 5-5-9 and other standards in this § 14-16-5-5(I). Required stacking

distances shall be measured from the end of the queuing lane or property line to the point of service, as specified in Table 5-5-9.

Table 5-5-9: Required Stacking Spaces

Activity	Minimum Required Stacking Spaces, per Establishment[1]		Measured from End of Queuing Lane To:
	General	UC-MS	
Bank or Automated Teller Machine (ATM)	4	3	Teller window / ATM
Light Vehicle Fueling Station	1	1	End of fuel pump island
Car Wash, Conveyor-operated	12	6	Outside of washing bay
Car Wash, Self-service	3	2	Outside of washing bay
Restaurant	12	6	Pick-up window
Retail Store	4	3	Pick-up window
Other	Determined by the City Engineer based on anticipated demand		

[1] Each stacking space shall be 20 ft. long unless specified otherwise in the DPM or by the City Engineer.

5-5(I)(2) Drive-through or Drive-up Facility Design

5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.

5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.

5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot.

5-5(I)(2)(d) In UC-MS-PT areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required street side setback, except on lots that meet at least 2 of the following criteria.

1. The lot is located on a corner.
2. The lot is 21,780 square feet (1/2 acre) or smaller.
3. The lot does not have vehicular access to the street that the front façade of the primary building faces.

5-5(I)(2)(e) In UC-MS-PT areas and the MX-H zone district, if a drive-through lane is allowed pursuant to § 14-16-5-5(I)(2)(d), the drive-through lane shall be screened pursuant to § 14-16-5-5(I)(2)(a), and enhanced pedestrian crossings, such as a raised crosswalk, shall be required where the drive-through lane crosses a pedestrian pathway to the primary entrance of the building.

5-5(I)(2)(f) Drive-through service windows and any associated order board shall be located at least 50 feet in any direction from any abutting Residential zone district or lot containing a residential use in any Mixed-use zone district.

5-5(I)(2)(g) Where abutting any Residential zone district or lot containing a residential use in any Mixed-use zone district, the edge buffering standards ~~provisions~~[233] of § 14-16-5-6(E) (Edge Buffer Landscaping) shall apply.

[233] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-6 LANDSCAPING, BUFFERING, AND SCREENING

5-6(A) PURPOSE[234]

This § 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit through:

5-6(A)(1) Providing visual relief from urbanization.

5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.

5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.

5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.

5-6(A)(5) Contributing to the processes of air purification and~~,~~ oxygen regeneration that can improve public health.

5-6(A)(6) Contributing to the process of~~,~~ groundwater recharge~~,~~ and stormwater runoff retention~~, . Landscape should be designed to~~ retaining soil moisture, preventing erosion, encouraginge the growth of abutting plantings, ~~and~~ mitigatinge urban heat-island effects, and ~~while~~ abating ~~aiding in the abatement of~~ air and water pollution, dust, noise, heat, and glare.

5-6(A)(7) Providing screening of some types of facilities, structures, and equipment.

5-6(A)(8) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and accidents.

5-6(B) APPLICABILITY

5-6(B)(1) The provisions of this § 14-16-5-6 shall apply to any of the following, unless specified otherwise this IDO:

5-6(B)(1)(a) Construction of a new primary building ~~containing multi-family, mixed-use, or non-residential development~~ or an accessory parking structure.[235]

5-6(B)(1)(b) Construction of a new parking lot containing 20 or more spaces, or expansion of an existing parking lot by 20 spaces or more.

5-6(B)(1)(c) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 2,000 square feet or more, or 20 percent or more, whichever is less.

[234] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Landscape, Buffering, and Screening – Purpose. [Spreadsheet Item #99]
[235] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Landscape, Buffering, and Screening – Applicability. [Spreadsheet Item #100]

5-6(B)(1)(d) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, specified by building permits, is $400,000 or more.

5-6(B)(2) In the case of walls provided for buffering or screening requirements with conflicting standards in this § 14-16-5-6, § 14-16-5-5 (Parking and Loading), and § 14-16-5-9 (Neighborhood Edges), the highest specified wall height allowance prevails.

5-6(B)(3) Requirements for walls provided to meet buffering and screening requirements prevail over maximum wall height standards ~~regulations~~[236] in § 14-16-5-7 (Walls and Fences), but shall be subject to any other applicable material and design requirements in § 14-16-5-7(E) (Materials and Design).

5-6(C) GENERAL LANDSCAPING STANDARDS

The following standards apply to all landscaping, screening, or buffering required by this § 14-16-5-6 for any new buildings containing multi-family residential, mixed-use, or non-residential development or an accessory parking structure, except as specified in § 14-16-5-6(D) (Street Frontage Landscaping) below.[237]

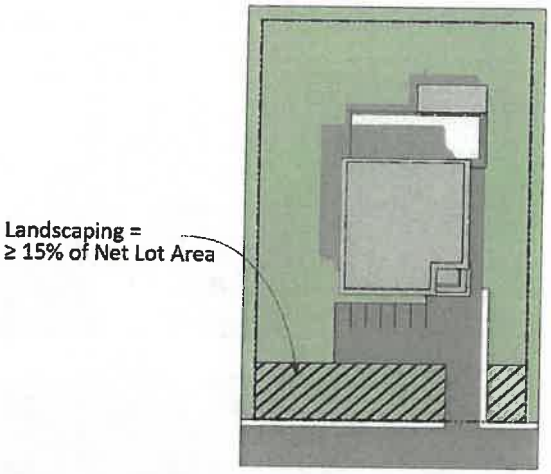
5-6(C)(1) Landscape Plan Required

A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the standards ~~provisions~~[238] of this § 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this § 14-16-5-6 can be demonstrated in the combined materials. Landscaping shall be maintained pursuant to the requirements of § 14-16-5-13(B)(7) (Landscaping, Buffering, and Screening).

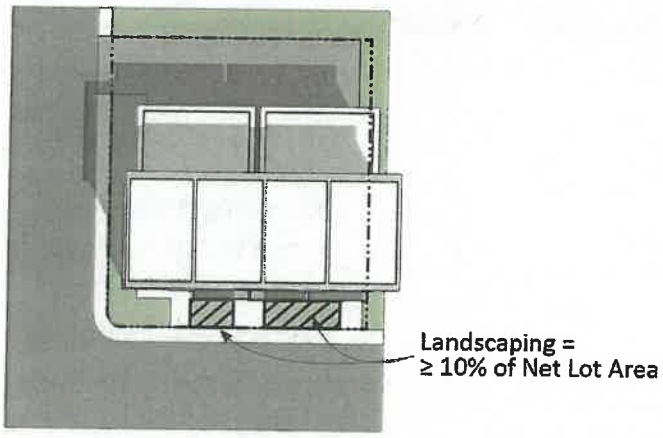
5-6(C)(2) Minimum Landscape Area

5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping. (See figure below.)

[236] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[237] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Landscape, Buffering, and Screening – General Standards. [Spreadsheet Item #101]
[238] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]



5-6(C)(2)(b) In DT-UC-MS-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be at ground level. (See figure below.)

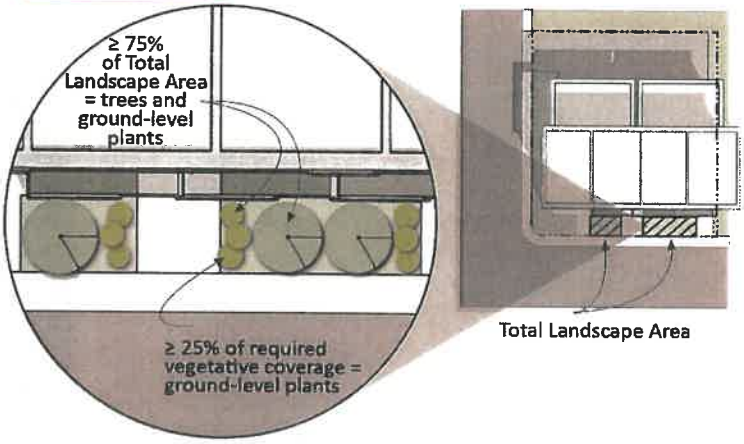


5-6(C)(2)(c) The mature realistic spread of trees and shrubs as defined by the Official Albuquerque Plant Palette will be used to calculate required vegetative coverage as follows.[239]

1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. (See figure below.)
2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)
3. Overlapping canopy areas from trees and ground-level plants may both be counted toward the required total vegetative coverage in Subsection 1 above, provided the minimum

[239] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minimum Landscape Area. Landscaping. [Spreadsheet Item #102]

ground-level vegetative coverage required in Subsection 2 above is still met.



5-6(C)(2)(d) See also § 14-16-5-6(D) (Street Frontage Landscaping), § 14-16-5-6(E) (Edge Buffer Landscaping), and § 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.

5-6(C)(3) Overlapping Requirements

5-6(C)(3)(a) If areas required to be landscaped by 2 or more provisions of this § 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements.

1. See § 14-16-5-6(C)(12) (Existing Vegetation Credit).
2. See § 14-16-5-6(C)(13) (Stormwater Management Features).
3. See § 14-16-5-6(D) (Street Frontage Landscaping).
4. See § 14-16-5-6(E) (Edge Buffer Landscaping).
5. See § 14-16-5-6(F) (Parking Lot Landscaping).

5-6(C)(3)(b) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.

5-6(C)(3)(c) Gardens and community gardens provided may count toward satisfying the requirements of § 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(3)(d) Any landscaping provided to meet requirements in § 14-16-5-2(I) (Major Arroyo Edges) may count toward any required landscaping in this § 14-16-5-6 but shall be subject to § 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in § 14-16-5-11(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in § 14-16-5-6 but shall be subject to standards in § 14-16-5-6(C) (General Landscaping Standards).

5-6(C)(4) Required Plant Materials and Site Amenities[240]

5-6(C)(4)(a) A minimum of 10 species must be used in the landscaped area.

5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this § 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:

1. Meet the intended purpose of that type of landscaping.
2. Are not hazardous.
3. Are not identified as invasive on a City or State plant list.
4. Are not listed in the City's Weed Identification Handbook.
5. Are equally hardy to the Albuquerque ~~New Mexico~~ climate.
6. Comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance), as applicable.

5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited.

5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species.

5-6(C)(4)(e) Irrigated grass shall not be planted on slopes exceeding 1:4 rise:run or planted in narrow or irregularly shaped areas 10 feet or less in any dimension in order to avoid water waste.

5-6(C)(4)(f) Any new grass irrigated with sprinklers shall be installed at least 3 feet in any direction from any impermeable hard surface. A buffer using organic mulch, permeable pavers, gravel, or compacted crusher fines shall ~~can~~ be used when planting grass adjacent to impermeable surface.

5-6(C)(4)(g) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.

5-6(C)(4)(h) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this § 14-16-5-6(C) (General Landscaping Standards).

~~5-6(C)(4)(i) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA)~~

[240] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Required Plant Materials and Site Amenities. Landscaping. [Spreadsheet Item #103]

~~Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.~~

5-6(C)(4)(j) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.

5-6(C)(4)(k) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.

5-6(C)(4)(l) In DT-UC-MS areas, landscaped areas other than street frontage shall include street ~~pedestrian~~ furniture to include at a minimum 1 seating feature, 1 planter, and 1 trash receptacle~~, pedestrian amenities, or trash receptacles to encourage pedestrian use~~.

5-6(C)(4)(m) See also § 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.

5-6(C)(5) Soil Condition and Planting Beds[241]

5-6(C)(5)(a) All vegetated material required by this § 14-16-5-6 shall be planted in soil that is uncompacted ~~soil~~ to a minimum depth of 24 inches.

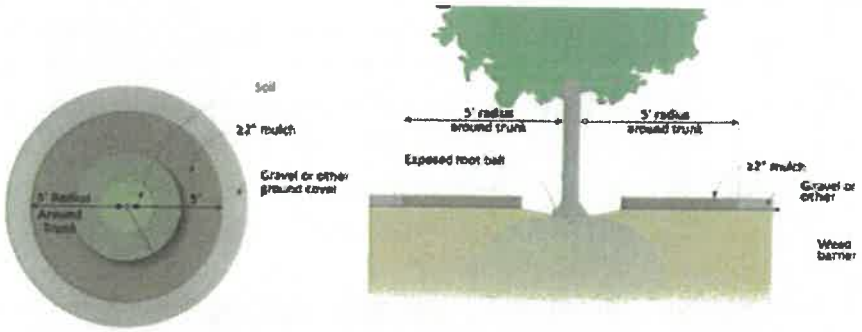
5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.

~~5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.~~

5-6(C)(5)(d) A minimum depth of 3 inches of organic mulch, such as arborist mulch or native mulch woodchips, is required ~~in all planting areas~~ as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. (See figure below.)

1. Decorative bark mulches, bark nuggets, and pecan shells are prohibited.
2. ~~Organic mulch is required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk.~~ In these areas, weed barrier fabric is prohibited. ~~(See figure below.)~~

[241] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Soil Condition and Planting Beds. Landscaping. [Spreadsheet Item #104]



5-6(C)(5)(e) Where abutting areas accessible by vehicles, ~~All~~ landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.

5-6(C)(6) Minimum Plant Sizes at Installation

All vegetation required by this § 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Table 5-6-1: Minimum Plant Sizes

Plant material type (ANSI types)	Minimum size
Deciduous Street Trees	2 in. caliper 6 in. above grade
Deciduous Accent Trees	1.5 in. caliper 6 in. above grade or 6 ft. in height
Evergreen Tree	6 ft. in height
Multi-trunk Tree	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide general ground cover within 1 growing season after planting

5-6(C)(7) Plant Material Spacing

5-6(C)(7)(a) Vegetation required by this § 14-16-5-6 shall be located the following distances in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections:

1. Shrubs: 3 feet
2. Trees: 15 feet

5-6(C)(7)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles may ~~shall~~ be excluded ~~included~~ when calculating the number of trees required to be planted~~, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas~~.[242]

5-6(C)(7)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.

[242] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Plant Material Spacing. Landscaping. [Spreadsheet Item #105]

5-6(C)(7)(d) Shrubs, ornamental grasses, and groundcovers shall be spaced so that no plant is within ½ of the mature diameter of another plant.

5-6(C)(7)(e) Trees shall be spaced so that no tree is within ½ the mature diameter of another tree.

5-6(C)(8) Protecting Clear Sight Triangle

The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

5-6(C)(9) Planting in or over the Public Right-of-way

5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.

5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9 foot clearance over the street surface.

5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

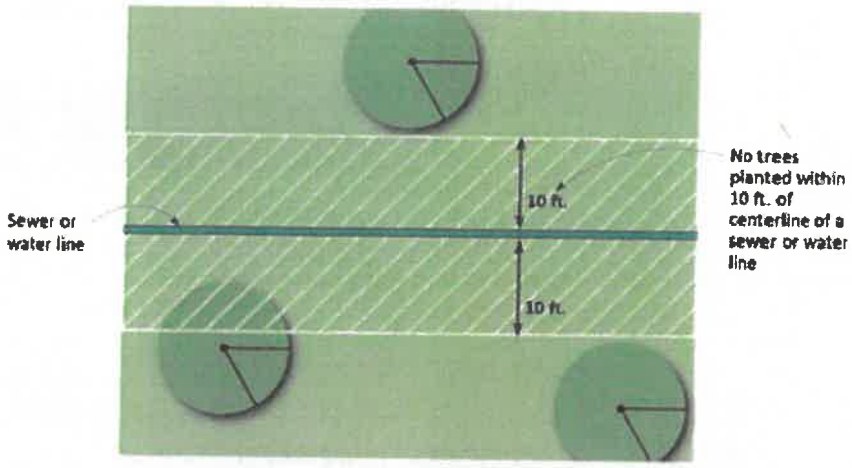
5-6(C)(10) Planting near Utilities[243]

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements or within 10 feet in any direction of the centerline of a sewer or water line, whichever is greater, unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. (See figure below.)

1. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.
2. Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize impacts on facilities maintenance and repair.

~~5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. (See figure below.)~~

[243] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Planting near Utilities. Landscaping. [Spreadsheet Item #106]



~~5-6(C)(10)(c) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities maintenance and repair.~~

5-6(C)(10)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.

5-6(C)(10)(e) All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance in any direction for access and to ensure the safety of the work crews and public during maintenance and repair.

5-6(C)(10)(f) Trees shall not be planted near existing or proposed street light poles.

5-6(C)(10)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.

5-6(C)(11) Parking on Landscaped Areas Prohibited

Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape area or buffer area.

5-6(C)(12) Existing Vegetation Credit

5-6(C)(12)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this § 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this § 14-16-5-6.

5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

5-6(C)(12)(c) Trees may be credited only 1 time toward any one buffer, screen, or other landscape requirement.

5-6(C)(12)(d) Trees shall be credited in accordance with Table 5-6-2.

Table 5-6-2: Credits for Preserving Trees

Diameter at Breast Height (in.)	Number of Trees Credited
≥25	8
≥13 and <25	6
≥8 and <13	4
≥4 and <8	2
<4	1
Prohibited trees 8 in. or greater[1]	1

[1] Prohibited trees are those that do not appear on the Official Albuquerque Plant Palette and may appear on the City or State list of prohibited or invasive species

5-6(C)(13) Stormwater Management Features

5-6(C)(13)(a) Required landscape area and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.

5-6(C)(13)(b) Required landscape area and buffer areas shall be designed pursuant to the Bernalillo County Green Stormwater Infrastructure Low-impact Development Standards as of 2023, the DPM and the City Standard Specifications for Public Works Construction.[244]

5-6(C)(13)(c) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-L ~~R-1~~, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.

5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this § 14-16-5-6.

5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of § 14-16-5-6(C)(2) (Minimum Landscape Area).

5-6(C)(14) Irrigation Systems

5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).

[244] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Stormwater Management Features. [Spreadsheet Item #41]

5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.

5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, hardscapes, or streets; non-landscaped areas; adjacent property; or parking and loading areas.

5-6(C)(15) Installation

5-6(C)(15)(a) All landscaping material used to meet the requirements of this § 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association.

5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building shall be installed prior to the issuance of a final certificate of occupancy.

5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right-of-way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

5-6(C)(16) Alternative Landscape Plans[245]

The Planning Director may approve an Alternative Landscape Plan ~~alternative landscape plans~~ that does not meet the specific requirements ~~stated~~ in this § 14-16-5-6 in conjunction with a Site Plan if the Planning Director determines that the Alternative Landscape Plan ~~alternatives~~ meets all of the following criteria. ~~:~~ If approved, the Alternative Landscape Plan shall be binding on the subject property until amended through an amendment to the Site Plan, pursuant to § 14-16-6-4(X) (Amendments of Approvals).

5-6(C)(16)(a) The Alternative Landscape Plan is ~~Are~~ consistent with the purposes of this § 14-16-5-6.

5-6(C)(16)(b) The Alternative Landscape Plan does ~~Do~~ not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

5-6(C)(16)(c) The Alternative Landscape Plan does ~~Do~~ not include a reduction of tree planting requirements.

5-6(C)(16)(d) The Alternative Landscape Plan provides ~~Provide~~ equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

5-6(C)(16)(e) The Alternative Landscape Plan provides ~~Provide~~ equal or superior visual appearance of the property when viewed from the street.

5-6(C)(16)(f) The Alternative Landscape Plan provides ~~Provide~~ equal or superior carbon dioxide absorption and heat island reductions.

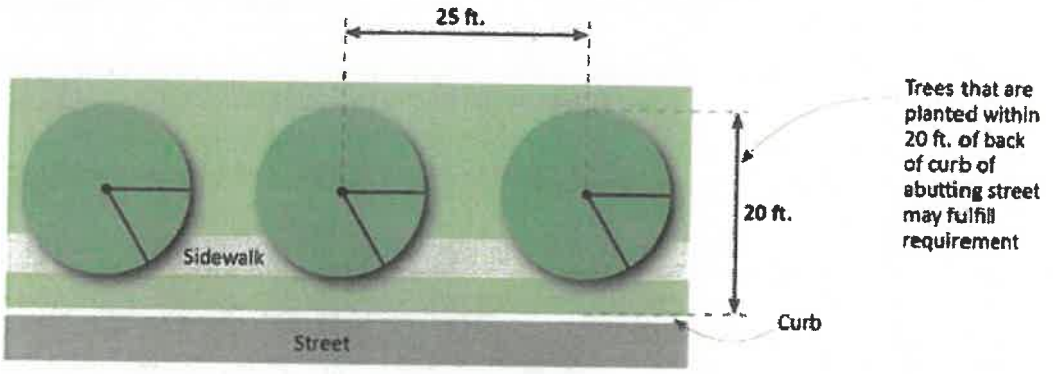
5-6(D) STREET FRONTAGE LANDSCAPING

5-6(D)(1) Required Street Trees[246]

5-6(D)(1)(a) For low-density residential development, all new primary buildings shall require planting at least 1 street tree with minimum caliper of 2 inches.

5-6(D)(1)(b) All other development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement. (See figure below.)

[245] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with proposed revisions to Alternative Signage Plans. [Spreadsheet Item #2]
[246] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Required Street Trees – Low-density Residential, **Condition #17**. [Spreadsheet Item #107] Revised editorially for consistency with this IDO [Spreadsheet Item #2]



5-6(D)(1)(c) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this § 14-16-5-6(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.

5-6(D)(1)(d) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO.

Table 5-6-3: Minimum Planting Area by Tree Height at Maturity

Tree Height at Maturity (ft.)	Minimum Planting Area (ft.)
0-20	4 x 4
>20-40	5 x 5
>40	6 x 6

5-6(D)(1)(e) Permeable materials that meet ADA requirements, including but not limited to crusher fines, shall be used to provide a walkable surface in required tree planting areas. Tree grates may be used in constrained locations to accommodate pedestrian circulation~~, to allow the required planting areas to have a walkable surface~~.

5-6(D)(2) Additional Frontage Landscaping

5-6(D)(2)(a) General

For buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted every 30 feet along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo.

5-6(D)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit areas

Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with street ~~pedestrian~~[247] furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt. (See figure below.)



50% of front setback area not used for pedestrian access or pedestrian furniture and amenities shall be landscaped

5-6(E) EDGE BUFFER LANDSCAPING

5-6(E)(1) General Requirements

5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards specified in Subsections (2) through (5) below.

5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO.

5-6(E)(1)(c) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable.

5-6(E)(1)(d) For the purposes of this § 14-16-5-6(E), "industrial development" refers to the zone districts and uses specified in § 14-16-5-6(E)(4)(a) (Industrial Development Adjacent to Non-industrial Development).

5-6(E)(1)(e) Additional buffering may be required for specific uses, pursuant to any Use-specific Standards for those uses in § 14-16-4-3 or Neighborhood Edge standards in § 14-16-5-9.

[247] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]

Table 5-6-4: Edge Buffer – Development Type Summary[1]

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	Wall, fence, or vegetative screen ≥6 ft.
Multi-family	Industrial development	14-16-5-6(E)(4)		
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Multi-family, mixed-use, or other non-residential	R-A, R-L ~~R-1~~, R-MC, R-T, or R-ML	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	

[1] See § 14-16-5-6(E)(2), § 14-16-5-6(E)(3), and § 14-16-5-6(E)(4) for complete edge buffer standards.

5-6(E)(2) Development Next to Low-density Residential Zone Districts

Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-L ~~R-1~~, R-MC, R-T , or R-ML zone district, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

5-6(E)(2)(a) General

A landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.

1. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.

5-6(E)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

1. A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide.
2. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and all of the following requirements shall be met.
   a. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with

spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

b. The side facing the low-density residential development shall be at least as finished in appearance as the side facing the multi-family, mixed-use, or non-residential development.

c. If there is an existing wall between the two properties, it may count toward satisfying the requirements of § 14-16-5-6(E)(2)(b)2 if it meets, or is improved to meet, the height and design standards above.

5-6(E)(3) Development Next to a Multi-family Residential Zone District

Where mixed-use or non-residential development other than industrial development occurs on any lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.

5-6(E)(3)(a) General

An edge buffer area shall be provided on the subject property along the property line between the two properties.

1. If a wall at least 3 feet in height is provided or exists along the property line between the two properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.

5-6(E)(3)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

1. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and both of the following requirements shall be met.
   a. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
   b. The side facing the multi-family development shall be at least as finished in appearance as the side facing the mixed-use, or non-residential development.
2. If there is an existing wall between the two properties, it may count toward satisfying the requirements of § 14-16-5-

6(E)(3)(b)1 if it meets, or is improved to meet, the height and design standards above.

5-6(E)(4) Industrial Development Adjacent to Non-industrial Development

5-6(E)(4)(a) Applicability

An edge buffer shall be provided as specified in Table 5-6-4 and for the relevant areas in Subsections (b) and (c) below in all of the following locations:

1. Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, including, but not limited to both of the following locations:
   a. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NR-GM zone district.
   b. Where light manufacturing; heavy manufacturing; special manufacturing; natural resource extraction; non-linear portions of an electric utility, drainage facility, or other major utility; or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses.
2. Where multi-family residential development is adjacent to a lot with industrial development.

5-6(E)(4)(b) General[248]

A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved by the City Engineer as necessary on a particular lot.

1. If a wall ~~at least 3 feet in height~~ that is opaque for at least 3 feet of height is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met.
   a. If the wall is located on the property line, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
   b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met.

[248] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Walls & Fences – Industrial Adjacent to Non-Industrial, General, **Condition #18**. [Spreadsheet Item #42]

i. Landscaping that meets the requirements in Subsection 2. below shall be provided between the wall and the street.

ii. The landscaping shall be maintained by the owner of the subject property.

2. If no opaque wall at least 3 feet high is provided or exists, 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.

5-6(E)(4)(c) Downtown, Urban Centers, and Main Street and Premium Transit Areas

An opaque wall or fence at least 6 feet tall shall be provided on the subject property along any lot line abutting or across an alley from the non-industrial development.

1. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use.
3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of § 14-16-5-6(E)(4)(c) if it meets, or is improved to meet, the height and design standards above.

5-6(E)(5) Area of Change Next to Area of Consistency

Except in DT-UC-MS-PT areas, where a premises partially or completely in an Area of Change is abutting a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) abutting the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot or premises, unless specified otherwise in this IDO.

Table 5-6-5: Edge Buffer – Development Area Summary[1]

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Area of Consistency in R-A, R-L ~~R-1~~, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	Not required
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)		
Area of Consistency in Mixed-use, NR-C, or NR-PO	14-16-5-6(E)(4)		

[1] See § 14-16-5-6(E)(5)(a), § 14-16-5-6(E)(5)(b), and § 14-16-5-6(E)(5)(c) for the complete buffer standards for Development Areas.

5-6(E)(5)(a) If the lot in the Area of Consistency is in an R-A, R-L ~~R-1~~, R-MC, or R-T zone district, the requirements of § 14-16-5-6(E)(1) and § 14-16-5-6(E)(2) shall apply.

5-6(E)(5)(b) If the lot in the Area of Consistency is in an R-ML or R-MH zone district, the requirements of § 14-16-5-6(E)(1) and § 14-16-5-6(E)(3) shall apply.

5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of § 14-16-5-6(E)(1) and § 14-16-5-6(E)(4) shall apply.

5-6(F) PARKING LOT LANDSCAPING

5-6(F)(1) Parking Lot Edges

5-6(F)(1)(a) Landscape buffer areas are required to separate off-street parking and circulation areas from front, side, and rear boundaries of premises.

5-6(F)(1)(b) Where a parking lot is abutting an R-A, R-L ~~R-1~~, R-MC, or R-T zone district, standards ~~provisions~~[249] related to parking area in § 14-16-5-9(D) (Parking, Drive-through Or Drive-up Facilities, and Loading) shall apply.

5-6(F)(1)(c) Where development is coordinated on 2 or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.

5-6(F)(1)(d) Landscape buffers may be crossed by drive aisles connecting to abutting land.

5-6(F)(1)(e) No parking is allowed within a required landscape buffer area.

5-6(F)(1)(f) Landscape approved within the abutting public right-of-way or private way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscape and the premises, but in no case shall the width of the on-site landscape buffer be less than 5 feet.

5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.

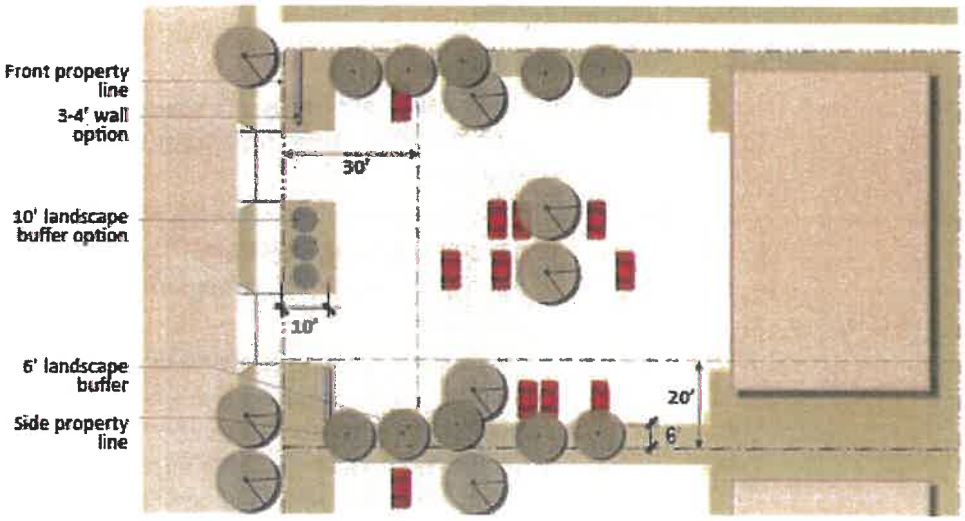
5-6(F)(1)(h) Where walls are required, they shall integrate with building materials and colors.

5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.

1. Front Lot Edge
   a. General

[249] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.



b. Downtown, Urban Centers, and Main Street and Premium Transit Areas
Any parking lot located within 30 feet of the front lot line shall be screened from the street by a masonry wall as described in Subsection a above. Openings in the masonry wall no more than 4 feet wide to allow passage of bicycles and pedestrians from the street into the parking lot are allowed.

2. Side and Rear Lot Edges
Where no side or rear lot line buffer is required by § 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.

a. General
Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer area at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

b. Downtown, Urban Centers, and Main Street and Premium Transit Areas
Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall.

5-6(F)(2) Parking Lot Interior

5-6(F)(2)(a) General

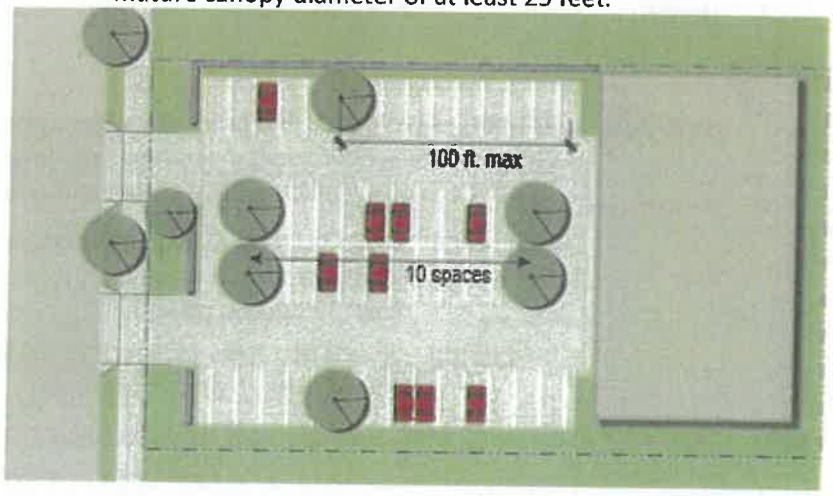
At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

5-6(F)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas

At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

5-6(F)(2)(c) Tree Requirements

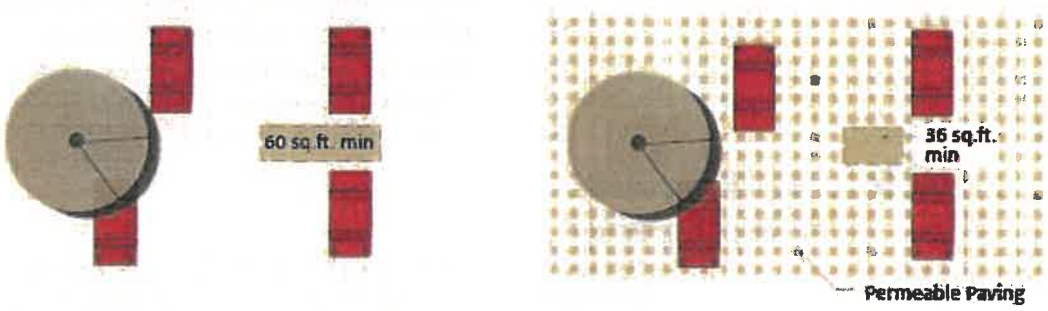
1. One (1) tree is required per 10 parking spaces.
2. No parking space may be more than 100 feet in any direction from a tree trunk.
3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet.



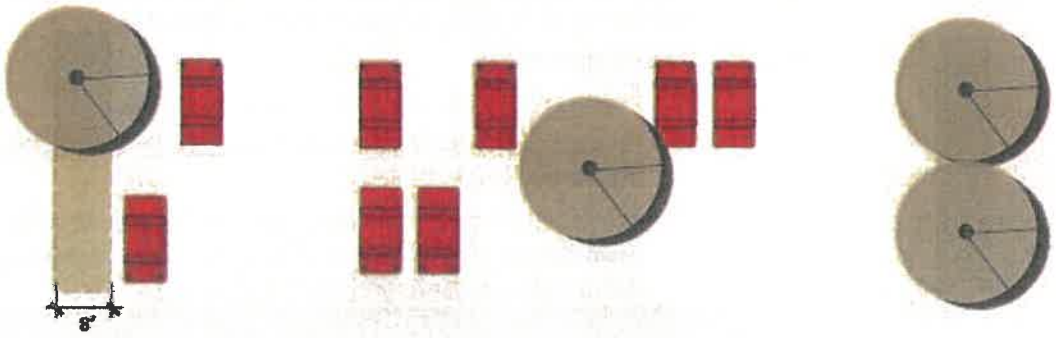
5-6(F)(2)(d) Location and Dimension of Landscaped Areas

1. The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a

permeable material and, combined with the tree planter area, meets the 60 square foot per tree requirement.



2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension.



5-6(F)(3) Abutting Arroyos or Major Public Open Space

When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via 1 of the following options:

5-6(F)(3)(a) Walls or fencing a minimum of 6 feet high; fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75 percent opaque.

5-6(F)(3)(b) Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque.

5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS

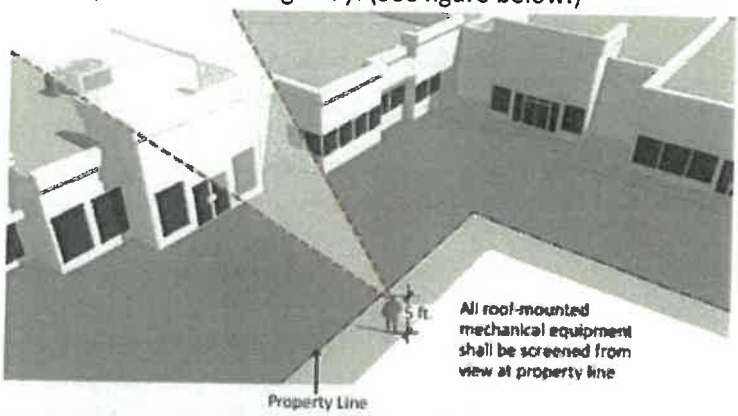
Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing (with or without slats) shall not satisfy the requirement.

5-6(G)(1) Roof-mounted Mechanical Equipment

5-6(G)(1)(a) No screening is required for rooftop solar energy equipment.

5-6(G)(1)(b) In any R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be

screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway. (See figure below.)



5-6(G)(2) Ground-mounted Mechanical Equipment

5-6(G)(2)(a) R-ML, R-MH, and Mixed-use Zone Districts

Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.

5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts

Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.

5-6(G)(2)(c) Screening

Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, such equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen.

1. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).
2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.

3. No screening of ground-mounted solar energy equipment that would reduce the efficiency or effectiveness of the solar energy equipment is required.

5-6(G)(2)(d) Safety Exemption
Notwithstanding Subsections (a), (b), and (c) above, screening is not required if it would violate any State or federal safety rules.

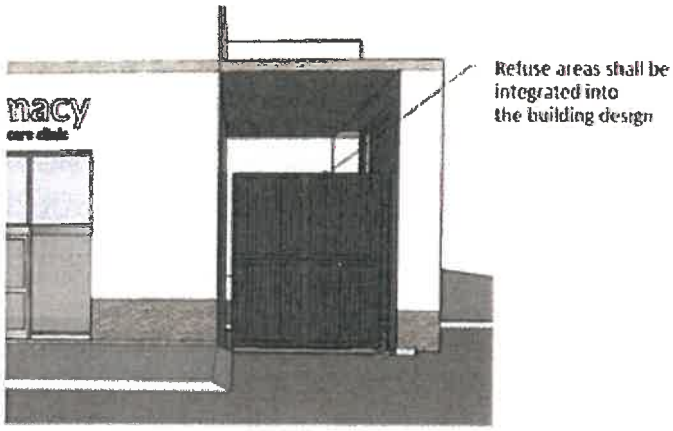
5-6(G)(3) Loading, Service, and Refuse Areas

5-6(G)(3)(a) Covering Waste Containers
All waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not reach storm drain inlets.

5-6(G)(3)(b) Development Abutting Low-density Residential
Where a lot is abutting low-density residential development or lots zoned R-L ~~R-1~~, R-MC, or R-T, dumpsters for solid waste, but not for recycling, are prohibited in any required setback or landscape buffer area that is contiguous with the low-density residential development.

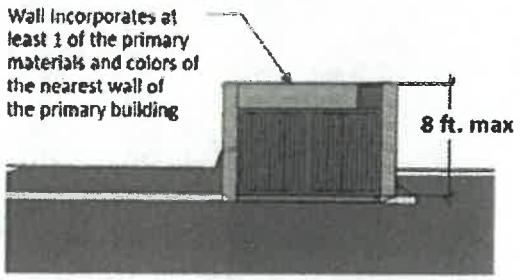
5-6(G)(3)(c) R-ML, R-MH, and Mixed-use Zone Districts
Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.

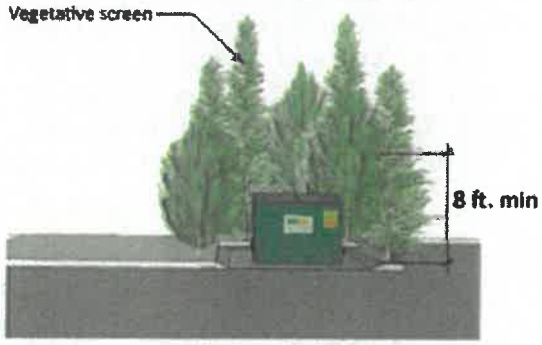
5-6(G)(3)(d) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts
Outdoor loading, service, and refuse areas shall be integrated into the building design if possible, or shall be located where they are not visible from streets, City parks, Major Public Open Space, trails, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable. (See figure below.)



5-6(G)(3)(e) Screening
Where it is not practicable to locate the loading, service, and refuse areas pursuant to Subsections (c) and (d) above, they shall

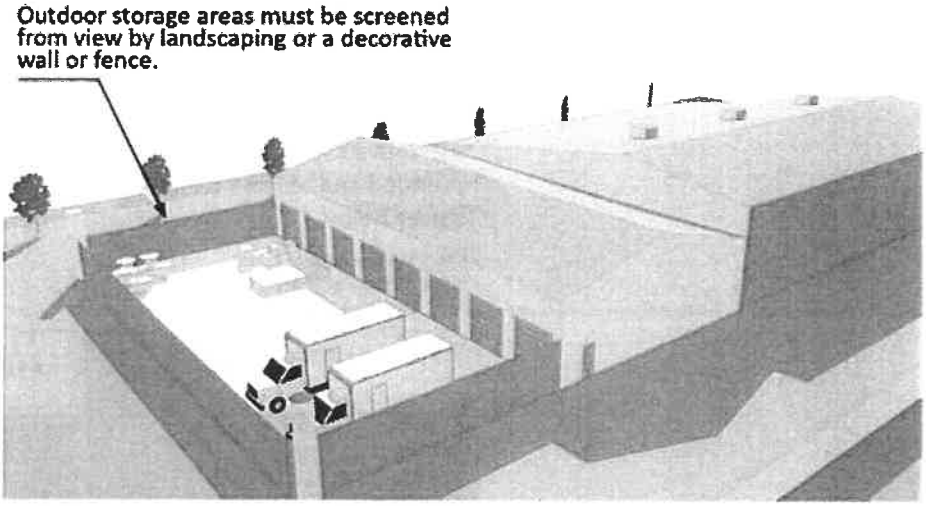
be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting. (See figures below.)





5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials

Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are typically not moved within a consecutive 7-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo, shall be screened from view by a vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).



5-6(G)(5) Outdoor Activity

High-temperature processes (such as combustion or welding), shall be screened from view by an opaque decorative wall or fence at least 6 feet tall but not more than 8 feet tall that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block) or a vegetative screen planted along the full length of the area to be screened and at least 8 feet high at the time of planting.

5-6(G)(6) Satellite Dishes

For ground-mounted satellite dishes that are larger than 3 feet in diameter in any Residential zone district, or that are larger than 6 feet in diameter in any Mixed-use or Non-residential zone district, the base of the dish shall be screened from view from a City park, Major Public Open Space, public trail, or major arroyo by a vegetative screen or an opaque wall or fence constructed of 1 of the primary materials used on the nearest façade of the primary building on the lot (but excluding exposed CMU block), to the maximum extent possible and consistent with the effective operation of the satellite dish.

5-7 WALLS AND FENCES

5-7(A) PURPOSE

This § 14-16-5-7 regulates walls, fences, retaining walls, and vertical combinations of those items (collectively referred to in this Section as "the wall" or "walls") in order to enhance the visual appearance of development in the city; establish a consistent, attractive streetscape; ensure visual compatibility with public spaces such as City parks and trails, major arroyos, and Major Public Open Space; and promote street and neighborhood character.

5-7(B) APPLICABILITY

5-7(B)(1) The Standards in this § 14-16-5-7 apply to new walls and replacement or repair of existing walls, unless modified elsewhere in this IDO.

5-7(B)(2) A wall shall be erected only after obtaining a permit, pursuant to the provisions in § 14-16-6-5(F) (Permit – Wall or Fence – Minor) or § 14-16-6-6(H) (Permit – Wall or Fence – Major), as applicable.

5-7(B)(3) Where wall requirements for buffering and screening purposes in § 14-16-5-5 (Parking and Loading), § 14-16-5-6(E) (Edge Buffer Landscaping), § 14-16-5-6(F) (Parking Lot Landscaping), § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas), or § 14-16-5-9 (Neighborhood Edges) are higher than allowed by maximum wall heights in § 14-16-5-7(D), the taller screening wall requirement shall prevail, but the wall shall be subject to any other applicable standards in this § 14-16-5-7.

5-7(B)(4) Walls adjacent to major arroyos and Major Public Open Space shall be required to follow additional standards in this § 14-16-5-7 as well as any applicable standards in § 14-16-5-2(I) (Major Arroyo Standards), § 14-16-5-2(G) (Irrigation Facility (Acequia) Standards), and § 14-16-5-2(J) (Major Public Open Space Edges).

5-7(B)(5) Retaining walls shall be required to follow standards in § 14-16-5-7(B)(8) and § 14-16-5-7(F).

5-7(B)(6) Access to bikeways shall be added pursuant to § 14-16-5-3(C)(5) (Bicycle Circulation).

5-7(C) WALL LOCATION

5-7(C)(1) Walls may be constructed anywhere on a lot, including but not limited to any front, side, or rear setback area, unless otherwise prohibited by this IDO, by with Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code), or by clear sight triangle requirements.

5-7(C)(2) Walls may be constructed without any setback from a property line, unless otherwise prohibited by this IDO, by Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code), or by the DPM, including but not limited to, clear sight triangle requirements or standards for alignments and easements. Walls may not encroach into any public right-of-way without the prior written approval from

the City Engineer and may not encroach onto any adjacent property without prior written approval of that property owner.

5-7(D) MAXIMUM WALL HEIGHT

5-7(D)(1) Maximum Wall Height Table

5-7(D)(1)(a) Unless specified otherwise in § 14-16-5-7(D)(3) (Exceptions to Maximum Wall Height) or elsewhere in this IDO, walls shall comply with the height standards in Table 5-7-1.

5-7(D)(1)(b) Requests for walls taller than allowed by Table 5-7-1 and § 14-16-5-7(D)(3) (Exceptions to Maximum Wall Height) or elsewhere in this IDO (i.e., requirements for buffering or screening purposes in § 14-16-5-5 (Parking and Loading), § 14-16-5-6(E) (Edge Buffer Landscaping), § 14-16-5-6(F) (Parking Lot Landscaping), § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas), or § 14-16-5-9 (Neighborhood Edges)) must obtain a Variance approval and shall meet the additional requirements in § 14-16-5-7(E)(2) (Articulation and Alignment).

1. A Variance to walls associated with a Site Plan – EPC are pursuant to § 14-16-6-6(H) (Variance – EPC).
2. All other Variance requests for wall standards are pursuant to § 14-16-6-6(O) (Variance – ZHE).

Table 5-7-1: Maximum Wall Height

Zone Category	Residential	Mixed-use	Non-residential (NR-C, NR-BP)[1]	Non-residential (NR-LM, NR-GM)	See also:
Standard Wall Height					
Wall in the front yard or street side yard[2][3][4][5]	3 ft.	3 ft.	3 ft.	6 ft.	5-7(D)(2)
Wall in other locations on the lot[6][7]	8 ft.	8 ft.	8 ft.	10 ft.	5-7(D)(2)
Corner Lot Abutting Residential Zone District					
Any portion of a wall in the rear yard abutting the front yard of a Residential zone district.					
<10 ft. from the lot line abutting the street[2]	3 ft.	3 ft.	3 ft.	6 ft.	5-7(D)(2) 5-7(D)(3)(a)
≥10 ft. from the lot line abutting the street	6 ft.	8 ft. Low-density residential: 6 ft.	8 ft.	8 ft.	5-7(D)(2)
Walls Abutting Major Arroyos and Major Public Open Space					
Wall in a rear or interior side yard abutting a major arroyo	6 ft.	8 ft.	8 ft.	8 ft.	5-7(D)(2) 5-7(E)(4)
Wall in a rear or interior side yard abutting Major Public Open Space	6 ft.	6 ft.	6 ft.	10 ft.	5-7(D)(2) 5-7(E)(4)

[1] In the NR-BP zone district, wall heights shall be specified in the Master Development Plan. If no Master Development Plan exists or if no wall heights are specified in the Master Development Plan, then the wall height requirements in this table apply.
[2] Taller walls may be approved for low-density residential development pursuant to § 14-16-5-7(D)(3)(a).
[3] Taller walls may be approved for multi-family residential development pursuant to § 14-16-5-7(D)(3)(b).
[4] Taller walls may be approved in any Mixed-use zone district pursuant to § 14-16-5-7(D)(3)(c).
[5] Taller walls may be approved in any NR-C or NR-BP zone district pursuant to § 14-16-5-7(D)(3)(d).
[6] Portions of walls in the rear yard of a corner lot abutting the front yard of a Residential zone district are treated differently, with provisions later in this table.

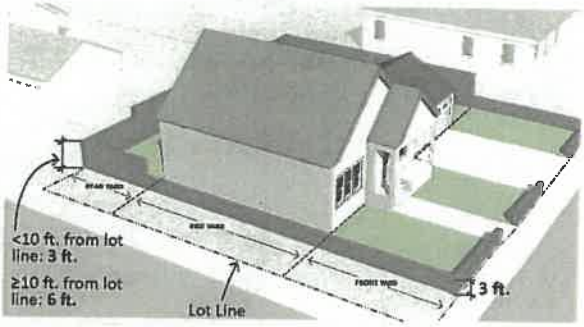
Table 5-7-1: Maximum Wall Height					
Zone Category	Residential	Mixed-use	Non-residential (NR-C, NR-BP)[1]	Non-residential (NR-LM, NR-GM)	See also:
[7] Where the rear yard of a through lot abuts at least 1 lot with any residential development that faces the second public street, the rear and side walls shall be subject to the same height restrictions applicable within the required front setback of the abutting residential property.					

5-7(D)(2) Wall Illustrations

Residential
Standard Wall



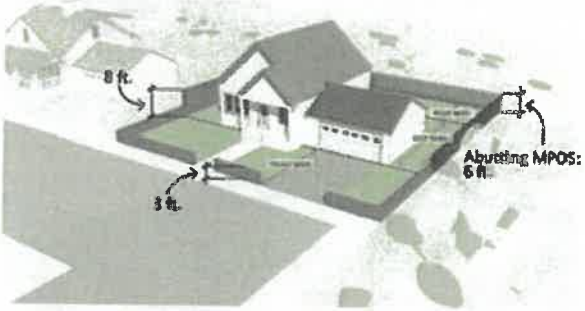
Residential
Corner



Residential
Abutting Arroyo

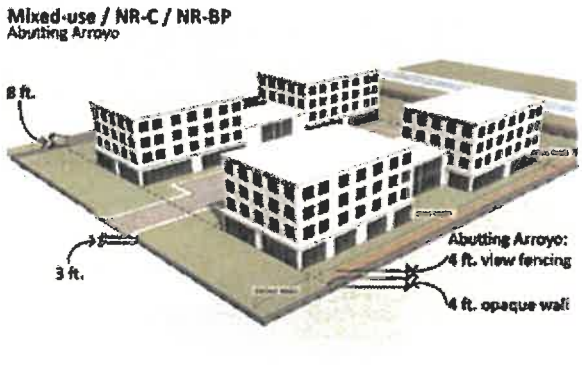


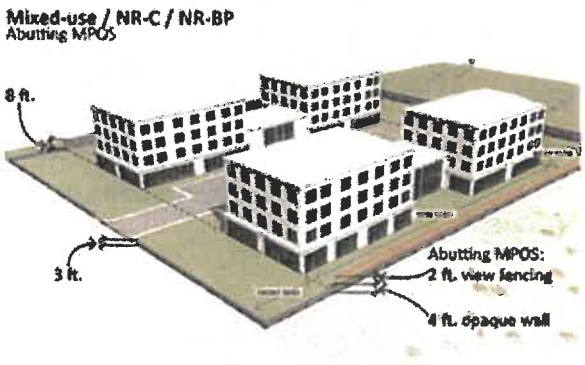
Residential zone districts
Abutting MPOS

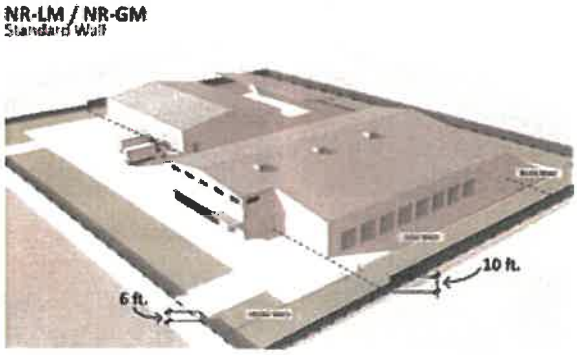


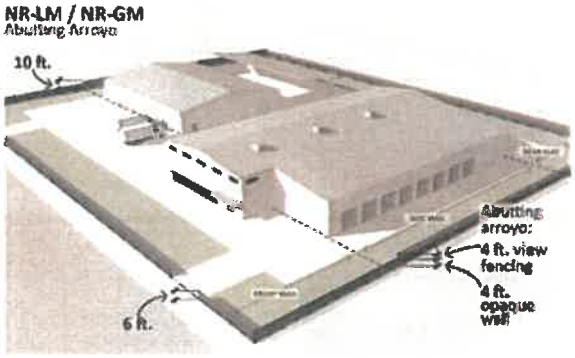
Mixed-use / NR-C / NR-BP
Standard Wall

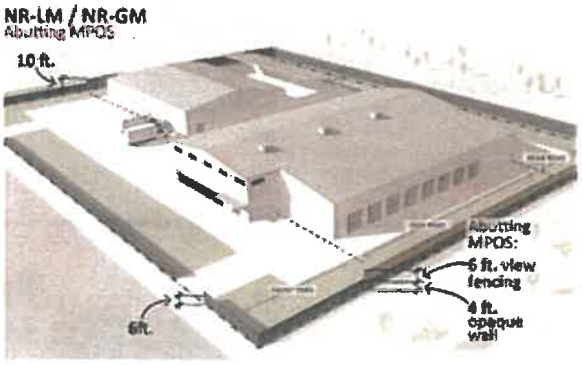








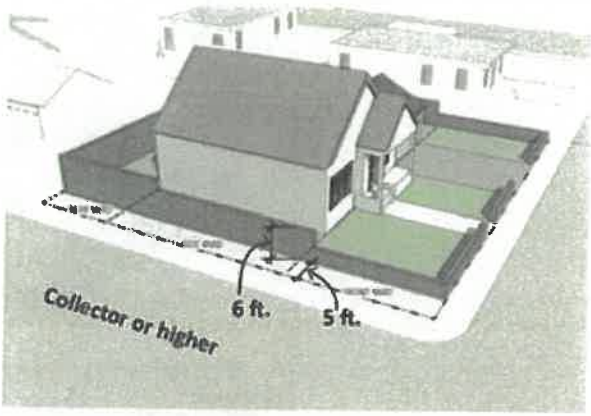




5-7(D)(3) Exceptions to Maximum Wall Height

5-7(D)(3)(a) Low-density Residential Development

1. For low-density residential development, the maximum height of a wall in the street side yard is 6 feet if that yard abuts a street classified as a collector, arterial, or interstate highway and if the wall is set back at least 5 feet from the property line. (See figure below.)



2. For low-density residential development in or abutting a Residential zone district where wall height in any front or street side yard is restricted to 3 feet by Table 5-7-1, a request for a taller wall that meets the height and location standards in Table 5-7-2 shall require Permit – Wall or Fence – Major pursuant to § 14-16-6-6(H), except where a taller wall is prohibited pursuant to Subsection (3) below.

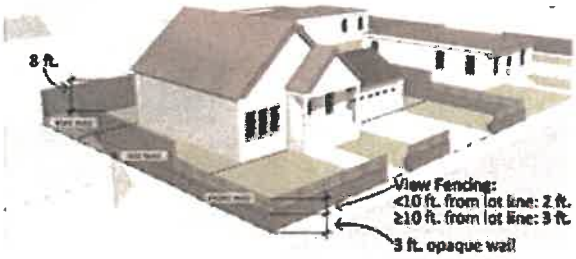
Table 5-7-2: Options for a Taller Front or Side Yard Wall[1]

Wall Type and Location	Maximum Wall Height	Illustration
View Fencing		
View fencing at most 50 percent opaque may be added above 3 ft. to increase the total height of the wall as follows:		
<10 ft. from lot line abutting the street	5 ft.	5-7(D)(3)(a)2.a
≥10 ft. from lot line abutting the street	6 ft.	5-7(D)(3)(a)2.a
Courtyard Walls		
≥10 ft. from lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive	6 ft.	5-7(D)(3)(a)2.b
Corner Lots		
On a corner lot where the rear yard abuts the front yard of a residentially zoned lot, a taller wall enclosing the rear yard may be approved as follows:		
<10 ft. from the lot line abutting the street	5 ft.	5-7(D)(2)

[1] The maximum wall heights in this table require an approval pursuant to the standards in § 14-16-5-7(D)(3)(a)2 and § 14-16-6-6(H) (Permit – Wall or Fence – Major).

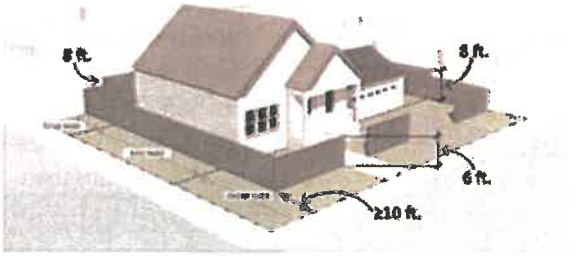
a. Illustration for View Fencing

Residential
View Fencing (Requires Wall Permit - Major)

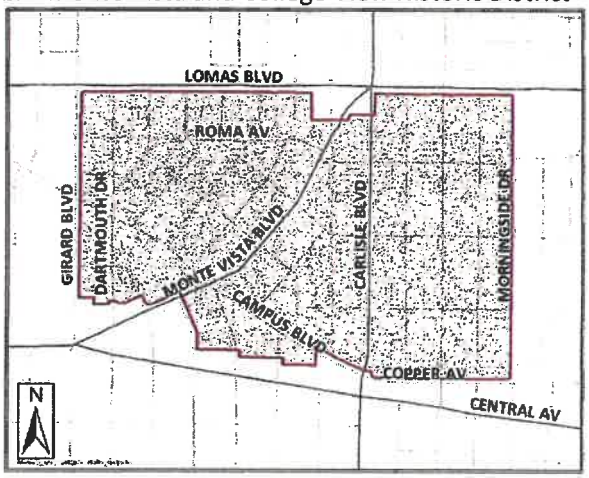


b. Illustration for Courtyard Wall

Residential
Courtyard Wall (Requires Wall Permit – Major)



3. On lots with low-density residential development in the following small areas, walls greater than 3 feet in height are prohibited in any front or street side yard; no Permit – Wall or Fence – Major or Variance to this standard ~~provision~~[250] is allowed in the following small areas:
   a. Downtown Neighborhood Area – CPO-3
   b. Monte Vista and College View Historic District



[250] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-7(D)(3)(b) Multi-family Residential Development in R-ML or R-MH Zone Districts

For multi-family residential development in R-ML or R-MH zone districts, the maximum height of walls in any front or street side yard is 6 feet if view fencing is used for portions of a wall above 3 feet.

5-7(D)(3)(c) Development in Mixed-use Zone Districts

For development in any Mixed-use zone district, the maximum height of walls in any front or street side yard is 5 feet if all of the following requirements are met, as applicable based on the type of development.

1. For all development, the wall shall be set back at least 10 feet from the lot line abutting the street or edge of the sidewalk closest to the primary building, whichever is more restrictive.
2. For all development, view fencing shall be used for portions of a wall above 3 feet.
3. For mixed-use, multi-family residential, or non-residential development, the area between the wall and the property line shall be landscaped with at least 2 trees and 6 shrubs every 25 feet along the length of the wall.

5-7(D)(3)(d) Development in NR-C or NR-BP Zone Districts

For development in any NR-C or NR-BP zone district, the maximum height of walls in any front or street side yard is 6 feet if the wall is set back at least 5 feet from the property line and if view fencing that is at most 50 percent opaque to perpendicular view is used for portions of a wall above 3 feet.

5-7(D)(3)(e) All Development in Any Zone District

1. Except where a Permit – Wall or Fence – Major is required pursuant to § 14-16-5-7(D)(3)(a)2 above or where prohibited pursuant to § 14-16-5-7(D)(3)(a)3 above, the Zoning Enforcement Officer (ZEO) may make an exception to the height standards in Table 5-7-1 for critical infrastructure facilities due to security reasons, specific site conditions, or related materials and facilities on the site, pursuant to § 14-16-6-5(F) (Permit – Wall or Fence – Minor).
2. Design elements may project vertically 2 feet above the maximum wall height. Such elements shall have a maximum width of 5 feet and are allowed at intervals of no less than 50 feet.
3. Retaining walls are subject to the height restrictions in § 14-16-5-7(F)(1) (Maximum Height).

5-7(E) MATERIALS AND DESIGN

5-7(E)(1) Materials and Texture

5-7(E)(1)(a) Unless specified otherwise in this IDO, walls may be opaque.

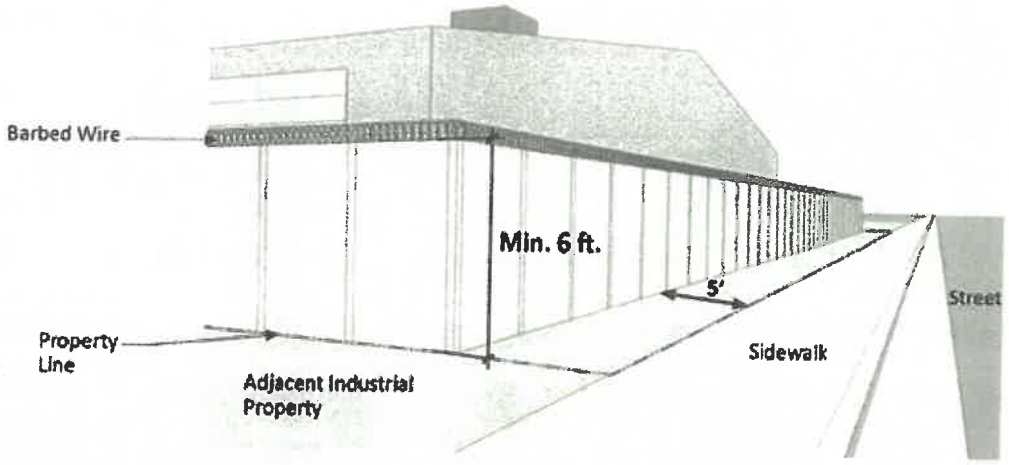
5-7(E)(1)(b) Acceptable wall materials include, but are not limited to, concrete masonry unit (CMU) blocks or other structural materials; stabilized adobe; split face blocks; slump blocks; bricks; stone; glass blocks; curved interlock blocks; wood; tubular steel; wrought iron bars; chain link fencing; other grill work; or a combination of these materials, with the following exceptions.

1. Exposed flat-faced CMU blocks shall not constitute more than 50 percent of any wall facing a public street or City park or trail.
2. Except in the R-A, R-L ~~R-1~~, NR-LM, or NR-GM zone districts, chain link fencing (with or without slats) shall not be allowed on any portion of a site visible from a public street, City park or trail, Major Public Open Space, or major arroyo. Chain link fencing is allowed as temporary security fencing during active construction in any zone district.

5-7(E)(1)(c) Barbed tape, razor wire, barbed wire, or similar materials are regulated as follows.

1. In or adjacent to any Residential zone district, such materials are prohibited, except that critical infrastructure facilities are exempt from this regulation.
2. In or adjacent to any Mixed-use zone district, such materials are prohibited, except that critical infrastructure facilities are exempt from this regulation.
3. In Non-residential zone districts, such materials are allowed on all walls. S~~s~~treet-facing walls with barbed wire ~~that~~ shall meet all of the following criteria. (See figure below.) [251]
   a. The wall is at least 6 feet in height.
   b. The wall is set back at least 5 feet. If any portion of the sidewalk is within the lot line, the setback shall be measured from the edge of the sidewalk closest to the wall.
   c. The wall is not adjacent to any Residential or Mixed-use zone district, where Subsections 1 and 2 above apply.
   d. The wall is not visible from a City park or trail.
   e. The wall is not visible from Major Public Open Space.

[251] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Barbed Wire. [Spreadsheet Item #43]



5-7(E)(2) Articulation and Alignment

Portions of walls that obtain approval for a wall that exceeds the maximum height limits in § 14-16-5-7(D) (Maximum Wall Height) or are required to exceed those limits and that face any public street, City park or trail, Major Public Open Space, or major arroyo, shall incorporate at least 1 of the following features to break up the massing of the wall. (See figure below for illustrations of each option).

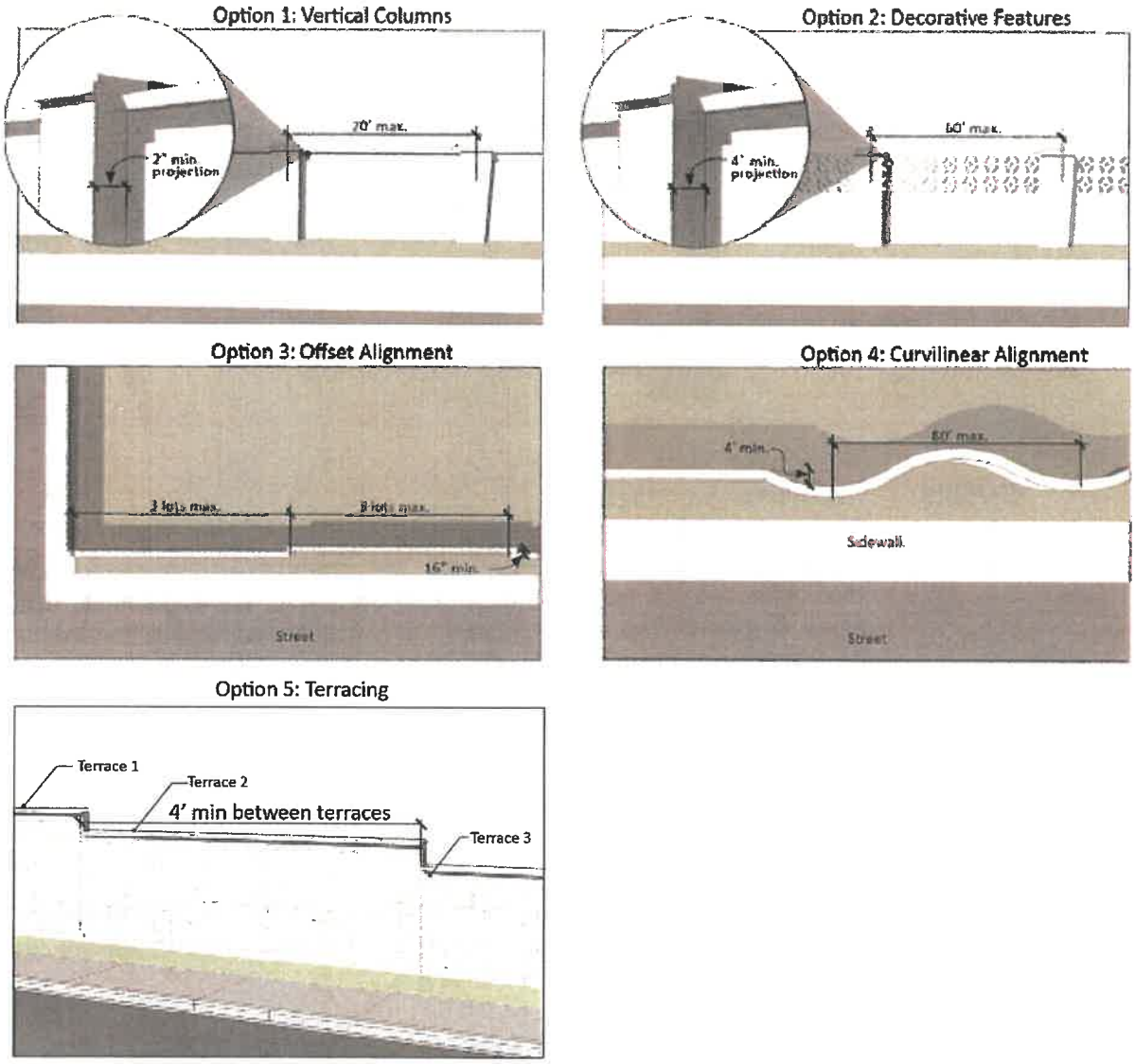
5-7(E)(2)(a) Option 1
Vertical pilasters with a minimum projection of 2 inches from the public side of the wall surface at intervals of no more than 20 feet in length.

5-7(E)(2)(b) Option 2
Decorative features, such as columns with a minimum projection of 4 inches from the public side of the wall surface at intervals of no more than 60 feet in length.

5-7(E)(2)(c) Option 3
Offset in wall alignment of at least 16 inches, spaced so that no more than 3 consecutive lots have the same wall alignment.

5-7(E)(2)(d) Option 4
Curvilinear alignments with a minimum distance of 4 feet between the outer surfaces of the wall. The outermost point of each curve shall have intervals no greater than 80 feet.

5-7(E)(2)(e) Option 5
Terracing of walls with a minimum horizontal distance of 4 feet separating the vertical height segments.



5-7(E)(3) Wall Design

Any portions of a wall over 3 feet facing a public street, City park or trail, Major Public Open Space, or major arroyo shall comply with at least 1 of the following options. (See figure below for illustrations of each option).

5-7(E)(3)(a) Option 1

Openings distributed throughout the length of the wall equal to at least 5 percent of the wall surface, constructed into the surface or created by using see-through pattern blocks, tubular steel or wrought iron bars, wood, or other grillwork.

5-7(E)(3)(b) Option 2

Variation in wall height at intervals of at least every 20 feet along the length of the wall. The normal stepping of the wall to accommodate grade change does not satisfy this requirement.

5-7(E)(3)(c) Option 3

Use of a second and visually contrasting material, texture, or color along the length of the wall on at least 20 percent of its surface.

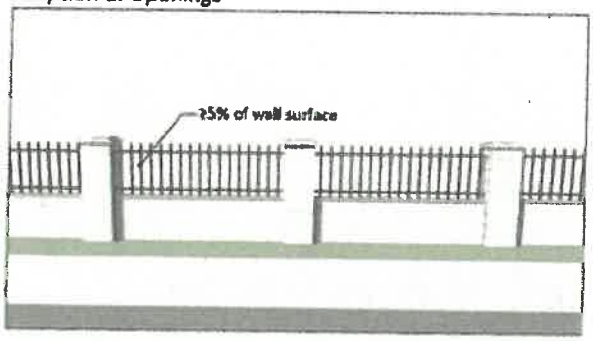
5-7(E)(3)(d) Option 4

A continuous overhang cap along the length of the wall that projects at least 2 inches from the public side of the wall surface.

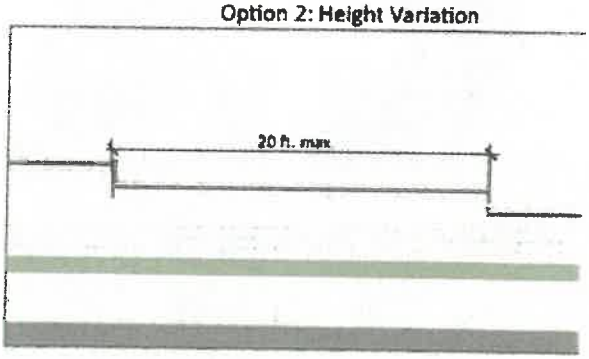
5-7(E)(3)(e) Option 5

A variety of living shrubs, trees, and/or vines covering or overhanging at least 1/3 of the length of the wall in conjunction with a streetscape/landscape maintenance agreement between the City and the adjoining property owner and/or community association as part of a subdivision approval.

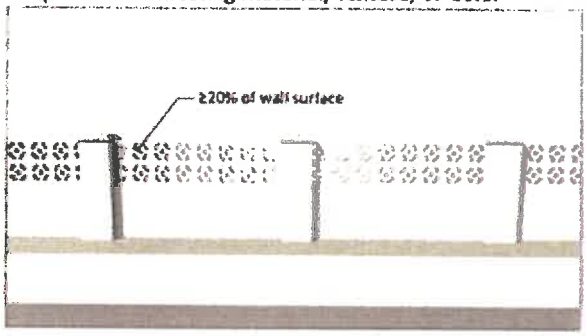
Option 1: Openings



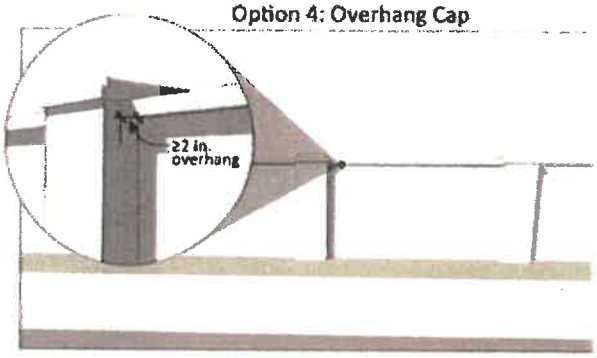
Option 2: Height Variation



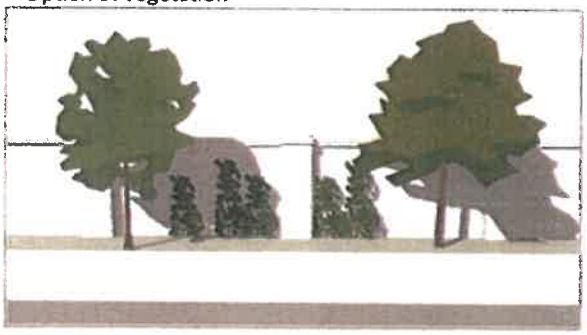
Option 3: Contrasting Material, Texture, or Color



Option 4: Overhang Cap



Option 5: Vegetation



5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space

All walls other than retaining walls adjacent to a major arroyo or any Major Public Open Space must comply with the following standards, in addition to all other applicable standards in this § 14-16-5-7. If any of the following standards conflict with another wall standard in this IDO, the standard in this § 14-16-5-7(E)(4) shall prevail.

5-7(E)(4)(a) In any zone district adjacent to Major Public Open Space and in any Mixed-use or Non-residential zone district adjacent to arroyos, only the following wall types are allowed on the sides of the lot facing the Major Public Open Space or arroyo:

1. View fencing of at most 50 percent opacity constructed of wood, painted or coated pipe, wrought iron, or smooth wire pasture fence material. Where allowed, chain-link fencing shall be accompanied by a vegetative screen with a mature height at least as tall as the fence and with at most 75 percent opacity, planted on the public side of the fence but within the lot line containing the proposed development.
2. Opaque walls of 4 feet or less, combined with view fencing as described in Subsection 1 above, with a combined height not to exceed the maximum wall height in Table 5-7-1.
3. Where allowed, opaque walls shall be constructed of wood, stucco over CMU blocks, stained concrete block, stone, split-faced or fluted block, or adobe. Exposed CMU block walls are prohibited. Predominant materials shall be earth tone in color,

with a Light Reflective Value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

5-7(E)(4)(b) Where walls are allowed to be higher than 4 feet pursuant to Table 5-7-1, the following standards apply.

1. Opaque walls over 4 feet in height are allowed adjacent to arroyos only in any Residential zone district.
2. Opaque walls may be no more than 4 feet tall, combined with 1 of the fencing types described in Subsection (a)1 above, with a combined height not to exceed the maximum wall height in Table 5-7-1.
3. Each wall over 4 feet tall shall include a horizontal offset of at least 16 inches every 100 feet.

5-7(E)(4)(c) On lots adjacent to the Petroglyph National Monument, perimeter walls abutting the Petroglyph National Monument shall be view fencing, such as post and wire, with a maximum of 10 percent opacity.

1. In any zone district, 1 screening wall with higher than 10 percent opacity may be constructed parallel to the lot line abutting the Petroglyph National Monument, subject to all of the following requirements.
   a. The wall is not located within the minimum building setbacks required by the zone district.
   b. The wall is no more than 20 feet long or up to 50 percent of the lot width, whichever is less.
   c. Wall materials shall be the same as or complement the primary building and shall be constructed of earth tone materials with an LRV ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.
2. In any Residential zone district, on lots greater than 10,000 square feet, courtyard walls with higher than 10 percent opacity are allowed to be constructed parallel to the lot line abutting the Petroglyph National Monument that meet all of the following requirements.
   a. Walls forming the courtyard are attached to the primary building.
   b. Walls are not located within the minimum setbacks required by the zone district.
   c. Wall materials shall be the same or complement the primary building and shall be constructed of earth-tone materials an LRV ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

d. The total area of enclosed spaces on a lot (e.g. any combination of patio, pool enclosure, or courtyard) shall be limited to 1,000 square feet or up to 50 percent of the primary building square footage, whichever is greater, up to a maximum of 2,000 square feet.

3. For single-family and two-family ~~detached~~[252] dwellings abutting a trail on the Petroglyph National Monument, an opaque perimeter wall is allowed but may only be constructed of stucco over CMU blocks, coyote fencing, or stone per height requirements in § 14-16-5-7(D) (Maximum Wall Height).

5-7(F) RETAINING WALL STANDARDS

5-7(F)(1) Maximum Height

5-7(F)(1)(a) Retaining walls shall have a maximum height as specified in § 14-16-5-7(D) (Maximum Wall Height) unless a higher wall is approved by the City Engineer as necessary on a particular lot.

5-7(F)(1)(b) Retaining walls higher than 6 feet tall shall be terraced to minimize visual impacts on residents, neighboring properties, and the public realm. Terracing shall be limited to 3 tiers.

5-7(F)(2) Terracing

5-7(F)(2)(a) A terrace at least 4 feet wide, with a maximum slope of 1:3 (rise:run), shall be provided between each tier to create pockets for landscaping. Reduced terrace depths may be administratively approved by the City Engineer where site constraints limit the amount of space available to accommodate the minimum required width.

5-7(F)(2)(b) Terraces between retaining wall tiers shall be vegetated with permanent landscaping to screen retaining walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

5-7(F)(3) Setback

Retaining walls must be set back so that the underground footing does not encroach on any abutting public right-of-way.

[252] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

5-8 OUTDOOR AND SITE LIGHTING

5-8(A) PURPOSE

This § 14-16-5-8 is intended to enhance the attractiveness and livability of the city, protect the safety of its residents, reduce light trespass between private properties, minimize disruption to natural ecosystems, and prevent the increase of unnecessary sky glow that reduces the visibility of stars in the night sky.

5-8(B) APPLICABILITY

All sources of light visible from the exterior of a property shall comply with the standards of this § 14-16-5-8, unless specified otherwise in this IDO. This includes the use of outdoor lighting, hours of operation, and regulation of light trespass.

5-8(B)(1) Activities that Trigger Outdoor and Site Lighting Requirements

5-8(B)(1)(a) Maintenance and One-for-one Replacement

If an outdoor luminaire is not working or is damaged, the repair and/or replacement shall conform with the requirements of this Section.

5-8(B)(1)(b) Expansion, Renovation, and Redevelopment

The following activities shall require compliance with the requirements of this Section:

1. Expansion of the gross floor area by 25 percent or more.
2. Changes to the number of off-street parking spaces provided by 25 percent or more.
3. Changes to the number of luminaries by 25 percent or more.
4. Any change of land use to a different use category in Table 4-2-1.

5-8(B)(1)(c) New Development

Development involving the construction of a new building or new parking lot shall comform with the requirements of this Section.

5-8(B)(2) Exemptions

The following types of lighting are not subject to the requirements of this Section.

5-8(B)(2)(a) Lighting that is requried by federal or state regulations that conflicts with this Section, including:

1. Air-side facilities at the airport (runway, taxiway, and other facilities located inside the security fence) as regulated by the Federal Aviation Adminstration (FAA) for safety.
2. Building codes and other illumination for means of emergency egress as regulated by the National Fire Protection Association (NFPA).
3. Temporary outdoor lighting necessary for worker safety at construction sites.

4. Outdoor lighting necessary for worker safety at farms, ranches, dairies, feedlots, or industrial, mining, or oil and gas facilities, as determined by the EPC in a Site Plan – EPC pursuant to § 14-16-6-6(I) with an outdoor and site lighting performance analysis pursuant to § 14-16-6-4(H)(3).

5-8(B)(2)(b) Nightime illumination of the United States of America flag and the New Mexico State flag that complies with one of the following illumination requirements:

1. A luminaire mouted on top of the flagpole that only directs light downward.
2. A maximum of 3 in-ground uplights, or 3 shielded spotlights that are surface mounted at grade, that direct light upward. The maximum beam spread of any individual light source shall be no more than 24 degrees. The maximum output of any individual luminaire shall be no more than 100 lumens per foot of flagpole height (e.g. 2,000 lumens for a 20-foot pole).

5-8(B)(2)(c) Neon signs and all other illuminated signs that are regulated pursuant to § 14-16-5-12.

5-8(C) PROHIBITED LIGHTING

5-8(C)(1) **Toxic and Energy Inefficient**

5-8(C)(1)(a) Mercury vapor lights are prohibited.

5-8(C)(1)(b) Inefficient light sources (less than 45 lumens/watt) are prohibited for outdoor use, excluding seasonal and festoon lighting.

5-8(C)(2) **Public Right-of-Way Interference**

5-8(C)(2)(a) Any intentionally blinking, flashing, moving, revolving, or wavering lights that distract a motor vehicle operator in the public right-of-way are prohibited.

5-8(C)(2)(b) Any luminaire that may be confused as a traffic control device is prohibited unless authorized by federal, state, or city government.

5-8(C)(3) **Obtrusive**

5-8(C)(3)(a) No luminaire specification shall exceed a Backlight, Uplight, and Glare (BUG) rating of G2.

5-8(C)(3)(b) Shielded spotlights and floodlights within 500 feet of any boundary regulated by Division 30-VI-2 of the Bernalillo County Code of Ordiances (North Albuquerque Acres and Sandia Heights Light Pollution Ordinance) are only allowed when used to illuminate alleys, parking structures, and maintenance areas.

5-8(C)(3)(c) Beacons and searchlights are prohibited at night, except for emergency use by authorized first responders.

5-8(D) REQUIRED LIGHTING FACING AN ALLEY

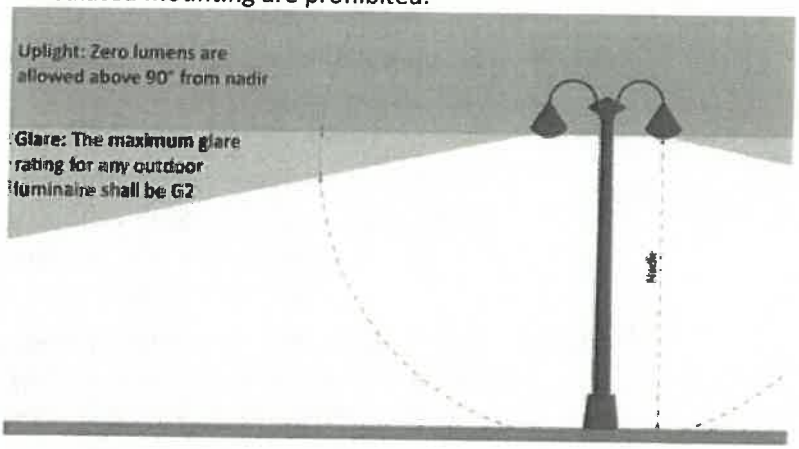
If abutting an alley, non-residential development, multi-family residential development, and mixed-use development shall illuminate the building façade facing the alley, pursuant to § 14-16-5-8(E)(4).

5-8(E) GENERAL DESIGN AND ILLUMINATION STANDARDS

All sources of light visible from the exterior of a property subject to this § 14-16-5-8 shall meet the following standards.

5-8(E)(1) Uplight Restrictions

5-8(E)(1)(a) Unless specified otherwise in this IDO, luminaires shall be fully shielded or have a U0 rating (i.e., a luminaire that emits zero lumens above 90 degrees from nadir). Unshielded floodlights with articulated mounting are prohibited.



5-8(E)(1)(b) Luminaires installed under canopies, porte cocheres, or beneath similar structures shall meet all of the following requirements.

1. Luminaires shall be mounted to aim downward and installed flush-mounted or recessed above the lowest edge of the canopy such that the lowest part of the luminaire is shielded from view beyond the property line.
2. The vertical fascia shall not be internally illuminated.
3. All light emitted shall be substantially confined to the posts, facades, and ground surface directly beneath the perimeter of the canopy or similar structure.

5-8(E)(2) Correlated Color Temperature (CCT) and Color Rendering Index (CRI)

5-8(E)(2)(a) Unless specified elsewhere in this IDO, outdoor lighting shall have a maximum CCT of 3000K. The minimum CRI for these light sources shall be 65.

5-8(E)(2)(b) Light sources below 2700K with limited spectral emission and CRI values below 65, such as low-pressure sodium or amber LED, are allowed within NDZ or Lz0 lighting designations.

5-8(E)(3) Light Poles

Table 5-8-1 specifies the maximum height of light poles, measured from the finished grade to the top of the pole.

Table 5-8-1: Maximum Height for Light Poles

Location, Development Type, or Type of Light	Maximum Height (ft.)
Bollard and pathway luminaires	4 ft.

Residential zone districts and HPO zones	12 ft.
Within 100 feet of Residential zone districts	16 ft.
Mixed-use development or allowable uses in the Offices and Services Sub-category of Table 4-2-1	20 ft.
Allowable uses in Table 4-2-1 in the following categories: • Civic and Institutional Uses • Commercial Uses other than the Offices and Services Sub-category • Industrial Uses	25 ft.

5-8(E)(4) Façade, Wall/Fence, Landscape Feature, or Sculpture Lighting

Lighting to illuminate vertical surfaces to help people navigate and detect threats at night shall follow all the following requirements.

5-8(E)(4)(a) Non-white colored lighting is allowed for lighting vertical surfaces.

5-8(E)(4)(b) Articulated lights emitting light above 90 degrees from the nadir shall be shielded to contain light to their targeted surface/object. Windows in a dwelling are not allowed to be a target.

5-8(E)(5) Steps, Stairs, and Pedestrian Walkway Lighting

Lighting to illuminate trip and fall hazards such as stairs, curbs, and raised pavement shall follow ANSI/RP-43 standards.

5-8(E)(6) Deck and Outdoor Dining Lighting

5-8(E)(6)(a) Lighting used to illuminate patios, decks, balconies, terraces, gazebos, pergolas, or any other accessory structure, including festoon lighting, is subject to an outdoor lighting curfew.

5-8(E)(6)(b) Festoon lighting is exempt from the point light source restriction in § 14-16-5-8(E)(4)(a).

5-8(E)(7) Security

Security lighting shall not be used continuously as a general deterrent during outdoor lighting curfew. Lighting to boost illumination levels for security as the primary objective, as described in *IES G-1 Security Lighting*, shall meet all of the the following requirements.

5-8(E)(7)(a) Security lighting controlled by a motion sensor shall turn off or return to a dimmed level no more than 10 minutes after motion was detected.

5-8(E)(7)(b) Security/surveillance cameras emitting infrared light are allowed.

5-8(E)(7)(c) Illumination different from ANSI/IES standards may be reviewed and decided by requesting a Site Plan – EPC pursuant to § 14-16-6-6(I) and providing an outdoor and site lighting peformance analysis pursuant to § 14-16-6-4(H)(3).

5-8(F) LIGHTING DESIGNATION FOR ZONE DISTRICTS

Table 5-8-2: Lighting Designations by Zone District specifies the equivalent ANSI/IES lighting designations allowed in each zone district based on allowable land uses. Where multiple designations are specified for a zone district, the notes in the table identify which designation shall be used depending on context.

Table 5-8-2: Lighting Designations by Zone District

NDZ = Natural Dark Zone Lz0 = Light Zone 0 Lz1 = Light Zone 1 Lz2 = Light Zone 2 Lz3 = Light Zone 3

Zone District	Residential						Mixed-Use				Non-residential							
															NR-PO			
ANSI/IES Lighting Designation	R-A	R-1, R-1	R-T	R-MC	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	A	B	C	D
NDZ																X[1]	X[1]	
Lz0	X[3]	X[3]	X[3]	X[3]	X[3]		X[3]								X[2]	X[2]	X[2]	X[2]
Lz1	X	X	X	X	X	X[3], [4]	X	X[4]	X[4]	X[4]	X	X	X	X	X			X
Lz2						X		X	X	X	X[5]			X[5]	X[6]			
Lz3									X[5]	X[5]					X[7]			

Notes:

[1] NDZ is required in NR-PO zones for open space where no anthropogenic light is allowed.

[2] Lz0 is required in NR-PO zones for open space where some anthropogenic light is needed in hours of darkness, parks with minimal amenities, and parks or open space adjacent to low-density residential uses.

[3] A lower lighting zone is required on subject properties with sensitive lands.

[4] A lower lighting zone is required on subject properties adjacent to low-density residential uses.

[5] In UC-MS-PT-MT areas, a higher lighting zone is allowed, unless the subject property is adjacent to any Residential zone district.

[6] Lz2 is allowed in parks with high pedestrian activity and many amenities.

[7] Lz3 is allowed in parks containing nighttime stadiums or entertainment activities.

5-8(F)(1) Planned Development Zone Districts

5-8(F)(1)(a) Existing PD or PC zone districts that did not establish lighting standards must come into compliance with the requirements of the lighting designation that most closely matches their current land use and surrounding contexts as established in Table 5-8-2 pursuant to § 14-16-6-8(G) (Nonconforming Site Features).

5-8(F)(1)(b) Any new PD or PC zone districts shall establish the lighting designation(s) that most closely matches the allowable uses of the zone districts in Table 5-8-2 and the lumen limits from § 14-16-5-8(F) in the Site Plan – EPC, pursuant to § 14-16-6-6(I), or Framework Plan, pursuant to § 14-16-6-7(H), as relevant, with an outdoor and site lighting performance analysis pursuant to § 14-16-6-4(H)(3).

5-8(F)(2) Non-residential Sensitive Use (NR-SU) Zone District

5-8(F)(2)(a) Existing NR-SU zone districts that did not previously establish lighting standards must come into compliance with the requirements of the lighting designation that most closely matches their current land use and surrounding context as established in Table 5-8-2 pursuant to § 14-16-6-8(G) (Nonconforming Site Features).

5-8(F)(2)(b) Any new NR-SU zone district shall establish the lighting designation(s) that most closely matches the allowable uses of a zone district in Table 5-8-2 and the lumen limits from § 14-16-5-8(F) in the Site Plan – EPC pursuant to § 14-16-6-6(I) with an

outdoor and site lighting performance analysis pursuant to § 14-16-6-4(H)(3).

5-8(F)(3) Non-residential Parks and Open Space (NR-PO)

5-8(F)(3)(a) City Parks & Recreation staff shall identify environmentally sensitive areas that need protection from anthropogenic light and design outdoor and site lighting based on the lowest possible lighting designation in Table 5-8-2.

5-8(F)(3)(b) City Parks & Recreation staff shall identify adjacent properties and design outdoor and site lighting based on the appropriate lighting designation in Table 5-8-2.

5-8(G) LIGHT TRESPASS[253]

5-8(G)(1) Unless specified elsewhere in this IDO, all outdoor luminaires shall be located or optically shielded such that the point light source is not visible from adjacent property or public right-of-way.

5-8(G)(2) The total illumination from outdoor light sources and interior light escaping from windows shall not exceed light trespass limits in Table 5-8-3, as measured at any location along the property line in both of the following ways:

5-8(G)(2)(a) Horizontally at finished grade with the light meter facing upward.

5-8(G)(2)(b) Vertically at 5 feet (1.5 meters) above finished grade with the light meter aiming toward the subject property.

Table 5-8-3: Light Trespass Limits by Lighting Designation

	NDZ	Lz0	Lz1	Lz2	Lz3
Foot Candles (fc)	0.02	0.05	0.1	0.3	0.8
Lux (lx)	0.2	0.5	1.0	3.0	8
Luminance (cd/m^2)	0	1	20	40	80

5-8(G)(3) If the total illumination from outdoor light sources and interior light escaping from windows exceeds light trespass limits in Table 5-8-3 at any point along the property line, lighting must be re-aimed, removed, turned off, or dimmed until compliance is reached.

5-8(H) TOTAL LUMEN ALLOWANCE

All sources of light visible from the exterior of a property shall meet the requirements of this § 14-16-5-8(H). Only 20 percent of the total allowable site lumens in Table 5-8-4 or Table 5-8-5 is allowed to be uplight (i.e., light emitted above 90 degrees from nadir).

5-8(H)(1) Residential Uses

5-8(H)(1)(a) Total Lumen Allowance[254]

Table 5-8-4 specifies the total exterior lumens allowed for each dwelling on a subject property.

[253] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to move this section up in the hierarchy of subsections. [Spreadsheet Item #2]
[254] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92].

Table 5-8-4: Total Lumens Allowed per Dwelling				
Zone Districts	Lz0	Lz1	Lz2	Lz3
R-A	3,000	5,000	-	-
~~R-1, R-1A~~	1,500	3,000	-	-
~~R-1B~~	~~2,500~~	~~4,500~~	-	-
~~R-1C~~	~~2,500~~	~~4,500~~	-	-
~~R-1D~~	~~3,000~~	~~5,000~~	-	-
R-T	12,000	20,000	-	-
R-MC	1,500	3,000	-	-
R-ML or MX-T	12,000	20,000	-	-
R-MH or MX-L	-	24,000	35,000	-
MX-M	-	24,000	35,000	49,000
MX-H	-	27,000	40,000	56,000

5-8(H)(1)(b) Additional Lumen Allowance

1. An additional 1,500 lumens are allowed for an accessory dwelling unit (ADU).
2. Outdoor walkways, outdoor stairs, and parking lots for multi-family dwellings, assisted living facilities, or nursing homes are allowed additional lumens pursuant to Table 5-8-5.

5-8(H)(2) Non-residential Development

Table 5-8-5 specifies the total lumens allowed from all outdoor light sources on properties with an allowable non-residential use.

Table 5-8-5: Total Site Lumens Allowed – Non-residential Development lm = lumen s.f. = square feet N/A = Not Applicable					
Lighting Requirement	Unit	Lz0	Lz1	Lz2	Lz3
Tree, Landscape, and Sculpture Beds	lm / s.f.	0.5	1	2	4
Walkways/Stairs/Parking Lot		1.00	1.25	1.50	2.50
Outdoor Dining		N/A	2	2.5	3

5-8(I) ADDITIONAL STANDARDS FOR SPECIFIC TYPES OF LIGHTING

5-8(I)(1) Sport and Recreation

5-8(I)(1)(a) General

1. Lighting for recreational areas and outdoor sports, such as baseball, football, racquet sports, and similar sports, shall follow ANSI/IES RP-6 standards. Illumination shall be confined to within 150 feet (or one pole height, whichever is greater) of the play field, track, or bleacher.
2. Correct aiming, shielding, and/or internal louvers are required to prevent light trespass, glare, and light emitted above 60 degrees from nadir.
3. When allowed by permit, underwater pool, spa, and pool deck lighting shall not exceed ANSI/IES RP-6 standards.

5-8(I)(1)(b) Residential Recreational Amenity and Private Parks

1. For small courts located on property with a Residential use or located in private parks within the NR-PO-C sub-zone that serve fewer than 25 people, a performance analysis is not required for lighting that meets the requirements of § 14-16-5-8(G), including the light pole heights in Table 5-8-1.
2. Lighting on the field of play is not allowed in Lz0.
3. Up to 2 light poles are allowed. Illuminance levels on the field of play shall not exceed any of the following, as relevant:
   a. Lz2 or Lz3: 10 fc.
   b. Lz1: 5 fc.
4. For additional lighting, or if 3 or more light poles are desired, a performance analysis pursuant to § 14-16-6-4(H)(3) and a Site Plan – EPC pursuant to § 14-16-6-6(I) are required.

5-8(I)(1)(c) Collegiate, Professional, Stadium, or Outdoor Entertainment Sports Facility

1. These facilities require a performance analysis pursuant to § 14-16-6-4(H)(3) and a Site Plan – EPC pursuant to § 14-16-6-6(I).
2. Pole mounting heights shall be based on the playability of the sport, photometric reports, and the player's glare zones per ANSI/IES RP-6.
3. Poles shall be anodized or otherwise coated to minimize glare from the luminaire. Wooden poles are also acceptable.
4. For sports fields where games will regularly be filmed or televised, a CCT of 4000K is allowed but not required.
5. Sports lighting luminaires shall have a CRI of at least 75.
6. Luminaires shall be extinguished 1 hour after the end of play.
7. Uplighting is allowed for aerial sports such as baseball and football. Uplighting shall be controlled separately from other sports lighting.

5-8(I)(2) Seasonal

5-8(I)(2)(a) Seasonal lighting is not allowed in lighting designation NDZ.

5-8(I)(2)(b) Seasonal lighting is allowed for up to 45 consecutive days up to 2 times per year.

5-8(I)(2)(c) Seasonal lighting is exempt from the uplight, CCT, CRI, and point light source restrictions in § 14-16-5-8(D) and § 14-16-5-8(E)(4)(a).

5-8(I)(3) Historic Landmarks and HPO Zones

Outdoor or site lighting on a historic landmark or in HPO zones that does not comply with the requirements in this Section but that are consistent with the time period and character of the historic structure may be allowed by the Landmarks Commission pursuant to a Historic Certificate of Appropriateness – Major pursuant to § 14-16-6-6(D).

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5-9 NEIGHBORHOOD EDGES

5-9(A) PURPOSE

This § 14-16-5-9 is intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district.

5-9(B) APPLICABILITY

5-9(B)(1) Protected Lots

The Neighborhood Edges standards ~~provisions~~[255] in this § 14-16-5-9 are intended to protect lots in any R-A, R-L ~~R-1~~, R-MC, or R-T zone district that contains low-density residential development.

5-9(B)(2) Regulated Lots

Lots regulated by this § 14-16-5-9 include all those in any Residential, Mixed-use, or Non-residential zone district that are adjacent to a Protected Lot.

5-9(B)(3) Centers and Corridors[256]

Neighborhood Edges apply regardless of area-specific regulations associated with a Center or Corridor designation.

5-9(C) BUILDING HEIGHT STEPDOWN

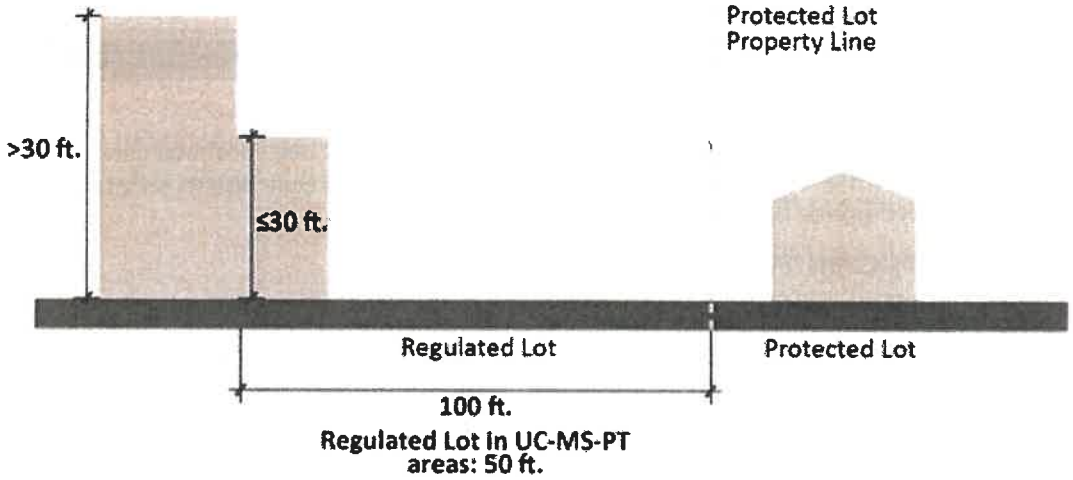
5-9(C)(1) General Requirement

On Regulated Lots, any portion of a primary or accessory building within 100 feet of the nearest Protected Lot property line shall step down to a maximum height of 30 feet. (See figure below.)

5-9(C)(2) Urban Centers, Main Street, and Premium Transit Areas

On Regulated Lots in UC-MS-PT areas, any portion of a primary or accessory building within 50 feet in any direction of any lot line of a Protected Lot shall step down to a maximum height of 30 feet. (See figure below.)

[255] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[256] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised to clarify that Neighborhood Edges apply even when Center/Corridor provisions allow taller buildings, **Condition #28**.



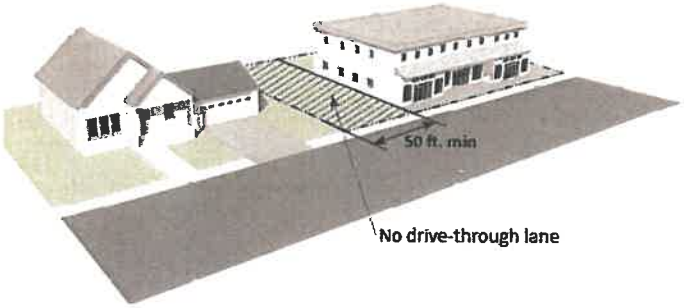
5-9(D) PARKING, DRIVE-THROUGH OR DRIVE-UP FACILITIES, AND LOADING

5-9(D)(1) Parking and Drive-through or Drive-up Facilities

5-9(D)(1)(a) Where parking or vehicle circulation areas on a Regulated Lot abut a Protected Lot, a minimum 6 foot high opaque wall or fence shall be required to visually screen the parking or circulation area. Chain link fence with slats shall not constitute acceptable screening.

5-9(D)(1)(b) For Regulated Lots 10,000 square feet or larger, the following requirements apply.

1. Lanes associated with a drive-through use shall be separated from any abutting Protected Lot by a minimum of 50 feet. (See figure below.) For drive-throughs, requirements in § 14-16-5-5(I) apply.



2. Parking areas shall be separated from any abutting Protected Lot by a minimum of 15 feet, and edge buffer requirements in § 14-16-5-6(E) apply. (See figure below.)



5-9(D)(2) Truck Loading Areas

No truck loading area shall be located between a primary or accessory structure on a Regulated Lot and any side or rear lot line abutting a Protected Lot.

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5-10 SOLAR ACCESS

5-10(A) PURPOSE

This § 14-16-5-10 is intended to allow for development while ensuring continued access to solar energy.

5-10(B) APPLICABILITY

The standards in this § 14-16-5-10 apply to development in any zone district unless specified otherwise in this IDO.

5-10(C) BUILDING HEIGHT

All development in the R-A, R-L ~~R-1~~, R-MC, R-T, and R-ML zone districts shall comply with the standards in this § 14-16-5-10(C).

5-10(C)(1) The building height shall not exceed the relevant heights shown in Table 5-10-1 or the maximum building height allowed by the zone district, whichever is less. The building heights in the table were determined based on the distance cardinally south from the northern property line and an angle plane of 32 degrees angle that allows 1 hour of Winter Solstice sunlight to hit at least 2 feet up on a southern-facing wall located 10 feet from the property line. Distances from the northern property line that were not whole numbers were rounded down, unless the decimal was .9 or more, in which case they were rounded up.

Table 5-10-1: Solar Rights Maximum Building Heights

Distance from Northern Lot Line, ft.	Maximum Building Height, ft.	Distance from Northern Lot Line, ft.	Maximum Building Height, ft.
0	8	26	24
1	8	27	25
2	9	28	25
3	10	29	26
4	10	30	27
5	11	31	27
6	12	32	28
7	12	33	28
8	13	34	29
9	13	35	30
10	14	36	30
11	15	37	31
12	15	38	32
13	16	39	32
14	17	40	33
15	17	41	33
16	18	42	34
17	18	43	35
18	19	44	35
19	20	45	36
20	20	46	37
21	21	47	37
22	22	48	38

Table 5-10-1: Solar Rights Maximum Building Heights			
Distance from Northern Lot Line, ft.	**Maximum Building Height, ft.**	**Distance from Northern Lot Line, ft.**	**Maximum Building Height, ft.**
23	22	49	38
24	23	50	39
25	23		

5-10(C)(2) The ZEO shall waive or adjust the standards ~~provisions~~ of Subsection (1) above if the ZEO finds that beneficial solar access can be protected for a lot to the north without compliance with the standards ~~provisions~~ of Subsection (1) because: [257]

5-10(C)(2)(a) The lot(s) to the north are large enough or higher in elevation than the lot to the south, so that there are many good locations for passive or active solar collector that would not be blocked by proposed construction that does not comply with the height restrictions of Subsection (1) above.

5-10(C)(2)(b) The development on the lot(s) to the north is already served by as much solar collector area as is likely to ever be needed for that lot, and solar access to those collector surfaces will not be impaired by the proposed construction.

5-10(C)(2)(c) In the R-A, R-L ~~R-1~~, R-MC, or R-T zone districts, the owner or builder proposing the height limit waiver has demonstrated that there will clearly not be a primary building on the lot to the north within 35 feet north of the proposed building.

5-10(C)(2)(d) In the R-ML zone district, the owner or builder proposing the height limit waiver has demonstrated that there will clearly not be a primary building on the lot to the north within 45 feet north of the proposed building.

5-10(C)(2)(e) The owner or builder proposing the height limit waiver is also the owner of the lot to the north and has specified that no solar rights are necessary.

5-10(C)(2)(f) In the R-A, R-L ~~R-1~~, R-MC, or R-T zone districts, the owner or building proposing the height limit waiver has demonstrated that there is public right-of-way over 35 feet in width north of the proposed building.

5-10(C)(2)(g) In the R-ML zone district, the owner or building proposing the height limit waiver has demonstrated that there is public right-of-way over 45 feet in width north of the proposed building.

5-10(D) PERMITS FOR SOLAR RIGHTS

Permits to protect solar rights may be requested pursuant to Part 14-11-7 of ROA 1994 (Permits for Solar Rights) and any relevant standards in the DPM.

[257] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-11 BUILDING DESIGN

5-11(A) PURPOSE

This § 14-16-5-11 is intended to enhance the visual appearance of development of the city, to promote street and neighborhood character, and to strengthen the pedestrian environment. Standards ~~Regulations~~[258] for large-scale development are intended to mitigate any negative visual impacts arising from the scale, bulk, and mass of large commercial buildings.

5-11(B) APPLICABILITY

The standards in this § 14-16-5-11 shall apply to development in any zone district when any of the following takes place:

5-11(B)(1) Construction of a new building.

5-11(B)(2) Expansion of the gross floor area of an existing building by 50 percent or more, or 15,000 square feet, whichever is less, in which case the standards of this § 14-16-5-11 apply to all portions of the building created by or reconstructed as part of the expansion project.

5-11(B)(3) Addition of a second story to an existing single-family or two-family ~~detached~~[259] dwelling.

5-11(B)(4) Expansions or renovations of existing buildings that are listed on the National Register of Historic Places or the State Register of Cultural Properties or that are determined to be eligible for listing by the appropriate agency.

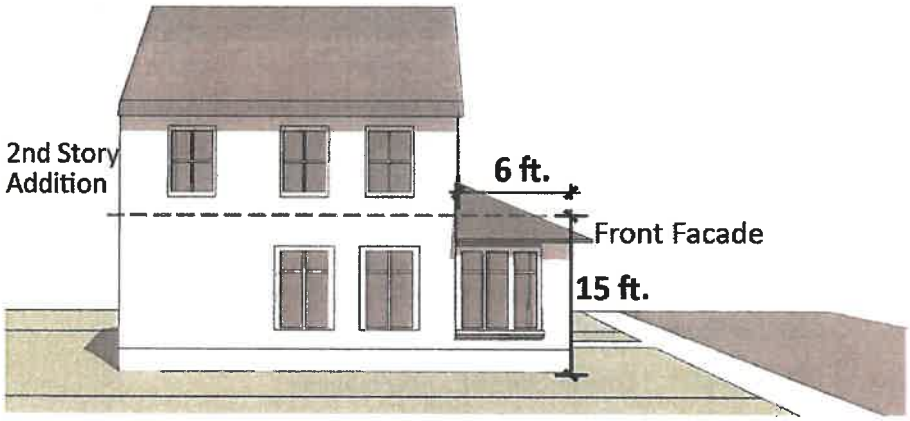
5-11(C) LOW-DENSITY RESIDENTIAL DEVELOPMENT

All low-density residential development in any zone district shall comply with all of the standards in this § 14-16-5-11(C).

5-11(C)(1) Primary Building Stepback

Second-story additions and portions of buildings over 15 feet in height shall be stepped back a minimum of 6 feet from the front façade in the following small areas, as noted. (See figure below.)

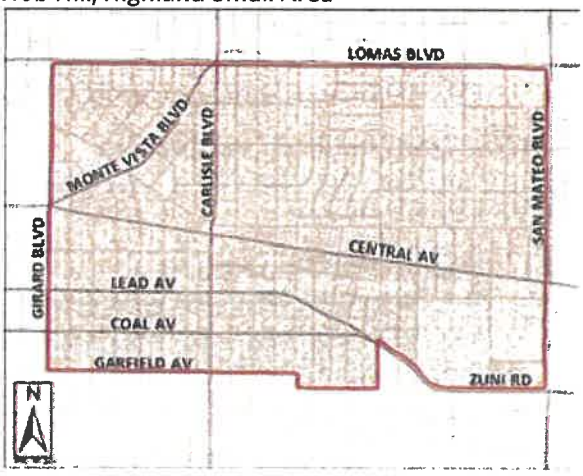
[258] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[259] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]



5-11(C)(1)(a) Downtown Neighborhood Area – CPO-3
R-L ~~R-1~~ and R-T zone districts in the Downtown Neighborhood Area – CPO-3. When there is an existing porch, the stepback is measured from the edge of the porch closest to the street.

5-11(C)(1)(b) Los Duranes – CPO-6

5-11(C)(1)(c) Nob Hill/Highland Small Area



5-11(C)(1)(d) Rio Grande Boulevard – CPO-11
See § 14-16-3-4(L)(4) Building Stepback in the Rio Grande Boulevard – CPO-11 for a building stepback that applies to all development in the CPO.

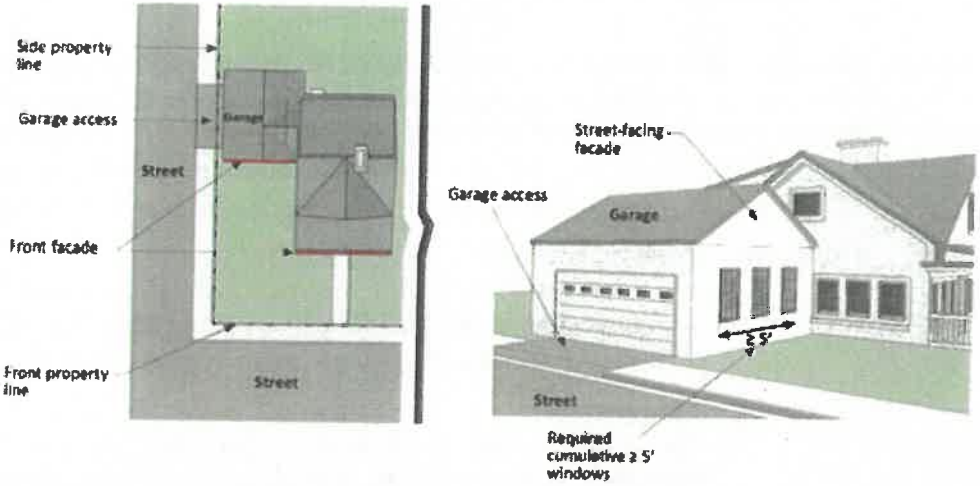
5-11(C)(1)(e) Sawmill/Wells Park – CPO-12
R-L ~~R-1~~ and R-T zone districts in the Sawmill/Wells Park – CPO-12.

5-11(C)(2) Windows

In new low-density residential development, windows shall be recessed not less than 2 inches and/or shall be surrounded by a window casing not less than 2 inches wide.

5-11(C)(3) Garages

5-11(C)(3)(a) For any side-access garage, any street-facing façade of the garage shall be articulated to resemble the façade of the primary building and shall include at least 5 feet of windows along the length of the street-facing façade of the garage. (See figure below.)



5-11(C)(3)(b) Rear-loaded residential garages shall be set back a minimum of 3 feet from a property line abutting an alley or street.

5-11(C)(4) Accessory Buildings

5-11(C)(4)(a) Accessory buildings shall not be located in any required front setback, and the total combined area of all accessory buildings shall not exceed ~~occupy over~~ 25 percent of the total combined area of the side and rear yards ~~combined~~.[260]

5-11(C)(4)(b) An accessory building in any required setback shall not exceed the height of the primary building and any applicable height limitations in § 14-16-5-10 (Solar Access) unless it is in a required street side setback, where it shall not exceed the maximum height of a wall or fence allowed by § 14-16-5-7(D).

5-11(C)(4)(c) On a corner lot, the rear yard of which abuts the front yard of a residentially-zoned lot, an accessory building shall comply with the same street side setback as the primary building.

5-11(C)(4)(d) Unless specified otherwise in this IDO, an accessory building has no required setback from a lot line.

5-11(C)(4)(e) No accessory building may extend across the width of the rear or side yard unless a passage of at least 5 feet is provided at some point along the width.

5-11(C)(4)(f) An accessory building may be connected to the principal building with a roof, provided that at least 2 sides of the connecting structure are not enclosed with a material other than that

[260] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

necessary for roof supports. The roof shall be located at least as far from any side lot line as is the roof of the principal building.

5-11(C)(4)(g) All accessory buildings must comply with the regulations ~~provisions~~[261] in Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code).

5-11(D) MULTI-FAMILY RESIDENTIAL DEVELOPMENT OUTSIDE OF UC-MS-PT AREAS

All multi-family residential development containing more than 25 dwelling units in any Residential zone district or in any Mixed-use zone district outside of UC-MS-PT areas shall comply with all of the standards in this § 14-16-5-11(D), except that parking structures shall comply with the design standards in § 14-16-5-5(G) (Parking Structure Design).

5-11(D)(1) Building Entrances

Primary pedestrian entrances to each primary building shall be emphasized and provide weather protection through variations in the façade, porticos, roof variations, recesses or projections, or other integral building forms.

5-11(D)(2) Façade Design

Façades shall be designed to provide a sense of human scale. Building façades shall meet all of the following requirements or provide justification that the intent of this Section is achieved by an alternative design approach.

5-11(D)(2)(a) Windows

A façade shall have windows as a prominent feature.

1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
2. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for portions of the façade that are storefront window systems or curtain walls. Workforce housing is exempt from this requirement.
3. Windows facing west shall use heat mitigation features.

5-11(D)(2)(b) Articulation[262]

Facades shall change in massing and form as specified below to visually break up the building. Each front and street-facing~~side~~ façade shall meet all of the following requirements or provide justification that the intent of this Section is achieved by an alternative design approach.

1. The façade shall have at least one element that is recessed or projected from the façade by at least 6 inches and that is 2 feet in width for every 30 feet of facade length.

[261] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[262] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Multi-family Residential Development Outside of UC-MS-PT Areas - Articulation. Housing. [Spreadsheet Item #45]

2. Each street-facing façade shall be designed with more than one building finish material or color.
3. Art, such as murals or sculpture, that is privately-owned or coordinated through the City Public Arts Program, may count toward requirements in 1 or 2 above.
4. Balcony massing, material, or color shall vary to create visual interest. Solid balconies shall not obscure the street-level view of required transparent windows and/or doors.
5. For projects that use 75 percent or more of the ground floor as parking, these standards apply to the stories above the parking level.

5-11(D)(3) Roof Design

Rooflines longer than 60 horizontal feet shall include at least one vertical or horizontal elevation change of at least 2 feet. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall.

5-11(D)(4) Parking Structures

See § 14-16-5-5(G)(3) (Building Design Standards).

5-11(E) MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN UC-MS-PT AREAS AND MIXED-USE AND NON-RESIDENTIAL DEVELOPMENT IN MIXED-USE ZONE DISTRICTS AND NR-C OR NR-BP ZONE DISTRICTS

Multi-family residential development of any size in any zone district in UC-MS-PT areas and all mixed-use and non-residential development located in any Mixed-use zone district except MX-FB or in the NR-C or NR-BP zone districts shall comply with the standards in this § 14-16-5-11(E), except that parking structures, including the portion of parking structures incorporated into a building with allowable primary and/or accessory uses, shall comply with the design standards in § 14-16-5-5(G) (Parking Structure Design).

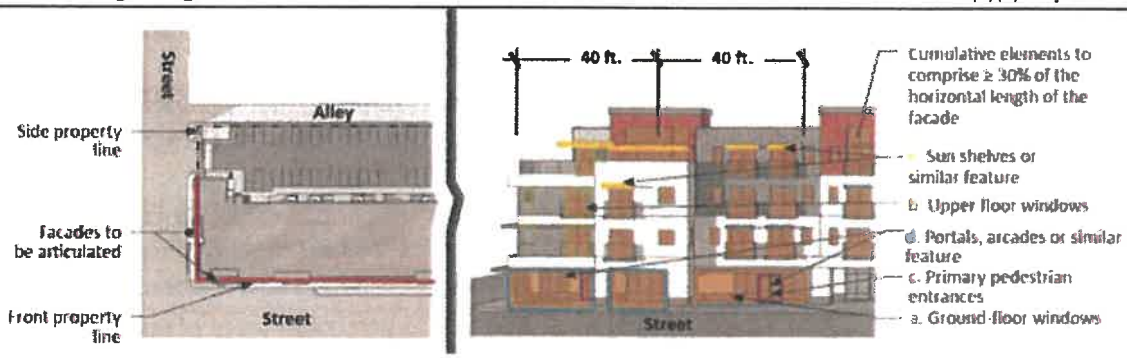
5-11(E)(1) Ground Floor Clear Height

In any Mixed-use zone district in UC-MS-PT areas, the ground floor of primary buildings shall have minimum clear height of 10 feet.

5-11(E)(2) Façade Design

5-11(E)(2)(a) General

1. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
2. Each street-facing façade shall incorporate at least 2 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet:



a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor for non-residential uses or 36 inches above the finished floor for residential uses.[263]

b. Windows on upper floors.

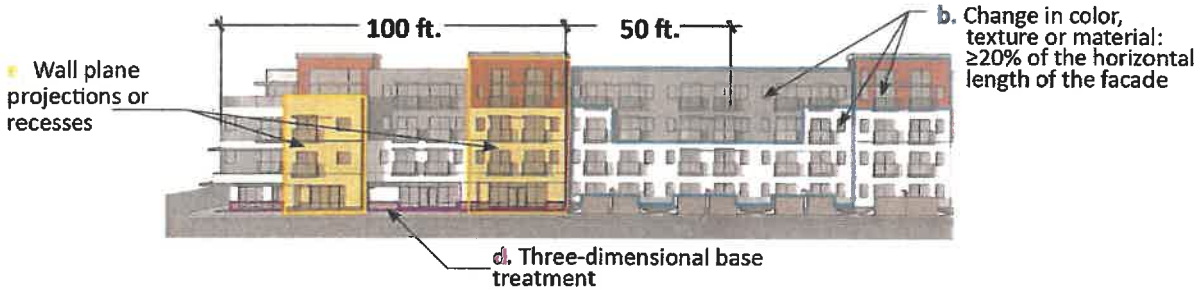
c. Primary pedestrian entrances.

d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

3. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):



a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.

[263] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Multi-family Residential Development – General – Window Sills. [Spreadsheet Item #108]

b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.

c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.

d. Three-dimensional cornice or base treatments.

e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.

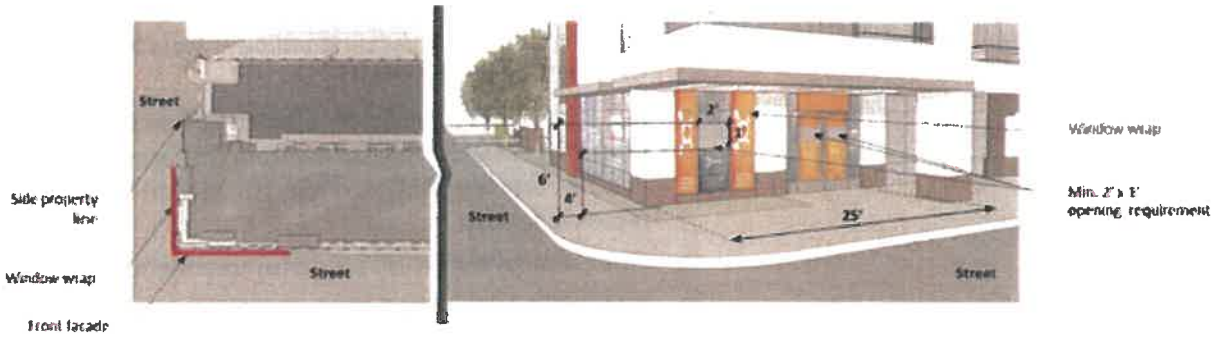
f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street, Major Transit, and Premium Transit Areas[264]

1. In new residential and mixed-use development, windows on the upper floors shall be recessed not less than 2 inches.
2. Each ground floor of a street-facing façade shall contain a minimum of 30 percent of its surfaces in transparent windows and/or doors, except as noted below.
   a. No minimum window sill height is required.
   b. For commercial or office uses, interior space must be visible to a depth of 6 feet from the façade.
   c. For workforce housing, notwithstanding Subsection 2 above, each ground floor of a street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
   d. For buildings in which over 50 percent of the gross floor area of the ground floor is vacant, a Permit – Temporary Window Wrap may be granted pursuant to § 14-16-6-5(E) to temporarily obscure transparent windows and/or doors with opaque window wrap. (See figure below.)

[264] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Multi-Family Residential Development – UC-AC-MS-PT – Transparency for Workforce Housing, **Condition #19**. [Spreadsheet Item #108]



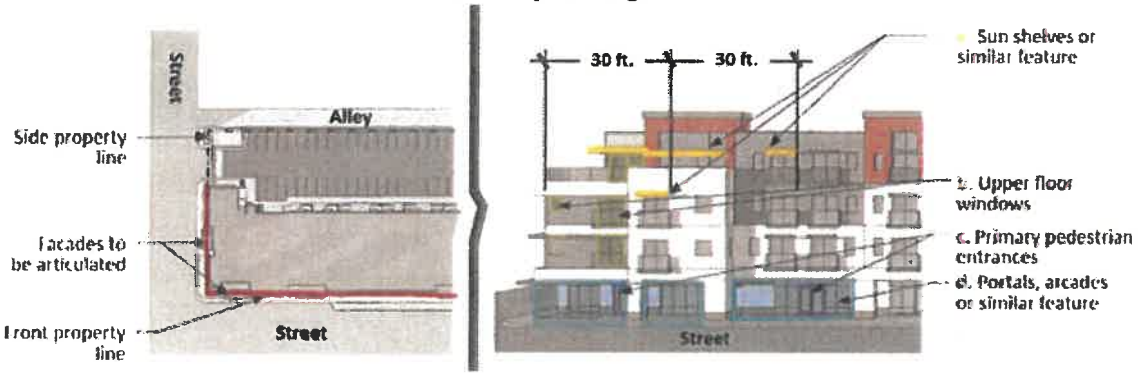
i. Any window wrap shall be limited to the portion of the building with a vacant tenant space.

ii. Any window wrap shall provide at least 1 opening that is 2-feet wide and 1-foot tall between 4 feet and 6 feet above ground for every 20 feet of façade length, or as acceptable to the City Fire Marshal and the Albuquerque Police Department for security and surveillance into the building.

iii. Potential negative impacts of the temporary window wrap on surrounding properties, as determined by the ZEO, shall be mitigated to the maximum extent practicable.

iv. Any portion of the window wrap that meets the definition of a sign in this IDO shall meet the requirements of § 14-16-5-12 (Signs) and requires a Permit – Sign pursuant to § 14-16-6-5(C).

3. Each street-facing façade shall incorporate at least 3 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 30 feet of façade length:



a. Transparent windows and/or doors that constitute a minimum of 50 percent of 1 ground floor street-facing façade, with the lower edge of window sills no higher than

30 inches above the finished floor for non-residential uses or 36 inches above the finished floor for residential uses.[265]

b. Windows on upper floors.

c. Primary pedestrian entrances.

d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

4. Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:

a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 50 feet of façade length and extending for at least 25 percent of the length of the façade.

b. A change in texture or material occurring every 25 feet of façade length and extending for at least 20 percent of the length of the façade.

c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width, projecting at least 6 inches from the façade and repeating at minimum intervals of 25 feet of façade length.

d. Three-dimensional cornice or base features that are different in material from the primary façade and project at least 3 inches from the façade. A base feature shall be no shorter than 18 inches, and a cornice feature shall be no shorter than 12 inches.

e. A projecting gable, hip feature, or change in parapet height for every 50 feet of façade length.

f. Art, such as murals or sculpture, that is privately owned or coordinated through the City Public Arts Program.

5. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

[265] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Multi-family Residential Development – UC-AC-MS-PT – Window Sills. [Spreadsheet Item #108]

5-11(E)(3) Outdoor Seating and Gathering Areas

5-11(E)(3)(a) General

1. For primary buildings containing a use from the Transportation subcategory of Commercial Uses or from the Industrial Uses category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet.
2. For all other uses, each primary building containing more than 30,000 square feet of gross floor area shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of building gross floor area, meeting all of the following standards.
    a. Each required seating and gathering area shall be at least 400 square feet in size for each 30,000 square feet of gross floor area.
    b. At least 25 percent of the required seating and gathering areas shall be shaded from the sun.
    c. The seating and gathering area shall be provided with pedestrian-scale lighting, street furniture or seating areas, and trash receptacles.
    d. The required seating and gathering area shall be linked to the primary entrance of the primary building and the public sidewalk or internal drive aisle or located adjacent to or to maximize views to public or private open space.

5-11(E)(3)(b) Urban Centers, and Main Street and Premium Transit Areas

Each primary building containing more than 30,000 square feet of gross floor area on the ground floor shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of gross floor area on the ground floor, meeting all of the following standards.

1. Each required seating and gathering area shall be at least 400 square feet in size and shall be visible from a public street.
2. At least 25 percent of any required seating and gathering area shall be shaded from the sun.
3. Any required seating and gathering area shall be provided with pedestrian-scale lighting, street furniture or seating areas, and trash receptacles.

5-11(E)(3)(c) Large Retail Facilities and Large Developments

Each large retail facility site that includes a primary building 125,000 square feet or greater or an aggregate of buildings 125,000 square feet or greater shall provide seating and gathering areas in the amount of 400 square feet for every 20,000 square feet of building space. A minimum of 50 percent of the required public space shall be provided in the form of aggregate space that

encourages its use and that serves as the focal point for the development.

5-11(F) INDUSTRIAL DEVELOPMENT IN NR-LM OR NR-GM ZONE DISTRICTS[266]

All industrial development ~~located~~ in NR-LM or NR-GM zone districts shall comply with the standards in this § 14-16-5-11(F), except that parking structures, including the portion of parking structures incorporated into a building with allowable primary and/or accessory uses, shall comply with the design standards in § 14-16-5-5(G) (Parking Structure Design).

5-11(F)(1) Each street-facing façade less than 150 feet in length shall incorporate at least 1 of the following features along at least 15 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 50 feet:

5-11(F)(1)(a) Transparent windows.

5-11(F)(1)(b) Wall plane projections or recesses of at least 1 foot in depth at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.

5-11(F)(1)(c) A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.

5-11(F)(1)(d) Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-11(F)(1)(e) Portals, arcades, canopies,trellises, awnings over windows, or other elements that provide shade or protection from the weather.

5-11(F)(2) Each street-facing façade shall incorporate at least 1 of the following features along at least 10 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 150 feet:

5-11(F)(2)(a) Transparent windows.

5-11(F)(2)(b) Wall plane projections or recesses of at least 1 foot in depth at least every 150 feet of façade length and extending at least 10 percent of the length of the façade or 20 percent of the height of the façade.

5-11(F)(2)(c) A change in color, texture, or material at least every 150 feet of façade length and extending at least 20 percent of the length of the façade.

5-11(F)(2)(d) Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-11(F)(2)(e) Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

[266] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to move this subsection up for clarity and consistency with current practice. [Spreadsheet Item #2]

5-11(G) OTHER NON-RESIDENTIAL DEVELOPMENT ~~OTHER THAN INDUSTRIAL~~ IN ANY ZONE DISTRICT ~~NR-LM OR NR-GM ZONE DISTRICTS~~[267]

5-11(G)(1) All non-residential development in any zone district ~~other than industrial development in the NR-LM or NR-GM zone districts~~ shall comply with the standards in this § 14-16-5-11(F), except the following:

5-11(G)(1)(a) Parking ~~that parking~~ structures, including the portion of parking structures incorporated into a building with allowable primary and/or accessory uses, shall comply with the design standards in § 14-16-5-5(G) (Parking Structure Design).

5-11(G)(1)(b) Industrial development in NR-LM or NR-GM zone districts shall comply with standards in § 14-16-5-11(F).

5-11(G)(2) Each street-facing façade shall incorporate at least 2 of the following features along at least 20 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 50 feet:

5-11(G)(2)(a) Ground floor transparent windows.

5-11(G)(2)(b) Windows on upper flows.

5-11(G)(2)(c) Primary pedestrian entrances.

5-11(G)(2)(d) Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

5-11(G)(2)(e) Raised planters between 12 inches and 28 inches above grade with surface planted to achieve at least 75 percent vegetative cover at maturity.

5-11(G)(2)(f) Wall plane projections or recesses of at least 1 foot in depth at least every 50 feet of façade length and extending at least 10 percent of the length of the façade.

5-11(G)(2)(g) A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.

5-11(G)(2)(h) Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.

5-11(G)(2)(i) Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.

5-11(H) HISTORIC BUILDING FAÇADES

This § 14-16-5-11(H) applies in the following mapped small area to buildings that are listed on the National Register of Historic Places or the State Register of Cultural Properties or that are determined to be eligible for listing by the appropriate agency.

[267] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]



5-11(H)(1) Renovated buildings shall incorporate elements of the original façade.

5-11(H)(2) Existing original façade details shall not be covered with panels, signs, or by painting them out.

5-11(H)(3) The shape of existing original openings shall not be altered. If a window must be blocked, maintain its original shape.

5-11(H)(4) The original façade shall be restored, where possible, by removing later additions of materials.

5-11(H)(5) For demolition of historic buildings in certain mapped small areas, see § 14-16-6-6(B) (Demolition Outside of an HPO).

5-11(I) PARKING STRUCTURES

Above-ground portions of buildings that contain parking structures shall meet the design standards in § 14-16-5-5(G) (Parking Structure Design) instead of the building design standards in this § 14-16-5-11. The remaining portion of the building shall meet the building design standards in this § 14-16-5-11.

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5-12 SIGNS

5-12(A) PURPOSE

This § 14-16-5-12 is intended to promote and protect the public health, welfare, and safety by regulating all types of existing and proposed signs. More specifically, these standards ~~regulations~~[268] are intended to help implement adopted ABC Comp Plan policies, protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community, preserve scenic and natural beauty, minimize sign clutter, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, curb the deterioration of the community's appearance and attractiveness, comply with all applicable federal and State laws regarding the First Amendment and free speech, and avoid regulating signage based on content, viewpoint, or message.

5-12(B) APPLICABILITY[269]

5-12(B)(1) This § 14-16-5-12 shall apply to the erection of all signs located outside of, or located within but designed to be viewed from outside of, a structure in any zone district, unless specifically exempted by this IDO.

5-12(B)(2) Part 14-16-3 (Overlay Zones) may include sign standards ~~regulations~~, which prevail over any other standards in this IDO.

5-12(B)(3) Additional sign standards ~~regulations~~ in § 14-16-4-3 (Use-specific Standards) may apply. In the case of conflict, the stricter standard ~~provision~~ shall apply.

5-12(B)(4) Notwithstanding Subsections (1), (2), and (3) above, the standards in ~~provisions of~~ this § 14-16-5-12 shall not apply to any sign erected or required to be erected by any State or federal governmental agency, or public utility provided that the size, height, location, type and illumination of the sign comply with these provisions to the maximum extent practicable, including compliance with the New Mexico Night Sky Protection Act, as regulated by the State.

5-12(B)(5) Any sign legally erected before the effective date of this IDO, or any amendment of this IDO, that is no longer in compliance with the standards in this § 14-16-5-12 may be retained in use, subject to the provisions of § 14-16-6-8(F) (Nonconforming Signs).[270]

5-12(B)(6) For signs in the public right-of-way, see § 8-2-2-1 of ROA 1994 (Traffic Control Devices, Signs Restricting Use of Streets) and the DPM.

5-12(C) SIGNS PROHIBITED IN ALL ZONE DISTRICTS

The following signs are prohibited, and these types of signs shall be removed or brought into conformance with this IDO and the DPM in accordance with maintenance standards for signs in § 14-16-5-13(B)(11) (Signs):

[268] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[269] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[270] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to include amendments of the IDO to the effective date to determine the validity of previously allowed signs. [Spreadsheet Item #2]

5-12(C)(1) Any sign contributing to confusion of traffic control or resembling traffic control lighting; unauthorized sign, signal, marking, or device that purports to be or imitates official traffic control devices or railroad signs or signals; unauthorized sign that attempts to control traffic on any public right-of-way or private way; or sign that hides or interferes with the effectiveness of any official traffic control devices or any railroad signs or signals.

5-12(C)(2) Any sign located in a clear sight triangle.

5-12(C)(3) Any on-premises sign that advertises an activity, business, product, or service no longer produced or conducted on the premises upon which the sign is located for more than 30 calendar days after the vacancy or change of business that causes the sign to become inaccurate.

5-12(C)(4) Any rotating, pulsating, or oscillating beacon of light; searchlight; or HID strobe light.

5-12(C)(5) Any sign with an audible device.

5-12(D) PERMITTING

In addition to complying with the applicable standards ~~provisions~~[271] for signs in this IDO, a sign may require a Sign Permit as described in this § 14-16-5-12(D) and in § 14-16-6-5(C) (Permit – Sign).

5-12(D)(1) Signs that Require a Sign Permit

5-12(D)(1)(a) Unless exempted by § 14-16-5-12(D)(2) (Activities That Do Not Require a Sign Permit), new signs that meet any of the following criteria may not be erected until a Sign Permit is obtained pursuant to § 14-16-6-5(C) (Permit – Sign):

1. Signs with an area greater than 24 square feet.
2. Signs taller than 8 feet.
3. Illuminated signs.
4. Signs with moving elements.
5. Freestanding and projecting signs.
6. Portable signs.
7. Electronic signs, including changes to an existing sign that turn it into an electronic sign and expansion of the electronic area of an electronic sign.

5-12(D)(1)(b) Electronic signs require an annual permit, pursuant to § 14-16-6-5(C) (Permit – Sign).

5-12(D)(2) Activities That Do Not Require a Sign Permit

The following operations shall not require a sign permit provided that they comply with the standards applicable to that type of sign in this IDO:

5-12(D)(2)(a) Changing the advertising copy or message, including the interchange of the sign face, on an approved painted or printed

[271] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

sign structure or on a marquee or similar approved sign, provided that the size of the sign is not changed.

5-12(D)(2)(b) Painting, cleaning, and other normal maintenance and repair of a sign or sign structure unless a structural change is made.

5-12(E) STANDARDS APPLICABLE TO ALL SIGNS

5-12(E)(1) Content

5-12(E)(1)(a) The standards ~~regulations~~[272] in this § 14-16-5-12 shall be administered and implemented without regard to sign content or message, except as required to determine the applicability of and compliance with § 14-16-5-12(G) (Off-premises Signs).

5-12(E)(1)(b) Any sign content or message may be substituted for different sign content on any sign allowed under this § 14-16-5-12, or on any sign that is a legal nonconforming sign under this IDO.

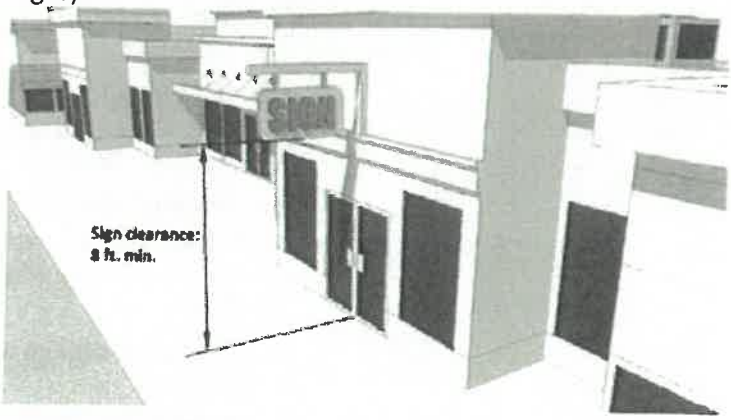
5-12(E)(2) Location

5-12(E)(2)(a) No sign or part of a sign shall be located on any property without the consent of the owner, holder, lessee, agent, trustee, or other party controlling the use of such property.

5-12(E)(2)(b) Signs shall not be located within public waterline or sanitary sewer easements.

5-12(E)(3) Clearance

5-12(E)(3)(a) Any part of a sign extending over a public right-of-way, private way, or private walkway shall have a minimum vertical clearance of 8 feet above any sidewalk or walkway and a minimum vertical clearance of 12 feet above any vehicle driving surface, unless it is a sign allowed by § 14-16-5-12(F)(4)(b) (Portable Signs), § 14-16-5-12(J) (Construction Period Sign), or § 14-16-5-12(K) (Transit Shelter Signs).



5-12(E)(3)(b) Approval from 1 of the following entities is required for any part of any sign extending over a public right-of-way, private way, or private walkway:

[272] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

1. The City, for signs that extend over a public right-of-way.
2. The owner of the property containing the pedestrian traffic area, for signs that extend over a private way or private walkway.

5-12(E)(4) Design and Construction

5-12(E)(4)(a) All signs shall be constructed of durable material and maintained in good condition and repair, shall be securely anchored and constructed to prevent lateral movement that would cause wear on supporting connections, and shall be constructed to withstand expected wind loads appropriate to design and installation.

5-12(E)(4)(b) No sign may have overhead wiring to supply electric power, except for a freestanding off-premises sign where underground power cannot be accessed from the site.

5-12(E)(4)(c) Sign supports for building-mounted signs other than allowed rooftop signs shall be covered in a manner that integrates the sign with the building design.

5-12(E)(4)(d) Building-mounted signs, with the exception of wall signs, shall not extend more than 2 feet above the wall of a building, except in the following small areas, as noted.

1. East Downtown – CPO-4
   Rooftop signs are allowed pursuant to § 14-16-5-12(F)(3)(a) (Standards Applicable in Small Areas).
2. East Downtown – HPO-1
   Rooftop signs are allowed pursuant to § 14-16-5-12(F)(3)(b) (Standards Applicable in Small Areas).
3. Downtown Small Area
   Rooftop signs in any Mixed-use or Non-residential zone district in or within 330 feet of the Downtown Center are allowed pursuant to § 14-16-5-12(F)(3)(b) (Standards Applicable in Small Areas).
4. Nob Hill/Highland – CPO-8
   Higher building-mounted signs are allowed pursuant to § 14-16-3-4(I)(5)(c) (Signs).
5. Uptown Small Area
   In the mapped small area below, signs may extend more than 2 feet above the wall of the building if both of the following criteria are met.
   a. The sign is a continuation of the plane where it is mounted.
   b. No more than 25 percent of the sign height extends above the wall where it is mounted.



5-12(E)(4)(e) Freestanding sign structures shall not use guy wires, bracing, or external supports.

5-12(E)(5) Illumination and Motion

5-12(E)(5)(a) General

1. Signs may be internally or externally lit, provided that the light source is not directly visible from the public right-of-way or from adjacent properties unless specified otherwise in this IDO.
2. No white portion of an illuminated sign shall exceed the luminance limits in Table 5-12-1 during the hours of darkness.

Table 5-12-1: Sign Luminance Limits

ANSI/IES Lighting Designation	Maximum Luminance (Nits)
Lz1	108
Lz2	323
Lz3	685

3. No sign or any part of any sign shall move or rotate at a rate of more than once each 10 seconds, with the exception of wind devices, the motion of which is not restricted.
4. No sign or any part of any sign shall change its message or picture at a rate of more than once each 8 seconds.

5-12(E)(5)(b) Residential Zone Districts

In any Residential zone district or within 50 feet in any direction of any Residential zone district, both of the following requirements apply.

1. Illuminated signs are prohibited on lots with low-density residential development.
2. No more than 1 sign per premises with multi-family, mixed-use, or non-residential development shall be illuminated, apart from the general illumination of the premises, between 11:00 PM and sunrise, unless § 14-16-5-12(H)(4) (Illumination, Brightness, and Images) applies a more restrictive standard.

5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts

An illuminated sign or illuminated element of a sign in any Mixed-use or Non-residential zone district may turn on or off or change its brightness, provided that all of the following requirements are met, unless § 14-16-5-12(H)(4) (Illumination, Brightness, and Images) applies any more restrictive standard or § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue) applies any less restrictive standard to eligible signs.

1. The sign is not within 200 feet in any direction of any Residential zone district and visible from that zone district.
2. The sign is not within 330 feet in any direction of Major Public Open Space.
3. Change of illumination does not produce any apparent motion of the visual image, including but not limited to illusion of moving objects, moving patterns or bands of light, expanding or contracting shapes, or any similar effect of animation except twinkling.
4. There is no continuous or sequential flashing in which more than 1/3 of the lights are turned on or off at one time.

5-12(F) ON-PREMISES SIGNS

5-12(F)(1) Signs in Residential Zone Districts[273]

5-12(F)(1)(a) The standards ~~provisions~~ in this § 14-16-5-12(F)(1) and Table 5-12-1 apply to all signs in any Residential zone district unless specified otherwise in this IDO.

5-12(F)(1)(b) Notwithstanding the standards ~~provisions~~ in Table 5-12-1, a Neighborhood Association representative on file with the Office of Neighborhood Coordination (ONC) or the applicant for a subdivision is allowed 1 monument or freestanding sign for every 5 acres of land within the Neighborhood Association boundary or proposed subdivision area, up to a maximum of 4 signs. If mounted on a perimeter wall, a letter of authorization from the property owner must be submitted with the application.

[273] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Table 5-12-2: On-premises Signs in Residential Zone Districts

Sign Type	Zone District			
	R-A	R-MC	R-1, R-T	R-ML, R-MH
Residential Uses[1]				
Wall Sign[2]				
Number, maximum	Low-density residential development: 1 / dwelling Multi-family residential development: 1 / building / street frontage			
Area, maximum[3]	4 sq. ft.	2 sq. ft.		Low-density residential: 2 sq. ft. Multi-family residential: 24 sq. ft.
Window Sign	Prohibited			Limited to signs not discernible from a public right-of-way.
Yard Sign				
Number, maximum	1 / dwelling in lieu of wall sign if dwelling is more than 30 ft. from street	Prohibited		
Area, maximum	2 sq. ft.			
Monument Sign				
Number, maximum	Prohibited			Multi-family residential: 1 / street frontage
Area, maximum				24 sq. ft.
Height, maximum				4 ft.
Allowed and Nonconforming Non-residential Uses				
Building-mounted or Freestanding Sign				
Number, maximum	1 / street frontage			
Area, maximum	24 sq. ft.			
Height, maximum	Freestanding sign: 6 ft.			

[1] This section of the table applies to residential uses and uses accessory to the primary residential use, including but not limited to home occupation and agricultural sales stand. For other non-residential uses, see the Allowed and Nonconforming Non-residential Uses section of this table.
[2] For low-density residential development, wall signs are only allowed for a use accessory to the primary residential use on the property.
[3] For wall signs, the maximum size in this table is the sign area allowed per premises and may be achieved through one or multiple signs, as allowed by this table.

5-12(F)(2) Signs in Mixed-use and Non-residential Zone Districts

5-12(F)(2)(a) General

The standards ~~provisions~~[274] in Table 5-12-2 and this § 14-16-5-12(F)(2) apply to all signs that are not located within any Residential zone district unless specified otherwise in this IDO.

Table 5-12-3: On-premises Signs in Mixed-use and Non-residential Zone Districts

Sign Type	Zone District: Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	Zone District: NR-BP, NR-SU, NR-PO, PD, PC
Wall Sign		
Number, maximum	N/A	Per approved plan[1]
Area, maximum	Shall not exceed the following percentages of façade area, inclusive of door and window openings: MX-T, MX-FB-ID: 5% MX-L: 10% MX-M, MX-H, MX-FB-FX, MX-FB-AC, MX-FB-UD, NR-C: 15% NR-LM, NR-GM: 25%	
Location	Where there is no side setback between 2 establishment frontages in the same or abutting buildings, no wall sign may extend closer than 2 feet to the shared edge of the frontage.	
Window Sign	No more than 15% of window and door areas may be covered with signs. On the ground floor, between 4 feet and 8 feet above ground level, window signs shall be limited to 25% of that area.	
Canopy Sign[275]		
Number, maximum	1 / 50 ft. of frontage ~~establishment frontage~~ MX-FB: 1 / entry/exit	Per approved plan[1]
Width, maximum	50% of building frontage width MX-FB-AC, MX-FB-UD: full building frontage width	
Height of message surface, maximum	Letters and images must be located on vertical surfaces, which may not exceed 24 ~~18~~ in. height.	
Marquee Sign[276]		
Number, maximum	~~A marquee sign is allowed in lieu of – not in addition to – an allowable wall sign.~~ 1 / façade ~~theater or performance venue frontage.~~	Per approved plan[1]
Area, maximum	Same as allowable maximum area of wall sign, inclusive of any wall signs on the same façade.	
Height of message surface, maximum	3 ft. MX-FB-AC, MX-FB-UD: 5 ft.	
Projection, maximum	50% of the distance over any abutting sidewalk or 10 ft. from the façade, whichever is less.	
Projecting Sign		
Number, maximum[2]	1 / establishment MX-H and MX-FB: 1 / establishment frontage	Per approved plan[1]
Area, maximum	Same as allowable maximum size of freestanding sign.	

[274] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[275] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Canopy Signs. Signs. [Spreadsheet Item #109]
[276] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Marquee Signs. Signs. [Spreadsheet Item #110]

Table 5-12-3: On-premises Signs in Mixed-use and Non-residential Zone Districts

Sign Type	Zone District: Mixed-use Zone Districts, NR-C, NR-LM, NR-GM	Zone District: NR-BP, NR-SU, NR-PO, PD, PC
Projection, maximum	30 in. from the façade In the DT area and North 4th Corridor – CPO-9, if the lower edge of sign is ≥12 ft. above sidewalk: • 50% of the distance over any abutting sidewalk • 75% of the distance over any abutting sidewalk on Central Avenue between 1st and 8th Streets	
Rooftop Sign[277]		
Number, maximum	1 / building in UC-MS-PT areas pursuant to § 14-16-5-12(F)(4)(a) or § 14-16-5-12(F)(4)(c) and ~~Rooftop signs are only allowed~~ in small areas pursuant to § 14-16-5-12(F)(3) (Standards Applicable in Small Areas).	Per approved plan[1]
Area, maximum	75 sq. ft.	
Height, maximum	15 ft. or 25% of the height of the building, whichever is less.	
Freestanding Sign		
Number, maximum[2]	1 / premises / street frontage. A freestanding sign is allowed only where there is at least 100 feet of street frontage or 1 / Joint Sign Premises, pursuant to § 14-16-5-12(F)(2)(b).	Per approved plan[1]
Area, maximum	MX-T, MX-FB-ID: 50 sq. ft. MX-L: 100 sq. ft. Any other Mixed-use zone district, NR-C, NR-LM, NR-GM: 100 sq. ft. at allowable locations abutting a local or collector street. 200 sq. ft. at allowable locations abutting an arterial street or interstate highway. 300 sq. ft. at allowable locations within 200 feet of a through lane of an interstate highway and visible from the interstate highway.	
Height, maximum[3]	MX-T, MX-FB-ID: 9 ft. MX-L: 18 ft. Any other Mixed-use zone district, NR-C, NR-LM, NR-GM: 26 ft.	

[1] Per approved NR-BP Master Development Plan; NR-SU, PD, or PC Site Plan – EPC; or NR-PO Master Plan as applicable. If no Master Development Plan is approved or if the approved Master Development Plan does not specify sign standards, see § 14-16-2-5(B)(3)(c)3.
[2] For premises where freestanding signs are allowed, for each street frontage, either a freestanding sign or projecting signs are allowed, not both (i.e., projecting signs can be used on any street frontage where a freestanding sign is not used).
[3] For any freestanding sign that is within 200 feet of a through lane of an interstate highway, the maximum height is measured from the highway road grade at the closest point from the premises.

5-12(F)(2)(b) Joint Sign Premises

A Joint Sign Premises may be created by the owners of 2 or more abutting premises who wish to cooperate in order to jointly obtain permission for 1 freestanding sign on the Joint Sign Premises. To qualify for a freestanding sign, the Joint Sign Premises shall meet all of the following requirements.

1. The individual premises included in the Joint Sign Premises must each have less than 100 feet of street frontage along the same street.
2. The combined premises shall have no less than 100 feet of frontage along the same street.

[277] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Rooftop Signs. Signs. (Spreadsheet Item #46)

3. The owners of the individual premises shall submit a joint agreement with their application for a Sign Permit pursuant to § 14-16-6-5(C).

5-12(F)(3) Standards Applicable in Small Areas

In addition to other standards for on-premises signs, this § 14-16-5-12(F)(3) applies as noted in the following small areas.

5-12(F)(3)(a) East Downtown – CPO-4

Rooftop signs are allowed in any Mixed-use or Non-residential zone district in the East Downtown – CPO-4 if they meet both of the following standards.

1. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed.
2. The remaining portion of the sign area may consist of channel letters, channel graphics, open lighting elements, or a solid panel.

5-12(F)(3)(b) East Downtown – HPO-1

Rooftop signs are allowed in any Mixed-use or Non-residential zone district in the East Downtown – HPO-1 if they meet both of the following standards.

1. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed.
2. The remaining portion of the sign area may consist of channel letters, channel graphics, open lighting elements, or a solid panel.

5-12(F)(3)(c) Downtown (DT) Small Area[278]

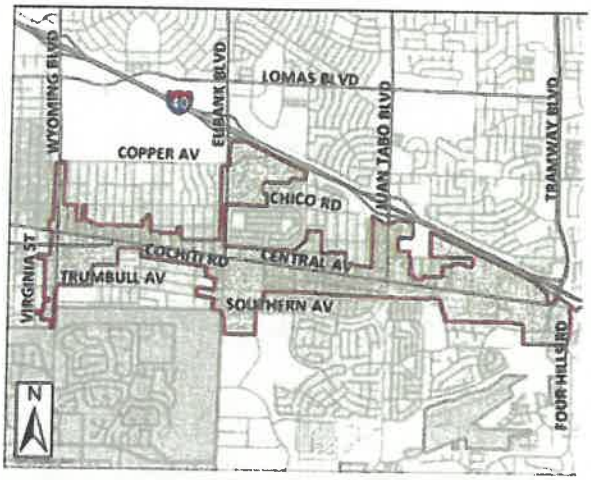
Rooftop signs are allowed in any Mixed-use or Non-residential zone district in or within 330 feet of the Downtown Center (DT) if they meet both of the following standards.

1. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed. ~~The structural framework of the sign shall be visible for the remaining 70 percent of the sign area.~~
2. The remaining portion of the sign area may ~~Only 30 percent of the sign area shall~~ consist of channel letters, channel graphics, open lighting elements, or a solid panel.

5-12(F)(3)(d) East Gateway Small Area

Projecting and freestanding signs shall be a maximum size of 75 square feet in any Mixed-use zone district in the following mapped small area.

[278] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with the similar provisions above. [Spreadsheet Item #2]



5-12(F)(3)(e) La Cueva Small Area

The following standards ~~provisions~~[279] apply in any Mixed-use or Non-residential zone district in the following mapped small area.



1. Wall signs are prohibited on façades that face abutting Residential zone districts.
2. Freestanding signs shall be monument signs only and shall be a maximum of 50 square feet with a maximum height of 8 feet.

5-12(F)(3)(f) Sunport Boulevard Small Area

The following standards ~~provisions~~[280] apply in any Mixed-use or Non-residential zone district in the following mapped small area.

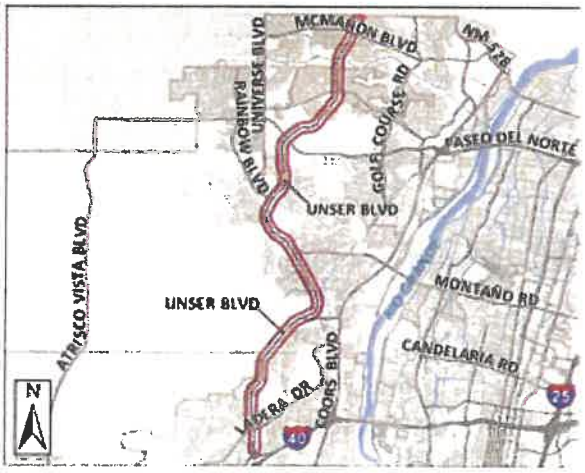
[279] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[280] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]



1. Only wall and freestanding signs are allowed.
2. Wall signs shall have a maximum size of 15 percent of the façade area, inclusive of door and window openings.
3. Freestanding signs shall have a maximum size of 75 square feet and a maximum height of 12 feet, except that properties over 5 acres may have 1 freestanding sign up to 26 feet in height within 200 feet of Sunport Boulevard.
4. The base of freestanding signs shall be surrounded by a landscaped area of at least 36 square feet with a minimum of 75 percent vegetative cover.
5. No sign or any part of a sign shall rotate.

5-12(F)(3)(g) Unser Boulevard Small Area

The following standards ~~provisions~~[281] apply in any Mixed-use or Non-residential zone district in the following mapped small area.



1. Only wall and freestanding signs are allowed.

[281] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

2. Freestanding signs shall be a maximum size of 75 square feet with a maximum height of 12 feet.
3. No sign or any part of a sign shall move or rotate.

5-12(F)(4) Standards for Specific Types of Signs

5-12(F)(4)(a) Neon Signs along Main Street Areas ~~Central Avenue~~[282]

The standards ~~provisions~~[283] of this § 14-16-5-12(F)(4)(a) provide size and height bonuses for qualifying neon on-premises signs, allow animation, and provide incentives and flexibility from otherwise applicable sign standards ~~regulations~~[284] in specific areas of the city. In case of conflict between these standards and other sign standards applicable to the same property, these standards shall prevail.

1. Applicability
   The following additional standards ~~regulations~~[285] apply to signs on lots in Main Street areas. :

   ~~a. Signs on all lots that abut or have direct frontage to Central Avenue.~~

   ~~b. Signs on all lots located within 300 feet of the edge of the public right-of-way of Central Avenue.~~

   ~~c. Signs located on lots located within 300 feet of an intersection of Central Avenue and the following streets:~~

   ~~i. Tramway Boulevard.~~

   ~~ii. Juan Tabo Boulevard.~~

   ~~iii. Eubank Boulevard.~~

   ~~iv. Wyoming Boulevard.~~

   ~~v. Louisiana Boulevard.~~

   ~~vi. San Pedro Boulevard.~~

   ~~vii. San Mateo Boulevard.~~

   ~~viii. Yale Boulevard.~~

   ~~ix. University Boulevard.~~

   ~~x. I-25.~~

   ~~xi. Broadway Boulevard.~~

   ~~xii. Atrisco Drive.~~

   ~~xiii. Old Coors Drive.~~

   ~~xiv. Coors Boulevard.~~

   ~~xv. Unser Boulevard north of Central Avenue.~~

[282] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Neon Signs. Neon. [Spreadsheet Item #46]
[283] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[284] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[285] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

~~xvi. 98th Street north of Central Avenue.~~

2. Eligibility for Incentives
   In order to qualify for incentives in Subsection 3 below, the applicant must comply with all of the following criteria.
   a. Amount of Neon
      Luminous neon shall comprise at least 50 percent of the sign face area and include text and/or images.
   b. Location
      The sign shall not obscure portions of a building that contribute to architectural character, including but not limited to doors and windows.
   c. Lighting Technology
      Signage that uses LED tubing or a similar alternative and has the appearance of neon is allowed if it produces a continuous lit appearance similar to neon lighting technology, and does not create darker and/or shadowy spaces between individual LEDs that make the linear, illuminated image appear non-continuous. Incandescent bulbs, another historic sign illumination type, or compact fluorescent bulbs that appear to be incandescent bulbs shall comprise no more than 50 percent of the sign face area.
   d. Design Elements
      The sign shall be consistent with at least 1 of the following design elements.
      i. Sign Restoration
         Restoration of a historic sign that includes neon and/or incandescent light bulbs qualifies the applicant for the neon sign incentives in Subsection 3 below.
      ii. Neon Design
         The neon portion of the sign shall be intricate, creative, and expressive. There shall be added text and/or imagery, preferably both, highlighted with neon.
      iii. Sign Design
         If the sign is a rectangle or a square, the mounting structure shall have a unique design that integrates with the sign.
      iv. Illumination
         One hundred (100) percent of the sign illumination shall consist of neon or other historic forms of illumination, such as incandescent bulbs. Illumination calculations exclude any portion of the sign that is backlit plastic panels where sign content is painted or printed on the panel, instead of originating from luminous tubing.

e. Compliance with National Electric Safety Code
All signs must be in compliance with the latest enforced clearance section of the National Electric Safety Code, which governs minimum required clearance distances for electric utilities. Electric overhead transmission lines are located perpendicular and parallel to Central Ave. Electric overhead distribution lines are frequently located in or overhanging the public ROW, generally crossing or paralleling Central Avenue. All proposed neon installations at these locations must be approved by PNM through the Sign Permit process in § 14-16-6-5(C) to ensure vertical and horizontal safety clearances.

3. Incentives and Flexibility
The following incentives and flexibility apply to signs that meet the requirements of Subsections 1 and 2 above.

a. Sign area for a freestanding, ~~or~~ projecting, or rooftop sign may be up to 50 percent larger than the sign area allowed in the underlying zone district, up to a maximum of 250 square feet after the bonus is applied. Lettering is allowed a proportionate size bonus.

b. Sign area for a building-mounted sign, except projecting signs or rooftop signs, may be up to 25 percent larger than the sign area allowed in the underlying zone district. Lettering is allowed a proportionate size bonus.

c. The height of a freestanding sign shall not exceed 30 feet, except that the height of a sign within 200 feet of a through lane of an interstate highway shall not exceed 26 feet, as measured from the highway road grade at the closest point from the premises.

d. The height of a building-mounted sign shall not exceed 110 percent of the building height or 35 feet, whichever is less. Building-mounted signs shall be located below the top edge of any non-residential portion of the building to which it is attached, or shall otherwise be located so that the illumination from the sign is shielded from any residential portion of the building.

e. A historic sign that is being refurbished and relocated on-site for preservation purposes may be installed in any Mixed-use zone district, regardless of the development standards otherwise applicable, provided that the sign retains its original design, size, and materials to the maximum extent practicable, subject to approval of a Historic Certificate of Appropriateness – Major, pursuant to IDO § 14-16-6-6(D).

4. Animation

a. Flashing and physical movement of a sign and/or its elements are not allowed and do not qualify as an animated sign.

b. Signs that meet the other standards of this § 14-16-5-12(F)(4)(a) may be animated by changing the neon illumination in a sequential or radial manner to produce apparent motion of the visual image.

5-12(F)(4)(b) Portable Signs

1. Portable signs are only allowed for land uses in the Food, Beverage, and Indoor Entertainment or Retail Sales categories in Table 4-2-1, provided that they comply with the standards in Table 5-12-4.

Table 5-12-4: Portable Sign Standards

Topic	Standard
Number, maximum	1 / establishment
Number of sides, maximum	2
Size, maximum	6 sq. ft. / side
Width, maximum	2.5 ft.
Height, maximum	3 ft.
Location	Must be located in front of the premises owned or occupied by the person or entity placing the sign. May be located in the public right-of-way, on a private way, or on a walkway but not within 2 feet of the curb, and not in areas that are required to be clear for pedestrian movement next to any street furniture.
Construction	Must be constructed of wood, metal, or other durable materials in such a manner as to resist movement by high winds. May consist of a changeable writing board, chalkboard, or surface that accommodates changeable letters. Paper signs, balloons, banners, and wind-activated devices shall not be used or attached to a sign. Must be constructed in a manner that incorporates a base from which no supports or feet that may cause pedestrians to trip extend. No external cables, brackets, wires, or props shall be allowed. No sign that requires electricity or any other power source shall be allowed.
Pedestrian clear passage	
Sidewalk <8 ft. wide	≥3 ft. wide shall be maintained at all times
Sidewalk ≥8 ft. wide	≥6 ft. wide shall be maintained at all times
Removal of signs	Sign shall be removed outside of business hours and stored inside the business and away from public view and shall be removed when weather conditions create potentially hazardous conditions.

2. Portable signs and signs that are mounted on wheels or a movable vehicle, or made easily movable in any manner, are prohibited in the following small areas:

a. Coors Boulevard – CPO-2

b. The Alameda Boulevard Sub-area of the North I-25 – CPO-10.

5-12(F)(4)(c) Rooftop Signs[286]

1. Solid panels or cabinets are prohibited.
2. At least 70 percent of the sign area shall consist of open space, through which the structural framework may be viewed.
3. The remaining portion of the sign area may consist of channel letters, channel graphics, or open lighting elements.
4. Illuminated elements may be channel letters, channel graphics, or open lighting elements, pursuant to § 14-16-5-12(E)(5) (Illumination and Motion).

5-12(F)(5) Alternative Signage Plan[287]

The Planning Director may approve an Alternative Signage Plan in conjunction with a Site Plan if the Planning Director determines that the Alternative Signage Plan meets all of the following requirements. If approved, the Alternative Signage Plan shall be binding on the subject property until amended through the Site Plan, pursuant to § 14-16-6-4(X). ~~An Alternative Signage Plan is allowed pursuant to all of the provisions in this § 14-16-5-12(F)(5) and shall be reviewed and decided pursuant to § 14-16-6-5(C)(2)(c) (Alternative Signage Plan).~~

5-12(F)(5)(a) The subject property must be a minimum of 5 acres and located in an Urban Center (UC) and in an MX-M, MX-H, MX-FB, NR-C, or NR-BP zone district.

5-12(F)(5)(b) The alternative signage plan shall be consistent with the purposes of this § 14-16-5-12.

5-12(F)(5)(c) An Alternative Signage Plan may allow different sign types, materials, location, means of projecting images, or forms of sign illumination or motion, as well as greater individual sign area or height, than allowed by other provisions in § 14-16-5-12(F) (On-premises Signs) or § 14-16-5-12(H) (Electronic Signs), subject to all of the following limitations.

1. No Alternative Signage Plan may allow a sign area greater than the combined sign area that would be allowed by § 14-16-5-12(F) (On-premises Signs) for all lots within the subject property.
2. No Alternative Signage Plan may allow a taller sign on a lot than would otherwise be allowed by any Overlay zone regulating that lot.
3. No Alternative Signage Plan may allow an electronic sign in an area where electronic signs are prohibited by § 14-16-5-12(H) (Electronic Signs).
4. No Alternative Signage Plan may allow a change in sign illumination or motion beyond that allowed by any part of this § 14-16-5-12 for a property that is within 50 feet in any

[286] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Rooftop Signs. Signs. [Spreadsheet Item #46]
[287] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Alternative Signage Plan. [Spreadsheet Item #47]

direction of any Residential zone district or for a sign that is visible from any Residential zone district.

5. The Alternative Signage Plan reflects a distribution of available sign area on the subject property that will promote equal or greater public safety both on-site and when viewed from any adjacent public rights-of-way, when compared to the location and distribution of signs and sign area otherwise allowed under this § 14-16-5-12.
6. No Alternative Signage Plan may create levels of glare or adverse impacts on surrounding properties greater than those that would occur from the location and distribution of signs and sign area allowed under this § 14-16-5-12.

5-12(G) OFF-PREMISES SIGNS

5-12(G)(1) Locations

5-12(G)(1)(a) Off-premises signs are prohibited in any Residential zone district.

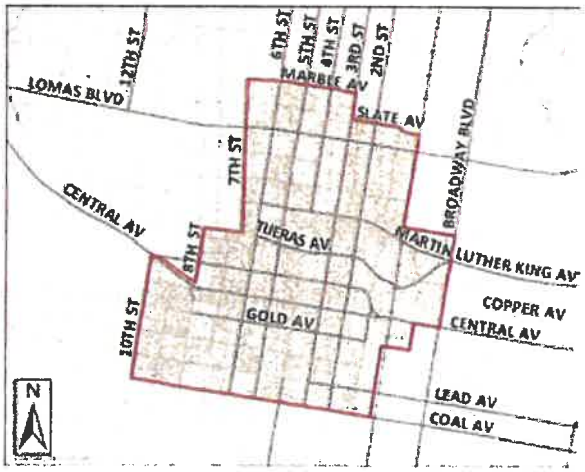
5-12(G)(1)(b) Off-premises signs are prohibited in the MX-T, MX-FB, and NR-PO zone districts.

5-12(G)(1)(c) Off-premises signs are only allowed in the NR-BP, NR-SU, PD, or PC zone districts if the maximum number, size, height, and location of such sign(s) are specifically authorized in the EPC or City Council decision approving such zone district, including an associated Master Development Plan or Site Plan.

5-12(G)(1)(d) Off-premises signs are prohibited within 660 feet of Interstate Highway 25 or Interstate Highway 40.

5-12(G)(1)(e) Off-premises signs are prohibited in the following small areas:

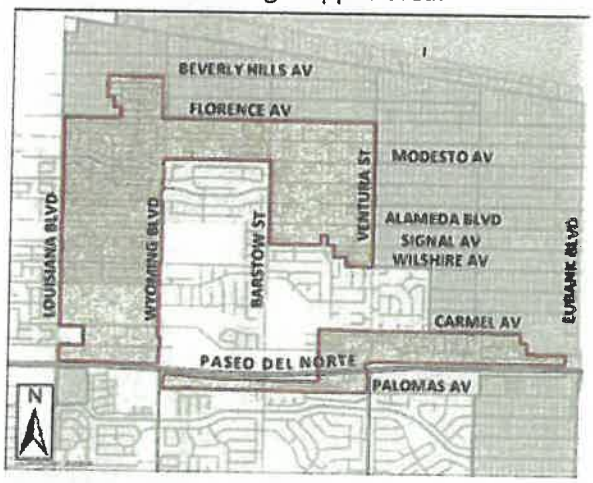
1. Coors Boulevard – CPO-2
2. Downtown Small Area



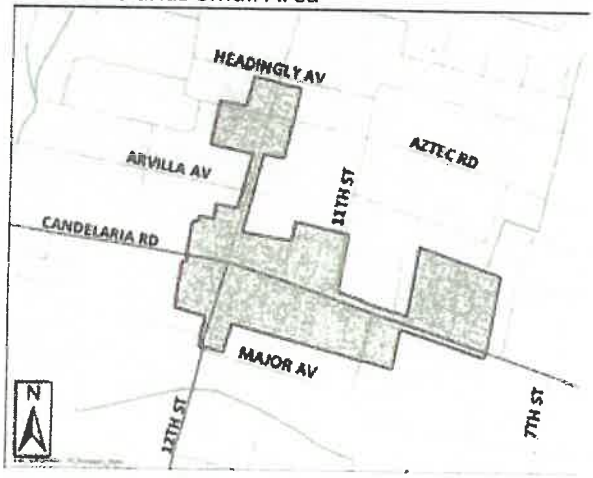
3. East Downtown – CPO-4
4. East Downtown – HPO-1
5. East Gateway Small Area



6. La Cueva Small Area
   Off-premises signs are prohibited in any Mixed-use zone district in the following mapped area.

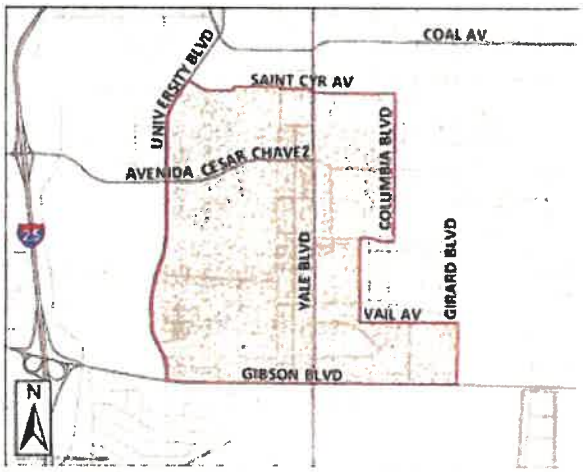


7. Los Candelarias Small Area



8. Los Duranes – CPO-6
9. Nob Hill/Highland – CPO-8

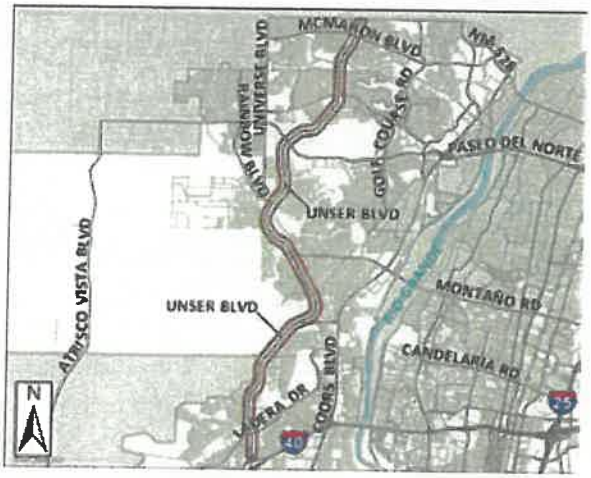
10. North 4th Corridor – CPO-9
11. North I-25 – CPO-10, in the Alameda Boulevard Sub-area
12. Rio Grande Boulevard – CPO-11
13. South Yale Small Area
    Off-premises signs are prohibited in any Mixed-use zone district in the following mapped small area.



14. Sunport Boulevard Small Area



15. Unser Boulevard Small Area



16. Uptown Small Area



17. Volcano Mesa – CPO-13

5-12(G)(2) Standards

5-12(G)(2)(a) Off-premises electronic signs must follow the standards ~~regulations~~[288] in § 14-16-5-12(H) (Electronic Signs).

5-12(G)(2)(b) A new off-premises sign will be approved only upon removal of an existing off-premises sign and support structure of equal or greater sign area. The removed signs must be located on property of equivalent or less intense zoning than the location of the proposed off-premises sign, as determined by the Planning Director based on the maximum height and size of development allowed in each zone district.

5-12(G)(2)(c) Where allowed, off-premises signs shall comply with the standards in Table 5-12-5.

[288] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Table 5-12-5: Off-premises Signs in Mixed-use and Non-residential Zone Districts			
Topic	**Zone District**		
	MX-L	**MX-M, NR-C**	**MX-H, NR-LM, NR-GM**
Type allowed			
Area of Change	Freestanding or Wall		
Area of Consistency	Wall		
Number, maximum	New sign with removal of existing sign, pursuant to § 14-16-5-12(G)(2)(b) and § 14-16-5-12(H)(3)(b)		
Separation, minimum[1]			
From residential use	150 ft.		
From another off-premises sign	300 ft.		
From an existing on-premises sign of any type (for freestanding signs only)	100 ft.		
Setback, minimum			
From public right-of-way	12 ft.	7 ft.	
Size, maximum	72 sq. ft. plus 6 sq. ft. for add-on sign	Freestanding: 300 sq. ft. + 18 sq. ft. for add-on sign Wall: Same as allowable on-premises sign	Freestanding: 672 sq. ft. + 34 sq. ft. for add-on sign Wall: Same as allowable on-premises sign
Height, maximum	15 ft. plus 3 ft. for add-on sign	26 ft. plus 5 ft. for add-on sign	29 ft. plus 5 ft. for add-on sign
Illumination	Prohibited	Same as allowable on-premises sign	
Motion of sign or sign parts	Prohibited	Same as allowable on-premises sign	
[1] Separation distances do not apply to 2 sign faces of a "V" sign where only 1 sign face may be viewed at one time from any given lane of traffic, or signs separated by a building or other obstruction so that only one sign is visible at one time from the street.			

5-12(H) ELECTRONIC SIGNS

5-12(H)(1) Applicability

5-12(H)(1)(a) The standards in this § 14-16-5-12(H), in addition to any other applicable standards in this § 14-16-5-12 (Signs), apply to electronic signs, a specific type of illuminated sign. In addition to a sign that is all electronic, the following also constitute an electronic sign:

1. An existing sign that is modified to be partly or wholly electronic.
2. Any expansion of the electronic area of an electronic sign.

5-12(H)(1)(b) Unless specified otherwise in this IDO, the standards in this § 14-16-5-12(H) apply to both on-premises and off-premises electronic signs.

5-12(H)(2) Prohibited Areas

Electronic signs are prohibited in the following areas, as noted.

5-12(H)(2)(a) Within any HPO zone or State or nationally registered historic district.

5-12(H)(2)(b) In residential development in any Residential zone district. For other types of development in any Residential zone district, electronic signs are limited to 25 percent of the total sign area.

5-12(H)(2)(c) Within 660 feet of the outer edge of the public right-of-way of the following streets:

1. Alameda Boulevard.
2. Griegos Road.
3. Rio Grande Boulevard.
4. Tramway Boulevard.
5. Unser Boulevard.

5-12(H)(2)(d) Within 660 feet of the outer edge of the public right-of-way of Coors Boulevard along the following 2 segments:

1. Between Calabacillas Arroyo and Saint Joseph Drive.
2. Between Central Avenue and the southern City limit.

5-12(H)(2)(e) Within 1,320 feet (¼ mile) in any direction of Major Public Open Space.

5-12(H)(2)(f) In the following small areas as noted.

1. Downtown Neighborhood Area – CPO-3
   Electronic signs are prohibited in the R-ML, MX-T, MX-L, and MX-M zone districts in the Downtown Neighborhood Area – CPO-3.
2. East Gateway Small Area
   Electronic signs are prohibited in Mixed-use zone districts in the following mapped small area.



3. North 4th Corridor – CPO-9
   Electronic wall signs are prohibited in the following mapped area.



4. Sawmill/Wells Park – CPO-12
   Electronic signs are prohibited on any lot abutting Mountain Road in the Sawmill/Wells Park – CPO-12.
5. Volcano Mesa – CPO-13
   Electronic signs are prohibited in Volcano Mesa – CPO-13, except within the Volcano Heights Urban Center as mapped in the ABC Comp Plan, as amended, where they are allowed.

5-12(H)(3) Type and Maximum Number of Electronic Signs

5-12(H)(3)(a) On-premises Signs

1. If a premises meets the requirements for an electronic sign in this § 14-16-5-12(H), the premises shall not have more than 1 electronic sign.
2. The type of electronic sign is limited to a freestanding, wall, or canopy sign and is also subject to standards ~~provisions~~[289] in Table 5-12-1, Table 5-12-2, Table 5-12-3, Table 5-12-5, and Table 5-12-6.[290]

5-12(H)(3)(b) Off-premises Signs

1. The modification of an existing off-premises sign that makes the sign an electronic sign shall constitute a new electronic sign. However, such modification shall not cause an existing off-premises sign located in 1 of the following areas to forfeit its status as a nonconforming sign only with respect to its location along an interstate highway:
   a. Within 660 feet of Interstate Highway 25.
   b. Within 660 feet of Interstate Highway 40.
2. A new off-premises electronic sign may be allowed if the applicant can demonstrate that existing off-premises signs and support structures containing at least 3 times the advertising

[289] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[290] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. A new Table 1 was added in 2023, and these Table numbers were not updated. All of these tables apply to electronic signs. [Spreadsheet Item #2]

area of the proposed electronic sign will be permanently removed.

3. The removed signs must be located on a property of equivalent or less intense zoning than the location of the proposed off-premises electronic sign, as determined by the Planning Director based on the maximum height and size of development allowed in each zone district.
4. Off-premises signs that have been removed and not replaced may count as removed advertising space for the purposes of permitting a new electronic off-premises sign.
5. Subsections 2, 3, and 4 above shall not apply to the improvement, upgrade, or replacement of an existing electronic sign so long as the advertising space is not increased by such improvement, upgrade, or replacement.

5-12(H)(4) Illumination, Brightness, and Images

Electronic signs shall comply with all the following requirements, in addition to any applicable and more restrictive requirements in § 14-16-5-12(E)(5) (Illumination and Motion).

5-12(H)(4)(a) Electronic signs shall have automatic dimming controls, with either photocell (hardwired) or software settings.

5-12(H)(4)(b) Electronic signs shall not exceed an illumination level of 0.3 foot candles above ambient light as measured from a distance specified in Table 5-12-6 based on sign area, with the light meter held perpendicular to the sign and targeting the color white.

Table 5-12-6: Illumination Measurement Distance

Area of Sign (sq. ft.)[1]	Measurement Distance (ft.)	Area of Sign (cont.)[1]	Measurement Distance (cont.)
10	32	65	81
15	39	70	84
20	45	75	87
25	50	80	89
30	55	85	92
35	59	90	95
40	63	95	97
45	67	100	100
50	71	300	150
55	74	378	200
60	77	672	250

[1] For signs with an area other than those specifically listed in this table, the measurement distance may be calculated with the following formula: Measurement Distance (ft.) = square root of [Area of Electronic Sign (sq. ft.) x 100].

5-12(H)(4)(c) The luminance level shall also comply with any standards ~~regulations~~[291] for illumination of on-premises or off-premises signs in § 14-16-5-12 (Signs) as applicable.

[291] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-12(H)(4)(d) Electronic signs shall have only static messages and images.

5-12(H)(4)(e) The message or image on an electronic sign shall not change more often than once each 8 seconds.

5-12(H)(4)(f) Transition between messages or images on an electronic sign shall not exceed 1 second and shall not include any visual effects during that time.

5-12(I) TEMPORARY SIGNS

5-12(I)(1) Standards

Temporary signs may be erected without obtaining a sign permit, provided that they comply with the standards in Table 5-12-7. They shall not count toward any maximum number of signs or sign area allowed on a property.

Table 5-12-7: Temporary Sign Standards	
Topic	**Standard**
Number, maximum	4 / premises
Size, maximum[1]	16 sq. ft.
Height, maximum[1]	4 ft. above the top of the highest wall on the lot where the sign is placed. 8 ft. if no walls exist on the lot where the sign is placed.
Illumination	Prohibited.
Location	Prohibited on the wall of any building in a low-density residential development. Prohibited in common areas, such as homeowner's association areas and easements, unless approved by the owner of the common area, or in the public right-of-way.
[1] Maximum size and height apply to the total sign area that may be used for up to 4 signs.	

5-12(I)(2) Time Period

Temporary signs may be in place no longer than 15 calendar days, with the following exceptions.

5-12(I)(2)(a) One (1) temporary sign per street frontage may be displayed during any time period that the property is actively listed for sale or for rent.

5-12(I)(2)(b) One (1) temporary sign per street frontage may be displayed during any time period when the property is under construction allowed by a valid building permit.

5-12(I)(2)(c) One (1) temporary sign may be displayed for up to 60 calendar days prior to and 10 calendar days after an election.

5-12(I)(2)(d) Temporary signs associated with a Temporary Use must comply with the standards in Table 5-12-7 and may be displayed during the time period allowed pursuant to any Use-specific Standards in § 14-16-4-3(G) (Temporary Uses).

5-12(J) CONSTRUCTION PERIOD SIGN

Signs during construction are allowable, provided that they comply with Table 5-12-8 and the other standards ~~provisions~~[292] of this § 14-16-5-12(J).

5-12(J)(1) Requests to erect such a sign shall require approval from the Planning Director.

5-12(J)(2) Remediation or removal of substandard or improperly maintained signs shall be in accordance with § 14-16-5-13(B)(11) (Signs).

Table 5-12-8: Construction Period Sign Standards	
Topic	**Standard**
Number, maximum	4
Size, maximum[1]	20 sq. ft.
Height, maximum[1]	5 ft.
Height, individual sign	Between 9.5 in. and 11 in.

[292] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Table 5-12-8: Construction Period Sign Standards	
Topic	**Standard**
Width, maximum[1]	5 ft.
Illumination	Prohibited
Allowed locations	On private property or in the public right-of-way at a location approved by the City Department of Municipal Development, but not within a median or at an intersection.
Prohibited locations	Facing any low-density residential development. On a local street. Within 100 ft. of any Residential zone district on a collector street. Within 50 ft. of any residential use on an arterial street.
[1] Unless referring to individual signs, maximum size, height, and width apply to the total sign area that may be used for up to 4 signs.	

5-12(K) TRANSIT SHELTER SIGNS

Signs that are attached to or part of the structure of a transit shelter as allowed in § 6-5-5-18 of ROA 1994 (Sidewalks, Drive Pads, and Curb Ramp Repair and Maintenance; Permitting Commercial Advertising on Transit Shelters) shall comply with the standards ~~provisions~~[293] in Table 5-12-9.

Table 5-12-9: Transit Shelter Sign Table	
Topic	**Standard**
Number, maximum	1 / transit shelter
Size, maximum	24 sq. ft.
Height, Maximum	7 ft.
Illumination	Shall comply with all standards for a sign of that type established in this IDO.
Allowed locations	In the public right-of-way or on private property abutting the public right-of-way, with permission from the City Transit Department.
Prohibited locations	Facing any low-density residential development. On a local street. Within 100 ft. of any Residential zone district on a collector street. Within 50 ft. of any residential use on an arterial street.

[293] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-13 OPERATION AND MAINTENANCE

All properties in the city shall comply with the following standards for operation and maintenance, as well as any standards for operations and maintenance in the DPM, unless this IDO or another section of ROA 1994 provides an exception or a different standard for operation or maintenance.

5-13(A) OPERATING STANDARDS

All structures, uses, and activities in any zone district shall be used or occupied to avoid creating any dangerous, injurious, noxious, or otherwise objectionable condition that would create adverse impacts on the residents, employees, or visitors on the property itself or on neighboring properties. Uses and activities that operate in violation of applicable State or federal statutes or this IDO are violations of this § 14-16-5-13 and shall be subject to the penalties of § 14-16-6-9 (Violations, Enforcement, and Penalties). Property owner responsibilities under this Section include, but are not limited to, compliance with the following standards.

5-13(A)(1) Air Quality

All uses and activities shall be conducted in compliance with the requirements of the Albuquerque-Bernalillo County Air Quality Control Board as set forth in Chapter 20.11 of the New Mexico Administrative Code (NMAC) (Albuquerque-Bernalillo County Air Quality Control Board).

5-13(A)(2) Burning

5-13(A)(2)(a) The burning of wood shall comply with Part 9-5-4 of ROA 1994 (Woodburning) and the standards and regulations established by the Albuquerque-Bernalillo County Air Quality Control Board.

5-13(A)(2)(b) No use or activity shall burn solid waste except as allowed under § 9-10-1-12 of ROA 1994 (Burning of Solid Waste) and in compliance with the regulations established by the Albuquerque-Bernalillo County Air Quality Control Board.

5-13(A)(3) Electromagnetic Interference

Every Wireless Telecommunications Facility (WTF) shall meet health and safety standards and electromagnetic interference regulations as established by the Federal Communications Commission and any other federal or State agency with authority to regulate electromagnetic emissions and interference.

5-13(A)(4) Hazardous Materials

All uses and activities shall comply with all State and federal statutes and regulations regarding the use, storage, handling, and transportation of flammable liquids, liquefied petroleum, gases, explosives, hazardous materials, hazardous wastes, toxic materials and solid wastes, as those terms are defined by applicable statutes, rules, regulations, or ordinances.

5-13(A)(5) Noise

All uses and activities shall comply with Article 9-9 of ROA 1994 (Noise Control), as enforced by the City Environmental Health Department. Uses and activities shall be conducted so as to avoid the creation of any noise that would create a public nuisance or a nuisance interfering with the use and enjoyment of adjacent properties.

5-13(A)(6) Parking

All motor vehicles that are not parked inside a building must be operative and shall not be partially or completely dismantled. Inoperative and dismantled vehicles shall comply with the regulations in ~~provisions of~~[294] Article 8-5 of ROA 1994 (Stopping, Standing, and Parking).

5-13(A)(7) Vibration

All uses and activities shall be operated so that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any property line of the site on which the use is located.

5-13(A)(8) Waste and Recycled Materials

All waste and materials for recycling shall be managed to prevent fumes, dust, fire hazard, leakage, drainage onto the ground, or rodent or insect infestation, shall comply with Article 9-10 of ROA 1994 (Solid Waste Management and Recycling), and shall be screened in accordance with § 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas) of this IDO.

5-13(A)(9) Weeds, Litter, and Snow

All properties shall be maintained free of waste, litter, and debris in accordance with Article 9-8 of ROA 1994 (Weeds, Litter, and Snow).

5-13(B) MAINTENANCE STANDARDS

All property, buildings, and structures shall be maintained in a clean and safe condition and shall not create any public or private nuisance. When the standards and procedures of this IDO or the conditions attached to any permit, approval, or Variance require that any building or site feature be constructed or installed, the property owner is responsible for maintaining those buildings or site features in good repair as approved and for replacing required site features if they are damaged or destroyed or, in the case of living materials, if they become diseased or die after installation. Property owner obligations include, but are not limited to, the following.

5-13(B)(1) Alleys

All alleys shall be maintained by the abutting property owner.

5-13(B)(2) Buildings and Structures

All primary and accessory buildings, structures, and site features shall be maintained in good repair, whether occupied or vacant, and any damage or destruction to any building or feature shall be repaired, replaced, or removed within 90 calendar days after the City notifies the property owner of a violation. In addition, all properties shall comply with the Articles of ROA 1994, as follows.

5-13(B)(2)(a) All buildings shall be maintained to comply with Article 14-2 of ROA 1994 (Fire Code).

5-13(B)(2)(b) All residential buildings, as defined by the Uniform Housing Code, shall be maintained to comply with Article 14-3 of ROA 1994 (Uniform Housing Code).

[294] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

5-13(B)(2)(c) All commercial and industrial buildings, as defined by the Uniform Administrative Code and Technical Codes, shall be maintained to comply with all building and technical codes as adopted under Article 14-1 of ROA 1994 (Uniform Administrative Code and Technical Codes).

5-13(B)(3) City Landmarks

5-13(B)(3)(a) All landmarked structures shall receive reasonable maintenance and security for the purposes of preserving those structures and carrying out the intent of this § 14-16-5-13(B)(3).

5-13(B)(3)(b) Any occupied residential landmarked structure shall be maintained to comply with Article 14-3 of ROA 1994 (Uniform Housing Code).

5-13(B)(3)(c) The owner or any other person having legal custody or control of a landmarked structure shall repair or stabilize the structure if it is found to have any of the following defects:

1. A deteriorated or inadequate foundation.
2. Deteriorated, loose, or ineffective waterproofing and weatherproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
3. Any fault in the building or structure that renders it structurally unsafe or not properly watertight.
4. Parts that are inadequately attached that may fall and injure people or damage property.
5. Significant architectural features, as described in the ordinance designating the landmark, that are deteriorating or in need of stabilization to insure their preservation.
6. Any other condition determined by appropriate City officials to cause an immediate threat to public health, safety, or welfare.

5-13(B)(3)(d) Any landmarked archeological site or vacant landmarked structure shall be adequately secured against unauthorized entry.

5-13(B)(4) Dilapidated Commercial Buildings and Properties

All non-residential buildings that meet the definition of a dilapidated commercial building or property pursuant to Article 14-20 (Dilapidated Commercial Buildings and Properties) shall be remediated as set forth in § 14-20-5.

5-13(B)(5) Drainage and Stormwater Management Facilities

Maintenance shall be performed on a regular basis and follow the general standards as established in the DPM.

5-13(B)(6) Walls and Fences

Walls and fences shall be maintained in good repair.

5-13(B)(7) Landscaping, Buffering, and Screening

5-13(B)(7)(a) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation, and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

5-13(B)(7)(b) All landscaped areas shall be maintained with a neat and orderly appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems.

5-13(B)(7)(c) Landscaped areas that become bare shall be re-vegetated to avoid erosion.

5-13(B)(7)(d) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.

5-13(B)(7)(e) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.

5-13(B)(7)(f) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.

5-13(B)(8) Parking, Circulation, and Loading Areas

5-13(B)(8)(a) All drive-through lanes, loading areas, parking lots, and structures, except driveways for single- and two-family dwellings, shall be kept clean and maintained in good repair. These areas are subject to Article 9-8 of ROA 1994 (Weeds, Litter, and Snow).

5-13(B)(8)(b) Potholes, surface damage, and other hazardous conditions shall be promptly repaired, and litter and debris shall be removed on a regular basis.

5-13(B)(8)(c) Within 24 hours of the end of a snowfall, the owner or operator of each parking lot shall clear snow and ice from the parking area and the sidewalks in front of such property.

5-13(B)(9) Parks and Open Space

All City-owned or managed parks, trails, and Major Public Open Space shall be maintained per City Parks and Recreation standards. Privately-owned parks, trails, and/or open spaces shall be maintained by the property owner (often a homeowner's association) to minimize safety hazards. These areas are subject to Article 9-8 of ROA 1994 (Weeds, Litter, and Snow).

5-13(B)(10) Sidewalks

All sidewalks shall be maintained by the abutting property owners, even if separated by a rear wall.

5-13(B)(11) Signs

All signs, including those that do not require a sign permit and those that do not conform to the requirements of this IDO, shall comply with the following standards. Any sign that is removed to comply with these standards shall be replaced only if the replacement sign complies with the standards of § 14-16-5-12 (Signs).

5-13(B)(11)(a) All signs shall be maintained in good structural condition.

5-13(B)(11)(b) Any sign, including any support structures, that is damaged, inoperative, dilapidated, or dangerous shall be repaired or removed within 30 calendar days after notice from the City.

5-13(B)(11)(c) Any sign that is chipped, peeled, or flaked to the extent that it cannot be read in whole or in part shall be repainted or removed within 30 calendar days after notice from the City.

5-13(B)(11)(d) Signs with missing letters, including signs with movable letters, shall have missing letters replaced or be otherwise repaired in order to be readable, within 30 calendar days after notice from the City.

5-13(B)(11)(e) On-premises signs shall have content removed or be securely covered within 60 calendar days of the termination of the use or business.

5-13(B)(11)(f) Historic signs may be removed for restoration, repairs, and maintenance if they are to be restored to original character as determined by the Historic Preservation Planner through an approved Historic Certificate of Appropriateness – Minor pursuant to § 14-16-6-5(B). Historic signs shall be reinstalled in the same location within 1 year. After that period, a new sign permit shall be required, unless an extension is granted by the Historic Preservation Planner.

5-13(B)(12) Vacant Property

All vacant property shall be maintained in a clean condition, free of nuisances, and in compliance with Articles 9-8 and 9-10 of ROA 1994 (Weeds, Litter and Snow and Solid Waste Management and Recycling) and § 14-3-5-14 of ROA 1994 (Vacant Building Maintenance).

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Part 14-16-6 Administration and Enforcement

6-1 PROCEDURES SUMMARY TABLE

Table 6-1-1 lists the types of development applications regulated by this IDO. For each type of application, the table specifies what type of notice is required, which applications are eligible for or require meetings ~~whether pre-application meetings with Planning staff or Neighborhood Associations are required~~,[295] which City bodies review and make a decision on the application, and in which cases a public hearing or quasi-judicial hearing is required. At a public hearing, public testimony is allowed, and a record of the proceeding is created. At a quasi-judicial hearing, the additional procedures pursuant to § 14-16-6-4(L)(3) are also followed.

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
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)	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]	Specific Procedures
Administrative Decisions																
Archaeological Certificate	X			X[3]	X[3]				D					<AR>	<AD>	6-5(A)
Historic Certificate of Appropriateness – Minor		X		X		X			D			<AD>		<AR>	<AD>	6-5(B)
Permit – Sign[296]				X				X	D					<AR>	<AD>	6-5(C)

[295] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]
[296] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to fix formatting related to Alternative Signage Plan. [Spreadsheet Item #2]

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
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	Mtgs			Public Notice					Review and Decision-making Bodies							
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)	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]	Specific Procedures
~~Permit – Sign~~[297]																
~~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[4]				D					<AR>	<AD>	6-5(D)
Permit – Temporary Window Wrap					X[4]				D					<AR>	<AD>	6-5(E)
Permit – Wall or Fence – Minor				X				X	D					<AR>	<AD>	6-5(F)
Site Plan – Administrative			X[5]	X[6]		X[6]		X	D					<AR>	<AD>	6-5(G)
Wireless Telecommunications Facility Approval				X	X				D					<AR>	<AD>	6-5(H)
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[7]			X	X	X	X	X	X	R			<D>		<AR>	<AD>	6-6(B)

[297] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Alternative Signage Plan. Revised editorially to fix formatting of Permit – Sign. [Spreadsheet Item #48]

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
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)	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]	Specific Procedures
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)
Master Development Plan	X		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(F)
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[298]	X[8]		X	X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(I)
Subdivision of Land – Bulk Land[299]	~~X~~	X		X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(J)
Subdivision of Land – Minor[300]	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)
Vacation of Easement, Private Way, or Public Right-of-way																

[298] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Pre-submittal Tribal Meeting. [Spreadsheet Item #49]
[299] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Bulk Land Subdivision. [Spreadsheet Item #50]
[300] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minor Subdivision / Waiver – DHO. [Spreadsheet Item #51]

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
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R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

	Mtgs			Public Notice					Review and Decision-making Bodies							
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)	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[11]	DHO	EPC	LC	ZHE	LUHO	City Council[12]	Specific Procedures
Vacation of Public or Private Easement or Private Way[9]		X							R	<D>				<AR>	<AD>	6-6(M)
~~Vacation of Public Right-of-way – Council[302]~~		~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~R~~	~~<R>~~					~~<D>~~	~~6-6(M)~~
Vacation of Public Right-of-way ~~– DHO~~		X	X	X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(M)
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[303]	X	X	X[304] [10]			X	R	<D>				<AR>	<AD>	6-6(P)
Waiver – Wireless Telecommunications Facility				X	X	X	X	X	R		<D>			<AR>	<AD>	6-6(Q)
Policy Decisions																
Adoption or Amendment of Comprehensive Plan				X	X		X	X	R		[R]				[D]	6-7(A)

[302] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Vacation of Public Right-of-Way – Council. [Spreadsheet Item #52]
[303] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minor Subdivision / Waiver – DHO. [Spreadsheet Item #51]
[304] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Waiver – DHO. [Spreadsheet Item #71]

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

	Mtgs			Public Notice					Review and Decision-making Bodies							
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)	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]	Specific Procedures
Adoption or Amendment of Facility Plan				X	X		X	X	R		[R]				[D]	6-7(B)
Adoption or Amendment of Historic Designation[305]		X	X	X	X	X	X	X	R			<R>			<D>	6-7(C)
Amendment to IDO Text – Citywide				X	X		X	X	R		[R]				[D]	6-7(D)
Amendment to IDO Text – Small Area[306]				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)
Zoning Map Amendment – Council[11]	X			X	X	X	X	X	R		<R>				<D>	6-7(H)

[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.

[305] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend a change to to allow LC to decide on adopting or amending HPOs, **Condition #20**. [Spreadsheet Item #M-3]

[306] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend a change to the Amendment of IDO Text – Small Area to allow EPC to decide on adopting or amending CPOs, **Condition #20**. [Spreadsheet Item #M-3]

Table 6-1-1: Summary of Development Review Procedures

DHO = Development Hearing Officer EPC = Environmental Planning Commission LC = Landmarks Commission
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R = Review/Recommend D = Review and Decide AR = Appeal Review / Recommend AD = Appeal Review and Decide

	Mtgs			Public Notice					Review and Decision-making Bodies							
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)	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]	Specific Procedures

[3] Email and mail notice is only required to Indian Nations, Tribes, and Pueblos and tribal representatives pursuant to § 14-16-6-4(J)(2)(f) and § 14-16-6-4(J)(3)(e).
[4] Requires mailed notice to abutting property owners pursuant to § 14-16-6-5(D)(2)(a)3.
[5] Required for applications that meet thresholds established in § 14-16-6-4(K)(1)(a)2.
[6] See § 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.
[7] This procedure applies only if the Historic Preservation Planner determines that a hearing is necessary, pursuant to § 14-16-6-6(B)(2) (Demolition Outside of an HPO Procedure).
[8] Required for development that requires a Site Plan approval prior to any platting action pursuant to § 14-16-6-6(I)(1)(a).
[9] ~~[8]~~ This procedure is for easements on a plat only.
[10] Required for requests involving underground utilities to mail notice to abutting property owners only but otherwise shall be provided pursuant to § 14-16-6-4(J).
[11] ~~[9]~~ Includes creation or amendment of text or map for APO, CPO, or VPO zones.

6-2 REVIEW AND DECISION-MAKING BODIES

6-2(A) CITY COUNCIL

The City Council is the zoning authority for the City of Albuquerque and has authority to make decisions on those types of applications shown as City Council responsibilities in Table 6-1-1. The City Council has delegated some of its broad planning and zoning authority to the Environmental Planning Commission (EPC) and Zoning Hearing Examiner (ZHE) as authorized by law, and the effect of those delegations is shown in this IDO. As the ultimate land use authority for the City, appeals of decisions by any lower authority listed in this Section are referred to the Land Use Hearing Officer (LUHO) for a hearing and recommendation, and then reviewed or heard by the City Council for a final determination.

6-2(B) CITY STAFF

6-2(B)(1) City Planning Department

The City Planning Department staff is responsible for day-to-day administration of this IDO, unless this IDO states that another individual, department, or body has a specific responsibility.

6-2(B)(1)(a) City Archaeologist

1. The City Archaeologist is an employee or consultant of the City Planning Department and has authority to approve or deny applications for a Certificate of No Effect or for a Certificate of Approval of a proposed treatment plan per § 14-16-6-5(A) (Archaeological Certificate).
2. The City Archaeologist shall be a qualified archaeologist.
3. The City Archaeologist shall have the following responsibilities:
   a. Consult the New Mexico Cultural Resources Information System and other information sources to compile and maintain a digital database of surveyed areas, site locations, site types, cultural time periods, and site conditions that is compatible with the Albuquerque Geographic Information System.
   b. Determine whether an archaeological resource is of historic or pre-historic significance.
   c. Inspect ground-disturbing activities and/or archaeological resources, as needed.
   d. Coordinate with other departments and divisions as necessary to ensure compliance with treatment plans.
   e. Such other activities that will promote the public's understanding and appreciation for the City of Albuquerque's archeology.

6-2(B)(1)(b) Planning Director

The Planning Director has overall responsibility for the decisions of City Planning Department staff and may delegate authority as necessary to any staff member.

6-2(B)(1)(c) Zoning Enforcement Officer

1. The Zoning Enforcement Officer (ZEO) is a member of the City Planning Department staff and has authority to interpret this IDO pursuant to § 14-16-6-4(A) (Interpretation).
2. The ZEO has responsibility for making formal determinations as to how this IDO applies to specific situations, proposed development projects, and lots.
3. The ZEO is the formal issuing authority for those permits, approvals, licenses, or certificates that may be issued by the City Planning Department without review or approval by a higher authority.
4. The ZEO has the authority determine whether violations of this IDO have occurred and to determine which of the enforcement tools in § 14-16-6-9 (Violations, Enforcement, and Penalties) will be used to enforce this IDO, and in what order those tools will be used.

6-2(B)(1)(d) Other City Planning Department Staff

The City Planning Department staff makes recommendations and decisions as specified in Table 6-1-1. Relevant City Planning Department staff members include the City Engineer and his/her designee for hydrology and transportation, Historic Preservation Planner, Impact Fee Administrator, Floodplain Administrator, and others, depending on the type of application involved and delegation of responsibilities granted.

6-2(B)(2) Other City Department Staff

Other relevant City staff may include those from the Parks and Recreation Department, Environmental Health Department, Department of Municipal Development, or others, depending on the type of application involved and delegation of responsibilities granted.

6-2(C) DEVELOPMENT PROCESS MANUAL EXECUTIVE COMMITTEE

The Development Process Manual (DPM) Executive Committee is a group of 11 individuals appointed by the City to review and approve changes to the DPM.

6-2(C)(1) Membership

The DPM Executive Committee membership includes:

6-2(C)(1)(a) City Planning Department Director (Co-chair).

6-2(C)(1)(b) City Department of Municipal Development Director or designated representative (Co-chair).

6-2(C)(1)(c) Manager or designated representative of Urban Design and Development Division of the City Planning Department.

6-2(C)(1)(d) City Engineer.

6-2(C)(1)(e) City Attorney or designated representative.

6-2(C)(1)(f) ABCWUA representative.

6-2(C)(1)(g) Five (5) members who are actively involved in land development activities either as developers, consultants, or planners or as representatives of community organizations.

6-2(C)(2) Responsibilities

The DPM Executive Committee is authorized to adopt changes to the DPM pursuant to those procedures set forth in the DPM.

6-2(D) DEVELOPMENT HEARING OFFICER

6-2(D)(1) Membership and Qualifications

The Development Hearing Officer (DHO) shall have sufficient professional experience in engineering, planning, and/or law to review comments provided by staff from agencies, departments, stakeholders, and the public prior to final decisions about private development and ensure that zoning and technical standards, including but not limited to those regarding land use, zoning, infrastructure, and transportation, have been met.

6-2(D)(2) Appointment

The Mayor shall recommend candidate(s) for appointment with the advice and consent of the City Council.

6-2(D)(3) Responsibilities

The DHO conducts hearings and makes findings and final decisions on those types of applications shown as a DHO decision in Table 6-1-1.

6-2(E) ENVIRONMENTAL PLANNING COMMISSION

The EPC is a 9-member board nominated by City Council members and appointed by the Mayor with the advice and consent of the City Council. The EPC is the "City Planning Commission" or the "Planning Commission" for the purposes of any other law or policy that refers to such body.

6-2(E)(1) Membership and Qualifications

6-2(E)(1)(a) The EPC shall include a resident of each City Council District, with experience in any of the following:

1. Community, urban, or natural resource planning.
2. Architecture.
3. Landscape architecture.
4. Urban design.
5. Real estate development.
6. Transportation.
7. Engineering.
8. Real estate and/or finance.

6-2(E)(1)(b) Commissioners shall be subject to additional provisions, including terms of office, in Article 2-6 of ROA 1994 (Public Boards, Commissions, and Committees).

6-2(E)(2) Appointments

6-2(E)(2)(a) If an EPC member's term of office is ending, that member is eligible for reappointment to the EPC, and the City Councilor in whose District that member resides desires to reappoint the member, the City Councilor shall so notify the City Council and the member shall be reappointed subject to the advice and consent of the City Council.

6-2(E)(2)(b) Prior to a vacancy on the EPC or upon the resignation of an EPC member:

1. The Mayor shall notify a City Councilor in writing that his/her District member's term will be expiring or that the position will be vacant, and that the City Councilor shall have 60 calendar days to submit 2 recommended appointments to fill that position. If the City Councilor fails to submit 2 names within 60 calendar days of notification, the Mayor shall have the right to make the appointment subject to the advice and consent of the City Council.
2. The Mayor shall then recommend 1 of the 2 individuals recommended by the City Councilor for appointment with the advice and consent of the City Council.
3. The Mayor shall deliver to the City Council the Mayor's recommendation from the 2 names submitted within 30 calendar days of delivery of the 2 names to the Mayor. If the Mayor fails to timely make a recommendation from the 2 names submitted, the City Councilor who submitted the names may appoint one of the 2 recommended members, subject to the advice and consent of the City Council.

6-2(E)(3) Responsibilities

The EPC has the responsibility to:

6-2(E)(3)(a) Make recommendations or decisions on those application types shown as EPC responsibilities in Table 6-1-1.

6-2(E)(3)(b) Review and decide Extraordinary Facilities in City Parks and Open Space pursuant to Part 14-13-3 of ROA 1994 (Environmental Planning Commission) and the Rank 2 Major Public Open Space Facility Plan.

6-2(E)(3)(c) Make recommendations for programming of capital improvements for the City pursuant to Article 2-12 of ROA 1994 (Capital Improvements) and the resolution establishing priorities for each biannual capital improvement plan, designation of land desirable and needed for public purposes, adoption of air and water quality standards, and other appropriate matters.

6-2(E)(3)(d) Review any recommendations, concerns, or comments provided by commenting agencies, departments, stakeholders, and the public prior to final decisions.

6-2(E)(3)(e) Study urban and regional planning and means of protecting and improving the environment and promote the understanding of planning and environmental matters among public officials and residents of the city.

6-2(E)(3)(f) Advise the Mayor, City Council, and City staff concerning the development and revision of community goals, Community Planning Area assessments, plans for urban development and protection of the environment, policies on development and protection of the environment, ordinances appropriate for affecting such plans and policies, and annexations to the City.

6-2(E)(3)(g) Perform those duties and responsibilities and exercise those powers that may be delegated to it by the City Council through this IDO or independently of this IDO.

6-2(E)(3)(h) Form standing committees or task forces from EPC members in order to carry out the assigned duties, responsibilities, and powers of the EPC.

6-2(F) FLOODPLAIN ADMINISTRATOR

The Floodplain Administrator is the public official(s) designated by the City Engineer to coordinate the community's participation in the National Flood Insurance Program. The Floodplain Administrator is responsible for administering and enforcing the regulations in ~~provisions of~~[307] Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), which may affect the processing of applications under this IDO for property in a Special Flood Hazard Area.

6-2(G) IMPACT FEE ADMINISTRATOR

The Impact Fee Administrator is the public official(s) designated by the Planning Director to interpret and enforce all provisions of Article 14-19 of ROA 1994 (Impact Fees) and related rules and regulations in order to carry out the general administration of all impact fees. The Impact Fee Administrator shall have the responsibility to:

6-2(G)(1) Establish a fee applicable to the most nearly equivalent land use on the fee schedule when no equivalent type of land use is present in either the impact fee schedule or in this IDO, or when a land use has been previously determined to be a miscellaneous land use.

6-2(G)(2) Establish the impact fee applicable to a particular development using the procedures described in Article 14-19 of ROA 1994 (Impact Fees) and related rules and regulations.

6-2(G)(3) With respect to an independent fee determination described in more detail in the DPM, the Impact Fee Administrator shall do all of the following:

6-2(G)(3)(a) Conduct a pre-application meeting with the applicant and representatives of appropriate departments of the City.

6-2(G)(3)(b) In accordance with the requirements of Article 14-19 of ROA 1994 (Impact Fees), review the independent fee determination study for sufficiency, methodology, technical accuracy, and findings.

[307] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

6-2(G)(3)(c) In accordance with the requirements of Article 14-19 of ROA 1994 (Impact Fees), establish the amount of the impact fee as a result of the independent study based on the procedures described in Article 14-19 of ROA 1994 (Impact Fees) and any associated administrative rules.

6-2(G)(4) Determine exemptions from the requirement to pay an impact fee or reduction in the amount of the fee, based on this IDO, Article 14-19 of ROA 1994 (Impact Fees), and the DPM.

6-2(G)(5) Determine the availability and the amount of any refund of an impact fee.

6-2(G)(6) Calculate the additional impact fee due in the event of a change of use, redevelopment, or modifications of an existing use.

6-2(G)(7) Calculate and grant credits for contributions, dedications, or improvements that may be used to offset any impact fee otherwise due.

6-2(G)(8) Maintain separate interest-bearing accounts clearly identifying the payer and category of capital improvements within the service area in which the fee was collected.

6-2(G)(9) Ensure that a notice of impact fee assessment is included on the final plat.

6-2(H) LANDMARKS COMMISSION

The Landmarks Commission (LC) is a 7-member board appointed by the Mayor to promote the preservation of Albuquerque's historic and architectural character and to administer the development requirements for designated City historic districts and landmarks pursuant to § 14-16-3-5 (Historic Protection Overlay Zones) and § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

6-2(H)(1) Membership

The LC membership includes all of the following:

6-2(H)(1)(a) Two (2) members who own property in an HPO zone.

6-2(H)(1)(b) One (1) professional architect.

6-2(H)(1)(c) One (1) licensed real estate agent.

6-2(H)(1)(d) One (1) person knowledgeable in the area of historic preservation.

6-2(H)(1)(e) Two (2) additional members with demonstrated expertise in at least 1 of the following areas:

1. Architecture.
2. Law.
3. Graphic arts.
4. Planning.
5. Real estate.
6. History.
7. Construction
8. Archaeology.

6-2(H)(2) Qualifications, Terms, and Conduct

6-2(H)(2)(a) Qualifications

All of the members shall have demonstrated, through previous experience or training, an ability and interest relating to preservation of the historic and architectural character of Albuquerque. Members may reside outside of the boundaries of the City if they have special expertise.

6-2(H)(2)(b) Terms of Office

The term of office for each member shall be 3 years, staggered so that approximately one-third of the members' terms of office expire each year.

6-2(H)(2)(c) Public Boards and Commissions

Except as provided in this § 14-16-6-2(H), the qualifications, appointment, and conduct of the members of the LC and its organizational structure shall be governed by Part 2-6-1 of ROA 1994 (Public Boards, Commissions, and Committees).

6-2(H)(3) Responsibilities

The LC shall have the following powers:

6-2(H)(3)(a) Conduct studies and programs designed to identify and evaluate structures and areas worthy of historic conservation and to review the status of structures and zones already designated.

6-2(H)(3)(b) Recommend to the Mayor and City Council landmarks to be designated by the City Council in accordance with the procedures established in this article.

6-2(H)(3)(c) Conduct public hearings on applications for Historic Protection Overlay (HPO) zones or landmark structures or sites and make recommendations on those applications to City Council.

6-2(H)(3)(d) Prepare and adopt specific development guidelines for any designated landmark or HPO zone.

6-2(H)(3)(e) Make decisions on applications for Certificates of Appropriateness – Major for alteration, new construction, or demolition in HPO zones, in accordance with the procedures established in this IDO. The LC delegates authority to make decisions on Certificates of Appropriateness – Minor to the Historic Preservation Planner.

6-2(H)(3)(f) Disseminate information to the public concerning historic preservation and seek input from groups and individuals about these matters.

6-2(H)(3)(g) Consider methods for encouraging and achieving historic preservation and make recommendations to the Mayor and City Council.

6-2(H)(3)(h) Advise the Mayor and City Council on any proposed public improvements that impact the exterior appearance of historic landmarks or significant structures in HPO zones.

6-2(H)(3)(i) Review applications sent to the LC by the Historic Preservation Planner for demolition of buildings 50 years or older in areas specified in § 14-16-6-6(B) (Demolition Outside of an HPO) that are outside of HPO zones to determine whether there is a feasible alternative to demolition.

6-2(I) LAND USE HEARING OFFICER

The Land Use Hearing Officer (LUHO) is an attorney designated by the City Council to review and conduct hearings on land use appeals and to recommend findings and determinations to the City Council on those matters shown as LUHO responsibilities in Table 6-1-1.

6-2(J) ZONING HEARING EXAMINER

The Zoning Hearing Examiner (ZHE) conducts hearings and makes findings and final decisions on those types of applications shown as ZHE decision responsibilities in Table 6-1-1. The ZHE shall have professional experience in both land use and law.

6-3 THE PLANNING SYSTEM

The City of Albuquerque prepares and adopts Ranked City Plans to guide the development and management of public facilities, as well as private development within municipal boundaries. The City also analyzes development patterns and makes recommendations through Community Planning Area Assessments to align future private and public investments, policies, and regulations.

6-3(A) RANK 1 COMPREHENSIVE PLAN

The Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan) establishes a community vision for future development in the City of Albuquerque and unincorporated areas of Bernalillo County to take place primarily in Centers and Corridors and identifies long-range goals and policies for community identity, land use, transportation, urban design, economic development, housing, parks and open space, heritage conservation, infrastructure, community facilities, services, and resilience and sustainability, to realize that vision.

6-3(B) RANK 2 FACILITY PLANS

Facility Plans provide policy guidance on a particular topic citywide to relevant implementing departments. They normally cover only one type of natural resource (such as Major Public Open Space) or one type of public facility or utility (such as electricity transmission). These plans are required to be consistent with the ABC Comp Plan, as amended, and to identify how they relate to its vision, goals, and policies. In case of conflict, policies in the ABC Comp Plan, as amended, shall prevail.

6-3(C) RANK 3 PLANS

Rank 3 Plans provide policy guidance for a particular geographic area to relevant implementing departments. Rank 3 Plans include Metropolitan Redevelopment Area Plans, Master Plans, and Resource Management Plans. Rank 3 Metropolitan Redevelopment Area plans, adopted pursuant to Part 14-8-4 of ROA 1994 (Metropolitan Redevelopment Agency), contain strategies for catalytic public investment and economic development. Rank 3 Master Plans or Resource Management Plans developed and adopted by relevant implementing departments may specify development standards, management policies, or multi-year programs of capital improvements for particular public facilities or City-owned or managed resources. Rank 3 Plans are not subject to the review and decision processes in the IDO, but relevant implementing City departments may choose to have Rank 3 Plans reviewed by the EPC and/or accepted by the City Council when additional input is desired.

6-3(D) BIENNIAL UPDATES TO THE IDO

The Planning Department shall prepare amendments to the text of this IDO to be submitted every other calendar year for an EPC hearing in October. Submittals shall occur in odd-numbered years. These amendments shall be reviewed and decided pursuant to § 14-16-6-7(D) (Amendment to IDO Text – Citywide) or § 14-16-6-7(E) (Amendment to IDO Text – Small Area), as applicable.

6-3(D)(1) Anyone may submit recommended changes to the Planning Department throughout the cycle, particularly during the CPA assessment process, as set out in § 14-16-6-3(E)(1) (Community Planning Area Assessments).

6-3(D)(2) The Planning Department shall compile these recommendations, perform analyses, revise recommendations as necessary, and submit proposed amendments that further applicable goals and policies of the ABC Comp Plan, as amended, as well as other City plans, and that protect the public health, safety, and welfare. Each proposed amendment shall include all of the following information:

6-3(D)(2)(a) The page of the IDO that the amendment would revise.

6-3(D)(2)(b) The section number and heading of the IDO that the amendment would revise.

6-3(D)(2)(c) A summary to explain the amendment's intent, origin, and need.

6-3(D)(3) Changes recommended by a Community Planning Area (CPA) assessment that has been accepted by City Council pursuant to § 14-16-6-3(E)(7) shall be submitted for consideration at this time.

6-3(D)(4) Notwithstanding the schedule for updates to the IDO in this § 14-16-6-3(D), the Planning Director may determine that an interim amendment to the text of this IDO shall be submitted for review and decision to prevent a significant threat to public health or safety.

6-3(D)(5) Within 90 days of the effective date of each update, the Planning Department shall provide presentations and/or trainings for relevant City boards and commissions.

6-3(E) COMMUNITY PLANNING AREA ASSESSMENTS

The City conducts analysis and long-range planning within each Community Planning Area (CPA) established by the ABC Comp Plan. CPA assessments shall inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. These assessments are intended to recommend changes to Ranked City Plans on an ongoing basis. Assessments are not part of the system of Ranked City Plans but recommend changes to those plans on an ongoing basis.

6-3(E)(1) The Planning Director shall create a regular, rotating schedule to research, study, and analyze each CPA on an ongoing cycle.

6-3(E)(2) The assessments shall analyze each CPA based on performance measures established by the ABC Comp Plan, as amended, to reflect evolving conditions, trends, and desired outcomes to reflect the unique status of each CPA while also allowing comparison of objective data across the city.

6-3(E)(3) The City Office of Neighborhood Coordination (ONC) shall be involved in each assessment to ensure adequate notification, representation, and participation of Neighborhood Associations.

6-3(E)(4) Each assessment shall include visits and interactions with residents, property owners, businesses, neighborhood associations, business associations, and other stakeholders in each CPA.

6-3(E)(5) Each assessment shall reflect the history, special places, character, and capital needs of each CPA.

6-3(E)(6) Based on the data, analyses, and findings of the assessments, the Planning Director shall recommend updates and amendments as relevant and necessary

to the Rank 1 ABC Comp Plan, as amended; Rank 2 Facility Plans; Rank 3 Plans; the IDO; or the DPM. See also § 14-16-6-4(D)(4) for the annual IDO update process.

6-3(E)(7) The Planning Director shall report the findings and recommendations from each assessment to the EPC for review and recommendation to the City Council. Assessments shall be forwarded to the City Council for review and acceptance. ~~Staff shall prepare resolutions and/or ordinances to accompany the assessment that will implement the findings and recommendations of the assessment for the consideration of the City Council.~~ City Council shall review for adoption any associated resolutions and/or ordinances.[308]

6-3(F) NEIGHBORHOOD ASSOCIATIONS

6-3(F)(1) Recognized Neighborhood Associations and Coalitions

Neighborhood Associations and Coalitions may become Recognized Neighborhood Associations and Coalitions pursuant to Part 14-8-2 of ROA 1994 (Neighborhood Association Recognition Ordinance).

6-3(F)(2) Responsibilities of the City

The City shall provide the following services:

6-3(F)(2)(a) Provide an initial response within 7 business days of receipt of any correspondence received from any Neighborhood Association that requests an answer, definition, or status of any City project within their boundaries.

6-3(F)(2)(b) Provide Neighborhood Associations with information about appropriate City officials or agencies to contact for more information about development projects, applications, public hearings, or review and processing steps for applications of interest to any Neighborhood Association.

6-3(F)(2)(c) Consult with Neighborhood Associations about current and emerging trends or concerns in the neighborhoods, and about any changes to the ABC Comp Plan, as amended, or this IDO desired by the Neighborhood Association, as part of the City's CPA assessment process.

6-3(F)(2)(d) Provide a City Leaders Academy on at least an annual basis to inform Neighborhood Association members, officials, and other stakeholders about the City's planning, zoning, subdivision, and development approval processes.

6-3(F)(2)(e) Adopt rules and guidelines as necessary to implement this § 14-16-6-3(F) (Neighborhood Associations).

[308] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised to remove duplication and match current practice, **Condition #29**.

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6-4 GENERAL PROCEDURES

6-4(A) INTERPRETATION

The ZEO has authority to interpret this IDO, including the authority to determine its applicability to specific properties or situations and the authority to interpret the boundaries of zone districts and Overlay zones on the Official Zoning Map.

6-4(B) PRE-SUBMITTAL TRIBAL MEETING

6-4(B)(1) For applications meeting all of the following criteria, the applicant shall offer at least 1 meeting to Indian Nations, Tribes, and Pueblos no more than 1 calendar year before filing the application. In such cases, project applications will not be accepted until a pre-submittal tribal meeting has been held, or the requirements for a reasonable attempt in Subsection (3) below have been met.

6-4(B)(1)(a) Table 6-1-1 requires a pre-submittal tribal meeting to be offered for that type of application.

6-4(B)(1)(b) The subject property is within 660 feet of Major Public Open Space (including the Petroglyph National Monument) or tribal land.

6-4(B)(1)(c) A pre-submittal tribal meeting was not offered for the same subject property at a prior stage in the development process for the same proposed project.

6-4(B)(2) A meeting request shall be sent via email, if one is listed in the contacts maintained by the Tribal Liaison with the City's Office of Native American Affairs, or by Certified Mail, return receipt requested if no email is listed, to both of the following:

6-4(B)(2)(a) Indian Nations, Tribes, or Pueblos.

6-4(B)(2)(b) Tribal Representatives.

Either method constitutes a reasonable attempt to notify recipients of a meeting request. The requirements of § 14-16-6-4(J)(7) (Documentation of Good Faith Effort Required) also apply.

6-4(B)(3) If any recipient of the request chooses to meet, he/she must respond within 15 calendar days of the request (email or Certified Mail) being sent. The meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the recipient accepts the meeting request, unless an earlier date is agreed upon. If no recipient responds within 15 calendar days of the request, the applicant may proceed pursuant to Subsection (9) below.

6-4(B)(4) The pre-submittal tribal meeting shall be facilitated by a neutral third party designated by the City to facilitate land use discussions and document the discussion in a meeting report. If a City-designated facilitator is not available within the required timeframe, the applicant can facilitate the meeting or arrange for another facilitator. A different facilitator may be used if agreed to by the applicant and the tribal representative. Discussions in these meetings and the meeting report have no legal binding. All other requirements in this Subsection shall be met.

6-4(B)(5) The facilitator shall email all recipients the scheduled meeting date, time, and location.

6-4(B)(6) At the pre-submittal tribal meeting, the applicant shall provide information about the proposed project, including but not limited to the scope of uses, approximate square footages for different uses, general site layout, design guidelines, architectural style, conceptual elevations, and conceptual landscaping plans.

6-4(B)(7) The facilitator shall prepare and email a summary of the meeting to the applicant, recipients who requested the meeting, and any other meeting participants who signed in and provided an email address.

6-4(B)(8) Where Table 6-1-1 requires that a pre-submittal tribal meeting be offered, and a meeting was held, the applicant shall provide all of the following as part of the project application:

6-4(B)(8)(a) proof that a meeting was offered.

6-4(B)(8)(b) proof that the meeting occurred, including a sign-in sheet of attendance.

6-4(B)(8)(c) meeting location, date, and time.

6-4(B)(8)(d) summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.

6-4(B)(8)(e) identification of any design accommodations that may have been made as a result of the meeting. If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.

6-4(B)(9) Where Table 6-1-1 requires that a pre-submittal tribal meeting be held, and a meeting was not held, the requirement for a pre-submittal tribal meeting shall be waived if the applicant can demonstrate that reasonable attempts were made to notify tribal governments as required by Subsection (2) above, and no response was received within 15 calendar days of the notice being sent.

6-4(C) PRE-APPLICATION REVIEW BY ~~MEETING WITH~~ CITY STAFF[309, 310]

6-4(C)(1) General

~~6-4(C)(1)(a)~~ The purpose of a pre-application review ~~meeting~~ is to provide an opportunity for an applicant and City staff to discuss applicable submittal requirements and procedures; the scope, features, and potential impacts of the proposed development on surrounding neighborhoods and infrastructure systems; the consistency or inconsistency of the proposed application with the ABC Comp Plan, as amended; applicable requirements and standards in this IDO; and applicable requirements and standards in the DPM and

[309] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]
[310] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Revised to move Sketch Plat from specific procedures. [Spreadsheet Item #94]

to identify primary contacts for the applicant and staff. ~~For subdivision applications, this pre-application review meeting is referred to as a sketch plat.~~

6-4(C)(1)(b) A pre-application review by ~~meeting with~~ City staff is required for those types of applications specified in Table 6-1-1, and those types of applications will not be accepted until a pre-application review is conducted ~~meeting is held~~.

6-4(C)(1)(c) Potential applicants may request a pre-application review ~~meeting~~ prior to submittal of any application listed in Table 6-1-1. Complex projects, projects in small areas with specific regulations and/or procedures, projects involving a subject property included in a prior approval, and projects potentially involving multiple applications may particularly benefit from a pre-application review by ~~meeting with~~ City staff.

6-4(C)(2) Sketch Plat

6-4(C)(2)(a) For subdivision applications, this pre-application review ~~meeting~~ is referred to as a sketch plat.

6-4(C)(2)(b) The applicant shall submit a sketch plat that specifies the basic layout of the proposed subdivision, including general layouts of streets, drainage areas, open spaces, and buildable lots within the subdivision, and other technical standards specified in the DPM.

6-4(C)(2)(c) City Planning Department staff shall refer the submittal to commenting agencies pursuant to § 14-16-6-4(I).

6-4(C)(2)(d) Required commenting agencies pursuant to § 14-16-6-4(I) shall review the submittal and forward any comments to City Planning Department staff.

6-4(C)(2)(e) The City Planning Department staff shall review the sketch plat and provide a letter of advice outlining the requirements and recommendations of the meeting, which will address the suitability of the proposal for development and for infrastructure improvements based on the intent of this IDO and the DPM.

6-4(C)(2)(f) If an application for Subdivision with a Plat that meets all standards and requirements of this IDO and the DPM is not submitted within 1 year, the applicant must submit an updated sketch plat.

6-4(D) WHO CAN SUBMIT AN APPLICATION[311]

6-4(D)(1) Unless specified otherwise in this IDO, an application under this IDO related to a specific property or multiple properties may be submitted by:

6-4(D)(1)(a) The owner of that property or an agent of the property owner with the written consent of the property owner.

1. Where a property has more than one owner, all owners must consent in writing to the filing of the application or show proof

[311] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not rcommend changes to who can submit CPO/HPO applications, **Condition #20**. [Spreadsheet Item #M-3]

of legal authority to act on behalf of the other owners. When the ownership status of some parties is unclear (as shown on a title abstract or title insurance commitment), the owner shall attest in writing that all of the property owners shown on a title abstract or title insurance commitment have been notified of the application in writing at their last known address as shown on the property tax records of Bernalillo County.

2. Applications for Zoning Map Amendments are limited pursuant to § 14-16-6-7(G)(1)(b) and § 14-16-6-7(H)(1)(c).

6-4(D)(1)(b) The City. When the City initiates action, it does so without predetermining the approval or denial of the application.

6-4(D)(1)(c) An entity with the authority to exercise the power of eminent domain, provided that the approval of the application shall not be effective until the entity has acquired an interest in the real property that is the subject of the application.

6-4(D)(1)(d) At least 51 percent of the property owners in a proposed small area who agree in writing to the request to create a new small area with area-specific regulation(s). This process does not apply to a new APO or HPO zone.

6-4(D)(1)(e) The property owners in a proposed HPO zone.

6-4(D)(2) An application to adopt or amend the ABC Comp Plan may be submitted by the City or by any resident or property owner in the city.

6-4(D)(3) An application to amend the text of this IDO may be submitted by the City or any resident or property owner in the city.

6-4(D)(3)(a) City Council may adopt text amendments at any time.

1. Such applications do not need to be submitted to the EPC for review and recommendation but may at the request of the sponsoring City Councilor.
2. These amendments do not require consideration beyond what is required for the City Council to adopt any ordinance.
3. A sponsoring City Councilor is not required to automatically recuse themselves from applications they sponsor or sponsor by request.

6-4(D)(3)(b) The Planning Department shall submit amendments to the text of this IDO pursuant to § 14-16-6-3(D) (Biennial Updates to the IDO).

6-4(D)(4) Annexation to the City may be accomplished by petition from 1 or more property owners.

6-4(D)(4)(a) A petition to annex land into the City must be signed by the owners of a majority of the number of acres proposed to be annexed.

6-4(D)(4)(b) If the land is located in the Middle Rio Grande Conservancy District, the application must be signed by a majority of the

owners of all lands that are included in the territory to be annexed.

6-4(D)(4)(c) Annexation may also be accomplished in any other manner provided by New Mexico State law. If the provisions of this Subsection (5) conflict with State law, the provisions of State law shall prevail.

6-4(E) APPLICATION MATERIALS

6-4(E)(1) Unless specified otherwise in this IDO, all applications shall be submitted to the City Planning Department.

6-4(E)(2) Each application shall include all forms and related information required by the City for that type of application, as set forth in this IDO, the DPM, any applicable Facility Plan, or on the City's website.

6-4(E)(3) The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence.

6-4(E)(4) The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary.

6-4(F) APPLICATION FEES

Each applicant shall pay any required application fee(s) established by the City for the type of application(s) being submitted.

6-4(F)(1) The City Planning Department shall maintain a fee schedule on the City Planning Department website.

6-4(F)(2) The Planning Director establishes application fees for all applications listed in this IDO, as well as additional fees for research, investigation, analysis, public notice, facilitated meetings, inspection, enforcement, and issuance of official documents.

6-4(F)(3) All fees shall be based on the estimated City time required to review and process the application, as well as any other relevant costs, including but not limited to required public notice.

6-4(F)(4) No fee shall be required for an application submitted by the City.

6-4(G) APPLICATION COMPLETENESS

6-4(G)(1) On receiving a development application, the Planning Director shall determine whether the application is complete. A complete application is one that contains all information and application materials required by this IDO, the DPM, and any administrative checklist for that type of development, in sufficient detail and readability to evaluate the application for compliance with applicable review standards in this IDO.

6-4(G)(2) Incomplete applications shall be rejected.

6-4(G)(3) If the Planning Director determines that an application is incomplete, the Planning Director shall notify the applicant in writing of the missing, incomplete, or unreadable materials within 5 business days after receiving the application. The applicant may correct the deficiencies and resubmit the application for a

determination of completeness until the Planning Director determines the application is complete. If the applicant fails to resubmit an application with any additional or corrected materials necessary to make the application complete within 60 calendar days after being notified of submittal deficiencies, the application shall be considered abandoned, and any application fees that have been paid and have not been expended during initial review shall be refunded.

6-4(G)(4) No development application shall be reviewed for compliance with this IDO or scheduled for a public hearing by any decision-making body until it is determined to be complete.

6-4(G)(5) On determining that the application is complete, the Planning Director shall accept the application for review in accordance with the procedures and standards of this IDO.

6-4(H) REQUIRED ANALYSES AND STUDIES

6-4(H)(1) Cumulative Impacts Analysis

6-4(H)(1)(a) A cumulative impacts analysis is required prior to approval of a Site Plan – EPC for any development in the Railroad and Spur Small Area that meets the criteria in § 14-16-5-2(E)(1). The cumulative impacts analysis shall be submitted as part of the application materials and is subject to the application completeness requirements of § 14-16-6-4(G).

6-4(H)(1)(b) The cumulative impacts analysis shall include all of the following:

1. A list of other uses listed in § 14-16-5-2(E)(1)(c) that are within 660 feet in any direction of the subject property.
2. A Traffic Impact Study, pursuant to § 14-16-5-2(E)(2)(c).
3. A list, estimated amount, and storage location of hazardous materials, as defined by federal regulation, to be used for operations, including but not limited to fuels.
4. A summary of sewer and storm water discharge, including volumes.
5. A Letter of Availability from the ABCWUA, including estimate of volume of water to be used annually for operations.
6. The operating hours of the facility, including but not limited to times when there may be delivery or movement of freight vehicles to and from the property and activities that generate noise and occur outdoors.
7. A list of and copies of all permits required for the use.

6-4(H)(1)(c) The cumulative impacts analysis shall identify any efforts to avoid, minimize, or mitigate any impacts as outlined in § 14-16-5-2(E)(2) and § 14-16-6-4(H)(1)(b) and/or propose civic or environmental benefits that outweigh the expected impacts.

6-4(H)(2) Traffic Impact Study

6-4(H)(2)(a) A traffic impact study may be required pursuant to standards in the DPM or § 14-16-5-2(E)(2)(c). The extent of the study or report

will depend on the location of the project, the amount of traffic generated from the development, and the existing conditions in the project area.

6-4(H)(2)(b) A scoping meeting with the City Engineer may be scheduled to determine whether a traffic impact study is required.

6-4(H)(2)(c) If a traffic impact study is required, it shall be submitted as part of the application materials and is subject to the application completeness requirements of § 14-16-6-4(G).

6-4(H)(3) Outdoor and Site Lighting Performance Analysis

6-4(H)(3)(a) A performance analysis for outdoor and site lighting may be requested for EPC review as part of a Site Plan – EPC. In that case, ~~A~~ lighting plan shall be submitted with the application for Site Plan – EPC. [312]

6-4(H)(3)(b) The outdoor lighting plan shall include all of the following:

1. Luminaire locations, mounting heights, and aiming directions.
2. Illuminating Engineering Society (IES) photometric data.
3. Locations of buildings and structures.
4. Location of trees and shrubs above 4 feet high.

6-4(H)(3)(c) An affidavit shall be submitted verifying that the lighting plan meets both of the following:

1. ANSI/IES standards.
2. The requirements of § 14-16-5-8 (Outdoor and Site Lighting).

6-4(H)(3)(d) The lighting plan is subject to the application completeness requirements of § 14-16-6-4(G).

6-4(I) REFERRALS TO COMMENTING AGENCIES

Following a determination that the application is complete, the Planning Director, ZEO, or any City staff designated to review applications in Table 6-1-1 shall refer applications for comment to the following departments or agencies, as noted below. For administrative decisions in Table 6-1-1, any comments received after such a referral and prior to the decision shall be considered with the application materials in any further review and decision-making procedures. For decisions that require a public hearing and policy decisions in Table 6-1-1, any comments received within 15 calendar days after such a referral shall be considered with the application materials in any further review and decision-making procedures.

6-4(I)(1) General

City departments or agencies or other governmental or quasi-governmental agencies whose services, properties, facilities, interests, or operations may be affected.

6-4(I)(2) Applications involving Animal Keeping

For applications involving animal keeping, pursuant to § 14-16-4-3(F)(3)(c), City Animal Welfare Department.

[312] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

6-4(I)(3) Applications for Archaeological Certificate

For Certificate of No Effect or the Certificate of Approval pursuant to the specific procedure in § 14-16-6-5(A) Archaeological Certificate:

6-4(I)(3)(a) Indian Nations, Tribes, or Pueblos.

6-4(I)(3)(b) Tribal Representatives.

6-4(I)(4) Applications for Variance – ZHE

6-4(I)(4)(a) Historic Preservation Planner for all applications in an HPO zone or on a property or in a district listed on the State Register of Cultural Properties or the National Register of Historic Places, pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) and § 14-16-6-6(O)(2)(b).

6-4(I)(4)(b) Open Space Division of the City Parks and Recreation Department ~~Parks and Recreation Open Space Superintendent~~ for all applications on a property adjacent to Major Public Open Space, pursuant to § 14-16-6-6(O)(2)(c).[313]

6-4(I)(5) Development Hearing Officer Applications

For Development Hearing Officer applications and, in the case of subdivisions, signature on the final plat:

6-4(I)(5)(a) ABCWUA.

6-4(I)(5)(b) City Engineer designee for hydrology (who may also function as a designee for AMAFCA).

6-4(I)(5)(c) City Engineer designee for transportation.

6-4(I)(5)(d) Parks and Recreation Department.

6-4(I)(5)(e) Planning Director.

6-4(I)(5)(f) Zoning Enforcement Officer.

6-4(I)(6) Development in the Airport Protection Overlay Zone

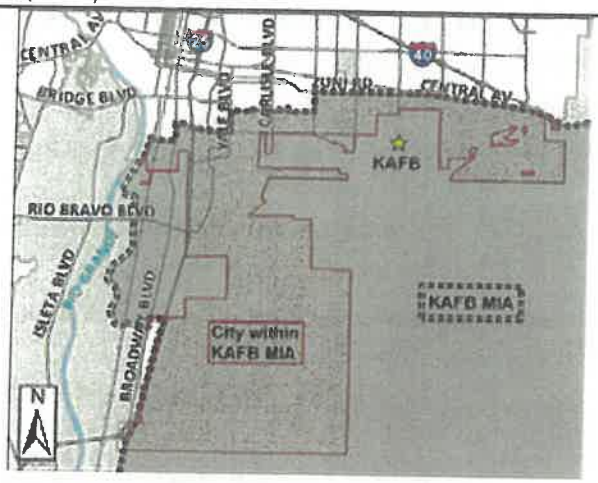
City Aviation Department.

6-4(I)(7) Development in the Kirtland Air Force Base Military Influence Area

6-4(I)(7)(a) Kirtland Air Force Base staff.

6-4(I)(7)(b) City Aviation Department staff.

[313] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]



6-4(I)(8) Development in the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2)

6-4(I)(8)(a) Indian Nations, Tribes, or Pueblos.

6-4(I)(8)(b) Tribal Representatives.

6-4(I)(9) Development within 660 feet of Major Public Open Space

6-4(I)(9)(a) Indian Nations, Tribes, or Pueblos.

6-4(I)(9)(b) Tribal Representatives.

6-4(I)(9)(c) Open Space Division of the City Parks and Recreation Department.[314]

6-4(I)(10) Development within 660 feet of the Petroglyph National Monument

6-4(I)(10)(a) Indian Nations, Tribes, or Pueblos.

6-4(I)(10)(b) Tribal Representatives.

6-4(I)(10)(c) National Park Service.

6-4(I)(10)(d) Open Space Division of the City Parks and Recreation Department.

6-4(I)(11) Development within 660 feet of Tribal Land

6-4(I)(11)(a) Indian Nations, Tribes, or Pueblos.

6-4(I)(11)(b) Tribal Representatives.

6-4(I)(12) Residential Development

Albuquerque Public Schools (APS). The City shall not approve any Subdivision application that contains any residential use without providing APS an opportunity to review and comment.

6-4(J) PUBLIC NOTICE

Notice that is published, mailed, electronically mailed, posted by sign, or posted on the City's website shall be required as shown in Table 6-1-1 for different types of applications under this IDO, and shall comply with the standards below. Notice shall also be provided pursuant to

[314] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Referrals to Commenting Agencies - Development within 660 feet of Major Public Open Space. [Spreadsheet Item #53]

ONC administrative instructions and the requirements of Part 14-8-2 of ROA 1994 (Neighborhood Association Recognition).

6-4(J)(1) Content of the Notice

6-4(J)(1)(a) All notice required by Table 6-1-1 shall include, at a minimum, all of the following information:

1. The address of the property listed in the application.
2. The name of the property owner.
3. The name of the applicant (if different from the property owner).
4. A short summary of the approval being requested (e.g. Conditional Use Approval to allow a particular use, Zoning Map Amendment from an existing zone district to a specified district, a Site Plan – EPC for a particular project, etc.).
5. Whether a public hearing will be required, and if so the date, time, and place of the public hearing.
6. An address, telephone number, or website where additional information about the application can be obtained.

6-4(J)(1)(b) For mailed or electronic mail notice, the following additional information, at a minimum, shall be included using the relevant notification form provided by the Planning Department; information included as an attachment or as a link to a website where such information is available is acceptable:

1. A Zone Atlas page specifying the subject property.
2. Architectural drawings, elevations of the proposed building(s), or other illustrations of the proposed application, as relevant.
3. An explanation of any deviations, Variances, or Waivers being requested, if any.
4. The summary of the pre-submittal neighborhood meeting, if one occurred.
5. For notice associated with a Site Plan application, a site plan that shows, at a minimum, the following information shall be included:
    a. The location of proposed buildings and landscape areas.
    b. Access and circulation for vehicles and pedestrians.
    c. The maximum height of any proposed structures, with building elevations.
    d. For residential development: The maximum number of proposed dwelling units.
    e. For non-residential development: The total gross floor area of the proposed project and the gross floor area for each proposed use.

6-4(J)(2) Electronic Mail

Where Table 6-1-1 requires email notice, the applicant shall send an electronic mail notice to the email addresses on file with the ONC for each Neighborhood Association whose boundaries are within 660 feet of the subject property, except as specified otherwise below.

6-4(J)(2)(a) For applications where mailed notice to Neighborhood Associations is also required pursuant to § 14-16-6-4(J)(3)(b), electronic mail notice fulfills the mailed notice requirement in that Subsection. If any Neighborhood Association representatives do not have an email address on file with the ONC, mailed notice to those representatives is required pursuant to § 14-16-6-4(J)(3)(b) below.

6-4(J)(2)(b) For a period of 2 years after a Subdivision of Land – Major is approved, a Site Plan – Administrative for low-density residential development within that subdivision is exempt from the electronic mail notice requirement. After that time, electronic mail notice is required.

6-4(J)(2)(c) Electronic mail notice is not required for appeals of those decisions where Table 6-1-1 requires electronic mail notice of the initial application.

6-4(J)(2)(d) For applications related to a Wireless Telecommunications Facility (WTF), electronic mail notice is required to any Neighborhood Association within 1,320 feet (¼ mile) in any direction of the subject property.

6-4(J)(2)(e) For applications related to a citywide Policy Decision, electronic mail notice is required to all Neighborhood Associations.

6-4(J)(2)(f) For applications for an Archaeological Certificate, electronic mail notice is required to Indian Nations, Tribes, and Pueblos and to tribal representatives pursuant to § 14-16-6-5(A)(2)(a).

6-4(J)(3) Mailed

6-4(J)(3)(a) General Requirements

1. For the purposes of providing mailed notice, First-class Mail shall constitute reasonable attempt to notify, with the following exceptions.
   a. In the case of an application for a subject property less than 10 acres to request an Annexation of Land or Zoning Map Amendment, the letters to property owners required pursuant to § 14-16-6-4(J)(3)(c) must be sent by Certified Mail.
   b. In the case of an application for a subject property 10 acres or more to request an Annexation of Land or Zoning Map Amendment, if the notice by First-class Mail to a property owner is returned undelivered, the City shall attempt to discover that owner's most recent address, and

the applicant shall remit the notice by Certified Mail, return receipt requested, to that address.

2. Mailed notice shall be provided at the applicant's expense.
3. The applicant shall be required to provide evidence that required notices have been mailed at least 3 calendar days before a weekly public hearing or at least 15 calendar days before a monthly public hearing.

6-4(J)(3)(b) Notice to Neighborhood Associations

Where Table 6-1-1 requires mailed notice in addition to email notice, mailed notice to Neighborhood Association representatives is only required if there is no email address on file for that representative.

6-4(J)(3)(c) Notice to Property Owners

Where Table 6-1-1 requires mailed notice for Administrative Decisions, Decisions Requiring a Public Hearing, Amendments to Zoning Map, Adoption or Amendment of Historic Designation, or Annexation of Land, the applicant shall mail a notice to all of the following, unless specified otherwise in this IDO: [315]

1. Owner of any property listed in the application, if the property owner is not the applicant.
2. All owners, as listed in the records of the Bernalillo County Assessor, of property located partially or completely within 100 feet in any direction of the subject property. Where the edge of that 100-foot buffer area falls within any public right-of-way, adjacent properties shall be included.

6-4(J)(3)(d) Notice for Amendment to IDO Text – Small Area

Where Table 6-1-1 requires mailed notice for an application for an Amendment to IDO Text – Small Area, the applicant shall mail a notice to all of the following, in addition to Neighborhood Associations pursuant to § 14-16-6-4(J)(3)(b):

1. The owners of the properties within the small area.
2. All owners, as listed in the records of the Bernalillo County Assessor, of property located partially or completely within 100 feet in any direction of the proposed small area. Where the edge of that 100-foot buffer area falls within any public right-of-way, adjacent properties shall be included.

6-4(J)(3)(e) Notice for Archaeological Certificate

Where Table 6-1-1 requires mailed notice for an application for an Archaeological Certificate, the applicant shall send notice via certified mail to Indian Nations, Tribes, and Pueblos pursuant to § 14-16-6-5(A)(2)(a).

[315] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Waiver – DHO. [Spreadsheet Item #70]

6-4(J)(3)(f) Notice for Appeals

Mailed notice is not required for appeals of those decisions where Table 6-1-1 requires mailed notice of the initial application.

6-4(J)(3)(g) Notice for Expiration or Termination of Resident Occupancy in Mobile Home Dwellings or Manufactured Homes

Changes of use in or rezoning of subject property that will result in expiration or termination of resident occupancy require notice pursuant to § 14-16-2-3(C)(3)(g) (R-MC Zone District Standards) for any of the following:

1. Changes of use in or rezoning of a subject property in the R-MC zone district.
2. Pursuant to § 14-16-6-8(C)(7)(d), changes of use in or rezoning of a subject property that includes any mobile home dwelling in any zone district.
3. Pursuant to § 14-16-4-3(B)(1)(b)4.d, changes of use in or rezoning of developments that include 2 or more manufactured homes in any zone district.

6-4(J)(4) Posted Sign

6-4(J)(4)(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.

6-4(J)(4)(b) For administrative decisions in Table 6-1-1, the sign shall be posted for at least 5 calendar days after submitting the application and for the required appeal period after any final decision, pursuant to § 14-16-6-4(U)(3)(a)1.

6-4(J)(4)(c) For decisions requiring a public hearing or policy decisions in Table 6-1-1, the sign shall be posted for at least 15 calendar days before a required public hearing and for the required appeal period following any final decision, pursuant to § 14-16-6-4(T) and § 14-16-6-4(U)(3)(a)1.

6-4(J)(4)(d) Signs shall be furnished by the City.

6-4(J)(4)(e) For a period of 2 years after a Subdivision of Land – Major is approved, required posted signs for any Site Plan – Administrative for low-density residential development within that subdivision may be provided on kiosks with weather protection, constructed at the applicant's expense, where signs can be posted for as long as construction is active, in lieu of posting individual signs on each lot.

1. The kiosks must be located on private property at all entrances to the subdivision.
2. The sign content required pursuant to § 14-16-6-4(J)(1)(a) must be shown but can be consolidated if applicable to multiple lots.

3. A map that clearly identifies the lots with applications for Site Plan – Administrative must be included.

6-4(J)(4)(f) Posted sign notice is not required for appeals.

6-4(J)(5) Published

Where Table 6-1-1 requires published notice, the City shall publish a notice in a newspaper of general circulation within the city at least 15 calendar days before the public hearing. If initial notice of a public hearing has been provided, additional notice shall not be required if the public hearing is begun and then continued to a specific date, or for an appeal of the decision.

6-4(J)(6) Web Posting

Where Table 6-1-1 requires web posting notice, the City shall post a notice on the City's website. The notice shall generally be in the form of a hearing agenda, list of applications, or a Notice of Decision.

6-4(J)(7) Documentation of Good Faith Effort Required

6-4(J)(7)(a) In any case where an applicant is required to provide mailed, posted, or electronic notice, the applicant shall be required to submit evidence that timely notice has been made, including the dates on which notice was provided, a copy of the text of the notice provided, and a list of those addresses and email addresses to which mailed and electronic notice has been sent.

6-4(J)(7)(b) In any case where mailed notice is returned to sender or email notice is returned as undeliverable, the applicant shall request updated information from the City and re-send any required notice to the updated address, if different.

6-4(J)(7)(c) Failure to provide evidence of timely mailing or electronic notice of required notices to Neighborhood Associations shall result in postponement of the public hearing unless the City receives written notice from each Neighborhood Association required to receive mailed notice that it has received notice and has no objection to the hearing proceeding as scheduled, or unless Subsection (d) below applies.

6-4(J)(7)(d) Failure to provide evidence of required mailed notice to any individual other than a Neighborhood Association representative may result in the postponement of further review of the application unless the City determines that those parties required to receive mailed notice have received notice of the public hearing or unless Subsection (e) below applies.

6-4(J)(7)(e) If the applicant provides evidence that the required notices were timely provided, then failure of a property owner or Neighborhood Association to receive actual notice due to changes of address since the latest update to the City or County real estate records, or due to changes of email addresses since those were last provided to the City, or due to errors in postal delivery or newspaper publishing, or for other reasons beyond the control of

applicant or City, shall not be grounds for a delay of application review or public hearings, or for appeal of the resulting decision.

6-4(K) POST-SUBMITTAL FACILITATED MEETING

6-4(K)(1) Requesting a Post-submittal Facilitated Meeting

6-4(K)(1)(a) Once an application for a decision listed in Table 6-1-1 is accepted as complete by the City Planning Department, property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property may request a post-submittal facilitated meeting in the following circumstances, as applicable:

1. Except for Site Plan – Administrative, Table 6-1-1 specifies that a facilitated meeting is eligible for that application type.
2. 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.

6-4(K)(1)(b) Requests for a post-submittal facilitated meeting shall be submitted to the Planning Director in writing and must include, at a minimum, the following:

1. Why a post-submittal facilitated meeting is being requested.
2. What specific items are requested to be discussed.
3. What outcomes are wanted from the discussion.
4. A commitment to negotiating with the applicant in good faith about how the proposed development could be changed to lessen anticipated negative impacts on the surrounding area in ways that can reasonably be accommodated by the proposed development.

6-4(K)(1)(c) The Planning Director shall notify the applicant of a request for a post-submittal facilitated meeting, if requested by a party other than the applicant, within 2 business days.

6-4(K)(2) Criteria for Delaying a Decision

The City will delay the decision on the application to allow a post-submittal facilitated meeting as follows.

6-4(K)(2)(a) Administrative Decisions

The following apply to all requests for a post-submittal facilitated meeting associated with an Administrative Decision as shown in Table 6-1-1 and pursuant to the criteria in § 14-16-6-4(K)(1)(a)2.

1. One facilitated meeting can be requested and required.
2. A facilitated meeting shall be requested no more than 10 business days after any public notice has been provided as required pursuant to Table 6-1-1.

3. A final decision by City staff will not be made until after the post-submittal facilitated meeting has taken place and the meeting summary has been received and reviewed by City staff.

6-4(K)(2)(b) Decisions Requiring a Public Hearing and Policy Decisions

The following apply to all requests for a post-submittal facilitated meeting associated with a Decision Requiring a Public Hearing or a Policy Decision as shown in Table 6-1-1.

1. One post-submittal facilitated meeting can be requested and required. If a development involves applications for decisions by multiple decision-making bodies, one facilitated meeting can be requested and required per decision-making body.
2. If the request is made at least 15 calendar days prior to the scheduled hearing, the post-submittal facilitated meeting shall be required and completed before the application can be heard by the decision-making body. The decision-making body shall defer the case at the public hearing until the post-submittal facilitated meeting has taken place and the meeting summary has been received and reviewed by the decision-making body. No deferral fee is required.
3. If the request is made fewer than 15 calendar days before the scheduled hearing, or at such a hearing, or if an additional post-submittal meeting is requested, the applicant can agree to a post-submittal facilitated meeting and ask for a deferral or continuance of the case at any time. A deferral fee will be charged.

6-4(K)(3) Timing of a Post-submittal Facilitated Meeting

6-4(K)(3)(a) After the City has received a request for a post-submittal facilitated meeting, the Planning Director shall notify the applicant, and the City shall assign a neutral third party to facilitated land use discussions and document the discussion in a meeting report. A different facilitator may be used if agreed to by the applicant and the requestor. The facilitator shall schedule the post-submittal facilitated meeting to take place within 15 calendar days of the post-submittal meeting request. The facilitator shall attempt to contact all Neighborhood Associations whose boundaries are within 660 feet of the subject property.

6-4(K)(3)(b) If reasonable attempts have been made to accommodate the schedules of the applicant, the Neighborhood Associations, and the requester (if different), and no post-submittal facilitated meeting has occurred, the application shall proceed in the relevant review/decision process. If no post-submittal facilitated meeting occurs, the facilitator shall provide documentation of the attempt to schedule the post-submittal facilitated meeting and that no post-submittal facilitated meeting was scheduled within the time allotted.

6-4(K)(3)(c) If a post-submittal facilitated meeting occurs, the facilitator shall submit a post-submittal facilitated meeting report, including but not limited to the meeting location, date, and time; attendees; and a summary of the discussion to the Planning Department within 7 calendar days of the post-submittal facilitated meeting. Discussions in these meetings and the meeting report have no legal binding.

6-4(L) PUBLIC HEARINGS

6-4(L)(1) Requirement

The DHO, EPC, LC, LUHO, ZHE, and City Council shall conduct public hearings as necessary on those types of applications where Table 6-1-1 requires a public hearing.

6-4(L)(2) Procedures Governed by Administrative Rules

Each entity listed in § 14-16-6-2 (Review and Decision-making Bodies) is authorized to create rules, procedures, or practices governing its conduct of public hearings, but each public hearing (other than appeal hearings) shall include an opportunity for all parties to the hearing to be heard regarding the application. A record shall be kept of each person asking questions or offering testimony about the application.

6-4(L)(3) Quasi-judicial Hearings

For decisions that would result in changes to property rights or entitlements on a particular property or affecting a small area, or are otherwise not considered legislative decisions involving policy or regulatory changes that would apply citywide or to a large area, the decision-making body shall conduct a quasi-judicial hearing to make a discretionary decision. Quasi-judicial hearings shall be subject to the additional provisions in this § 14-16-6-4(L)(3).

6-4(L)(3)(a) Appearance of Record

An appearance of record in a hearing is made through a written statement of the person's name and address, signed by the person or by his/her agent, and submitted to the relevant decision-making body prior to the termination of public comment on the case.

6-4(L)(3)(b) Conduct

1. A party to the hearing shall be afforded an opportunity to present evidence and argument and to question witnesses on all relevant issues, but the decision-making body may impose reasonable limitations on the number of witnesses heard, and on the nature and length of their testimony and questioning.
2. The decision-making body may call witnesses and introduce papers of its own volition during the public hearing.
3. All testimony at the hearing shall be under oath or affirmation.
4. Nothing in this IDO shall prohibit interested members of the public from testifying at public hearings other than appeal hearings before the decision-making body.

5. A full record of the hearing will be made by sound recording or transcription; any person shall have the opportunity to listen to, copy, or transcribe the recording during business hours.
6. A summary of actions taken shall be kept of all ZHE hearings, and they shall be kept available for public inspection.

6-4(L)(3)(c) Ex Parte Communications

Prior to making a decision at a quasi-judicial public hearing and until the expiration of any applicable appeal period, the decision-making body shall not do any of the following:

1. Communicate, directly or indirectly, with any party or party representative in connection with the merits of any issue involved, except upon advanced prior notice and opportunity for all parties to participate.
2. Use nor rely upon any communication, reports, staff memoranda, or other materials prepared in connection with the particular case unless made a part of the record.
3. Inspect the site with any party or his/her representative unless all parties are given opportunity to be present.

6-4(L)(4) Decisions

6-4(L)(4)(a) The decision-making body, other than the City Council or the LUHO, shall take any 1 of the following actions:

1. Approve or recommend approval of the application as presented.
2. Approve or recommend approval of the application with conditions.
3. Deny or recommend denial of the application.
4. Defer the matter to a date no more than 60 calendar days following its first appearance on the agenda, unless a longer deferral is accepted by the applicant.
5. Continue the matter to a date no more than 60 calendar days following the opening of the public hearing, unless a longer continuance is requested by the applicant.

6-4(L)(4)(b) The City Council or LUHO shall affirm the decision on appeal, reverse the lower decision-making body, or remand the application for additional review by an entity. (See § 14-16-6-4(U) for additional information on LUHO actions on appeals).

6-4(L)(5) Written Decisions

6-4(L)(5)(a) For decisions to continue or defer a public hearing, written findings in support of the decision are not required.

6-4(L)(5)(b) For final decisions, the decision-making body identified in Table 6-1-1 shall provide a written decision with findings based on the review criteria for that type of application that shall be made part of the record.

6-4(L)(5)(c) Each finding shall be supported by substantial evidence.

6-4(L)(5)(d) The ZHE and the LUHO shall make a decision and present findings and recommendations about each application within 15 calendar days after the close of the public hearing.

6-4(L)(5)(e) The DHO, LC, and EPC shall make a decision at the public hearing and shall issue a written decision with findings necessary to the decision within 15 calendar days after the close of the public hearing.

6-4(L)(5)(f) The City Council shall make a decision about each application at a public hearing and shall adopt findings no later than its next scheduled meeting.

6-4(L)(6) Public Notice of Decision

6-4(L)(6)(a) For Decisions Requiring a Public Hearing and Policy Decisions (pursuant to Table 6-1-1), a Notice of Decision, including a list of any conditions attached to any permit or approval, shall be sent to each party to the matter and to any other person who has entered an appearance and requested a copy of the decision. The Notice of Decision shall be posted on the City website as soon as practicable and not more than 3 business days after the final action on the matter by any decision making officer or body other than the City Council. Notices of decision by the City Council must be posted within 10 calendar days of the final action.

6-4(L)(6)(b) For decisions to continue or defer a hearing, the time and place shall be announced at the hearing without the need for the applicant or the City to provide additional notice.

6-4(M) GENERAL CRITERIA FOR REVIEW AND DECISION

6-4(M)(1) For all applications, the decision-making body identified in Table 6-1-1 shall review the applicant's justification for the request and only approve the request if it finds that the justification is sound based on substantial evidence.

6-4(M)(2) Where § 14-16-6-5 (Administrative Decisions), § 14-16-6-6 (Decisions Requiring a Public Hearing), or § 14-16-6-7 (Policy Decisions) list specific review and decision criteria for the approval of an application, the decision-making body identified in Table 6-1-1 shall only approve the application if it finds that those criteria have been met.

6-4(M)(3) Where this IDO does not list additional or more specific criteria for the review and decision on applications, the application shall be recommended for approval (or approval with conditions) or shall be approved (or approved with conditions) if the review or decision-making body determines that the application complies with all applicable standards in this IDO, other adopted City regulations or policies that may be applicable, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-4(M)(4) Any application identified in Table 6-1-1 may be denied to an applicant who meets any of the following criteria:

6-4(M)(4)(a) Has not complied with all applicable statutes of the State of New Mexico, provisions of the Charter of the City of Albuquerque, or City ordinance.

6-4(M)(4)(b) Is in default or has defaulted on a written agreement with the City.

6-4(M)(4)(c) Has failed to pay fees, charges, taxes, special assessments, and other debts or obligations that are due from the applicant and payable to the City regarding any matter.

6-4(N) DEVIATIONS

When an application is submitted, the applicant may request a deviation to IDO Standards, up to the limits listed in Table 6-4-1.

Table 6-4-1: Allowable Deviations

Standard	Maximum Allowable Deviation (Cumulative of Earlier Approved Deviations)	
	General	Lot ≤10,000 sq. ft. in any Mixed-use or Non-residential zone district in an Area of Change
Lot size, minimum	10%	
Lot width, minimum	10%	
Front setback, minimum	15%	
Side setback, minimum	15%	50%
Rear setback, minimum	10%	50%
Building height, maximum	10%	
Off-street parking spaces, minimum	5%	15%
Wall and fence height	6 in.	
Any other numerical standard	10%	
Any standard cited in an application for "reasonable accommodation" or "reasonable modification" under the federal Fair Housing Act Amendments of 1998 (or as amended)	The minimum deviation necessary to comply with the federal Fair Housing Act	

6-4(N)(1) For standards in the following subsections, requests for deviations beyond these thresholds or to standards not included in Table 6-4-1 will be reviewed and decided as Waivers pursuant to the following:

6-4(N)(1)(a) § 14-16-6-6(P) (Waiver – DHO) for deviations from standards § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), § 14-16-5-5 (Parking and Loading), except for the following standards:

1. § 14-16-5-5(F)(2)(a)3, which requires a Permit – Carport for carports in any front or side setback pursuant to § 14-16-6-6(G).
2. Standards related to front yard parking in § 14-16-5-5(F)(1)(a)6, § 14-16-5-5(F)(2)(a)2, or Table 5-5-7, which require a Variance – ZHE pursuant to § 14-16-6-6(O).

6-4(N)(1)(b) § 14-16-6-6(Q) (Waiver – Wireless Telecommunications Facility) for deviations from IDO standards applicable to the erection or installation of a WTF.

6-4(N)(2) For all other IDO standards, requests for exceptions beyond these thresholds will be reviewed and decided as Variances pursuant to the following:

6-4(N)(2)(a) § 14-16-6-6(N) (Variance – EPC) for exceptions to all other IDO standards associated with a Site Plan – EPC.

6-4(N)(2)(b) § 14-16-6-6(N) (Variance – EPC) for exceptions to the following VPO standards:

1. Coors Boulevard – VPO-1
   a. § 14-16-3-6(D)(4) (Setback Standards).
   b. § 14-16-3-6(D)(5)(b) (Building and Structure Height (View Plane)).
2. Northwest Mesa Escarpment – VPO-2
   § 14-16-3-6(E)(4) (Building and Structure Height in VPO-2 Height Restrictions Sub-area).

6-4(N)(2)(c) § 14-16-6-6(O) (Variance – ZHE) for exceptions to all other IDO standards associated with a Site Plan – Administrative.

6-4(N)(3) The relevant decision-making body identified in Table 6-1-1 may approve a requested deviation that is within the limits listed in Table 6-4-1 if that decision-making body determines that all of the following requirements are met.

6-4(N)(3)(a) The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.

6-4(N)(3)(b) The site constraints were not created by the actions of the property owner or another interested party.

6-4(N)(3)(c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

6-4(N)(3)(d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.

6-4(N)(3)(e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.

6-4(N)(4) In the case of a request for "reasonable accommodation" or "reasonable modification" under the federal Fair Housing Act Amendments of 1998 (or as amended), the criteria in Subsections (a), (b), (c), (d), and (e) above do not need to be met, and the relevant decision-making body shall approve any deviation necessary to comply with the requirements of the federal Fair Housing Act Amendments.

6-4(N)(5) Any deviations granted that are associated with a Site Plan or Subdivision Plat shall be noted on the approved Site Plan or Subdivision Plat.

6-4(O) CONDITIONS ON APPROVALS

6-4(O)(1) If Table 6-1-1 or IDO § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals) authorize City staff to make a decision on an application, City staff may impose conditions necessary to bring the application into compliance with the requirements of this IDO or other adopted City regulations.

6-4(O)(2) If Table 6-1-1 or IDO § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals) authorizes the ZHE, EPC, DHO, LC, or City Council to make a decision on an application, the decision-making body may impose conditions on the approval necessary to bring the application into compliance with the requirements of this IDO, other adopted City regulations, or the specific review criteria for that type of application, provided that both of the following criteria are met.

6-4(O)(2)(a) All conditions are reasonably related to the purposes of this IDO or mitigating the negative impacts of the proposed development or land use as determined by the reviewing entity.

6-4(O)(2)(b) Where mitigation of the impacts of a proposed plan or development requires an applicant to dedicate land or pay money to a public entity in an amount that is not calculated according to a formula applicable to a broad class of applicants, any conditions imposed are roughly proportional both in nature and extent to the anticipated impacts of the proposed development, as shown through an individualized determination of impacts.

6-4(O)(3) Any conditions shall be listed in or attached to the permit or approval document, and violation of any condition on a permit or approval shall be a violation of this IDO.

6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.

6-4(P) REQUIRED IMPROVEMENTS AND FINANCIAL ASSURANCE

6-4(P)(1) General

6-4(P)(1)(a) Unless specified otherwise in this IDO, the DPM, or an IIA approved by the City, or otherwise approved by the City, all applicants for permits and approvals under this IDO are required to pay for and install all public and private improvements necessary to address the impacts of their proposed development or land use on surrounding neighborhoods and on the City's infrastructure, transportation, drainage, or other systems and services, as provided in the DPM.

6-4(P)(1)(b) Notwithstanding Subsection 6-4(P)(1)(a) above, the City shall not require an applicant to pay for or install that portion (if any) of a

public or private improvement that is being funded through the City's impact fee requirements and for which the applicant has or will be required to pay an impact fee.

6-4(P)(1)(c) Unless specified otherwise in this IDO or the DPM, if the applicant has not completed the installation of those public and private improvements required by this IDO, the DPM, or any City-approved IIA or Development Agreement by the time the first certificate of occupancy for the property is issued, or by the time the first use of the property for a new approved land use begins, the applicant may be required to provide financial security to the City to ensure that the City will have adequate funds on hand to complete the required public or private improvements prior to initial occupancy or use of the property pursuant to an approval under this IDO. Financial security will only be used by the City to complete required public and private improvements if the applicant fails to provide those improvements in a timely manner as required by this IDO, the DPM, or any City-approved IIA or Development Agreement.

6-4(P)(1)(d) The DPM contains specific requirements for the types of public and private improvements required for different types of development applications; the timing and phasing of those improvements; documents required to be submitted for approval of those improvements; inspection of improvements; financial security for completion of the improvements; required warranties on the performance of the improvements; dedication and City acceptance of improvements; provisions for release of financial security or performance warranties; and other matters related to required public and private improvements.

6-4(P)(2) Infrastructure Improvements Agreement[316, 317]

Before a ~~final~~ Plat or Site Plan ~~plat~~ may be signed off as final ~~approved~~, the applicant shall provide an Infrastructure Improvements Agreement (IIA) based on the required infrastructure that complies with the following standards and all applicable standards in the DPM.

6-4(P)(2)(a) The IIA shall specify the time period within which the improvements necessary to provide required access, public services, and public amenities required of the applicant are to be completed, which time period will end not later than 2 years after execution of the IIA.

6-4(P)(2)(b) An IIA for sidewalks that have received an adjustment for temporary deferral of installation shall have a time period that will end 4 years after execution of the IIA.

[316] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Infrastructure Improvement Agreement (IIA). [Spreadsheet Item #93]
[317] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

6-4(P)(2)(c) The City Engineer may extend the time periods listed in § 14-16-6-4(P)(2)(a) and § 14-16-6-4(P)(2)(b) above for a period of less than 1 year.

6-4(P)(2)(d) If an ~~a Preliminary Plat~~ approval expires pursuant to § 14-16-6-4(O) (Conditions on Approvals) ~~under the terms of this IDO without a Final Plat having been approved~~, the IIA automatically lapses, and no further improvements are required or approved.

6-4(P)(2)(e) After execution of an IIA by the City, the applicant may proceed with the construction of all required improvements.

6-4(P)(3) Construction Plans[320]

Before a Plat ~~final plat~~ may be signed off as final ~~approved~~, the applicant shall present construction plans and specifications for all required infrastructure (which shall conform to the approved ~~Preliminary~~ Plat) to the City Engineer. Construction plans and specifications shall meet all applicable requirements of the DPM or other technical standards adopted by the City.

6-4(Q) DEDICATIONS

6-4(Q)(1) Dedication of public areas, as required by § 14-16-5-4(K), or by other City requirements shall be free and clear of any liens or encumbrances and be in fee simple unless 1 of the following applies.

6-4(Q)(1)(a) The applicant demonstrates that fee simple dedication is legally infeasible.

6-4(Q)(1)(b) The City Engineer and the City Attorney find that a different type of dedication better accomplishes City policy or is provided for by specific ordinance.

6-4(Q)(2) If dedication in other than fee simple is approved, the nature of the property interest dedicated shall be clearly specified on the plat.

6-4(Q)(3) When parks are dedicated, a deed to the land shall be delivered to the governmental body with jurisdiction over that type of park, as determined by the City.

6-4(R) BUILDING AND CONSTRUCTION AND RELATED APPROVALS

6-4(R)(1) Declaratory Ruling

6-4(R)(1)(a) Upon request, the ZEO shall issue a written declaratory ruling as to the applicability of the IDO to a proposed development or activity. In determining whether a use not specifically allowed by this IDO can be considered as allowable in a particular zone, the similarity to and compatibility with other allowable uses in that zone shall be determining factors.

6-4(R)(1)(b) If the ZEO determines that the request for a declaratory ruling is not applicable to a proposed development or activity, the ZEO is not required to issue a declaratory ruling.

[320] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

6-4(R)(1)(c) Declaratory rulings may be appealed to City Council, with a recommendation by the LUHO, pursuant to § 14-16-6-4(U) (Appeals).

6-4(R)(2) Impact Fees

6-4(R)(2)(a) Each applicant shall comply with Article 14-19 of ROA 1994 (Impact Fees) and the DPM regarding the payment of impact fees for a proposed development or land use.

6-4(R)(2)(b) Impact fee assessments may be appealed pursuant to § 14-16-6-4(U)(3)(c) (Environmental Planning Commission – Appeal of an Impact Fee Assessment).

6-4(R)(3) Fugitive Dust Control Construction Permit

6-4(R)(3)(a) All development that will involve surface disturbance of an area equal to or greater than 32,670 square feet (¾-acre) requires review by the City Environmental Health Department pursuant to the Air Quality Regulations adopted by the Albuquerque-Bernalillo County Air Quality Control Board and found in Part 20.11.20 of the NMAC (Fugitive Dust Control) and the DPM. In case of a conflict with any standards in this IDO, those requirements prevail.

6-4(R)(3)(b) In order to obtain a fugitive dust control construction permit, the applicant must to do all of the following:

1. Discuss the project with a representative of the City Environmental Health Department Air Quality Program to determine the need for a fugitive dust control construction permit and appropriate site-specific dust control measures.
2. Obtain required signatures from the permittee, owner, operator, and/or responsible person. For surface disturbance equal to or less than 25 acres, allow up to 10 business days for application review. For surface disturbance greater than 25 acres, allow up to 20 business days for application review.

6-4(R)(4) Grading, Drainage, and Paving Approvals

6-4(R)(4)(a) All development that will involve site grading or paving shall comply with Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control), the DPM, and any other relevant provisions of this IDO in order to address potential soil erosion, storm drainage, and air quality impacts that may occur from those activities. In case of a conflict with any standard in this IDO, the standards and procedures in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control) or the DPM shall prevail.

6-4(R)(4)(b) The type of permit required for these activities depends on the thresholds in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control) related to size, extent, and location, summarized below.

1. Grading activities that involve disturbance of less than 1 acre of land and/or relocation of less than 500 cubic yards and are not located adjacent to a watercourse or within a Special

Flood Hazard Area do not require a permit, but may be reviewed by the City Engineer.

2. Grading activities that involve disturbance of one acre or more, relocation of 500 cubic yards or more, and/or are located adjacent to a watercourse or within a Special Flood Hazard Area require a sediment control permit and a grading permit.
3. Paving of 10,000 square feet or more require a paving permit.
4. Resurfacing of previously paved areas that does not involve land disturbance does not require a paving permit or review.

6-4(R)(4)(c) Regardless of the size of a project, grading, paving, or staging activities within a Special Flood Hazard Area requires a floodplain development permit.

6-4(R)(4)(d) Any building over 1,000 square feet requires a grading plan as part of the application for building permit.

6-4(R)(5) Landfill Gas Mitigation Approval

6-4(R)(5)(a) Standards and procedures for obtaining a landfill gas mitigation approval are generally governed by the City Environmental Health Department, whose applicable standards and procedures, including any applicable federal, State, and local laws, regulations, and policies, including but not limited to § 20.6.2.4103.A of the New Mexico Administrative Code (NMAC), prevail over the IDO or DPM. In case of a conflict between the provisions of this § 14-16-6-4(R)(5) and the standards and procedures of the DPM, the DPM shall prevail.

6-4(R)(5)(b) This § 14-16-6-4(R)(5) is not intended to affect planning or administrative processes that are not associated with physical changes to the lot other than to raise awareness of procedures related to landfill gases that must be undertaken prior to development.

6-4(R)(5)(c) A landfill gas mitigation approval is required for all of the following types of permits or applications on any property within a landfill gas buffer area pursuant to § 14-16-5-2(H) (Landfill Buffers) in addition to any other applicable review and approval requirements:

1. Grading, Drainage, and Paving Approvals or Fugitive Dust Control Construction Permit.
2. Permit – Sign for new freestanding sign.
3. Permit – Wall or Fence – Minor.
4. Site Plan – Administrative.
5. Wireless Telecommunications Facility Approval for a new freestanding facility.
6. Master Development Plan.
7. Site Plan – EPC.

8. Subdivision of Land – Minor.
9. Subdivision of Land – Major.

6-4(R)(5)(d) In order to obtain a landfill gas mitigation approval, the applicant must to do all of the following.

1. The applicant shall provide an assessment and report performed and certified by a professional engineer with expertise in landfills and landfill gas to determine if landfill gases exist on the lot and whether there is a potential for the migration of landfill gases to impact the lot or other lots in the future.
2. If the assessment determines that landfill gases exist on the lot or there is a potential for the migration of landfill gases to impact the lot or other lots in the future, the report shall identify landfill gas mitigation measures that are adequate to address any existing or future risk in a landfill gas mitigation plan that meets all of the following requirements.
   a. The applicant shall submit copies of the assessment, report, and landfill gas mitigation plan, approved by the City Environmental Health Department, with any application(s) listed in § 14-16-6-4(S)(5)(c) related to the property.
   b. The applicant shall commit in writing to the landfill gas mitigation plan as a condition of approval on all official documents, including but not limited to plats, plans, and permits, filed at the City Planning Department in relation to development of the property. In the case of a large corporation, this letter of commitment shall be signed by a representative with the authority to commit the corporation to implementing the landfill gas mitigation plan.
   c. The City Environmental Health Department shall acknowledge receipt of the letter of commitment to the applicant and provide a copy to the City Planning Department for filing.
   d. The applicant shall include the following disclosure statement on any official documents filed at the Planning Department in relation to development of the property such as plats, plans, or permits:

      "The subject property is located (near / on) a (closed / operating) landfill. Due to the subject property being (near / on) a (closed / operating) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim

Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department) shall be consulted prior to development of the site."

e. The City Environmental Health Department shall refer any development that appears to require regulation by the State due to removal of landfill materials, such as for grading or required off-site infrastructure, to the New Mexico Environment Department – Solid Waste Bureau.

3. If the assessment and report indicate that there is no landfill gas at the property and there is no future risk from the migration of landfill gases, the assessment and report shall state how such an interpretation was made, and the applicant shall do both of the following:

   a. Submit copies of the assessment and report approved by the Environmental Health Department with any application(s) listed in § 14-16-6-4(S)(5)(c) related to the property.

   b. Include the disclosure statement in Subsection 2.d above on any official documents filed at the Planning Department in relation to the development such as plats, plans, or permits.

4. The Environmental Services Division of the City Environmental Health Department or its consultant shall review the assessment and report, and landfill gas mitigation plan if applicable, and shall approve or reject them in writing within 20 business days of its submission. If the documents are not acceptable, the City Environment Health Department shall advise the applicant of the changes needed and the applicant shall submit revised documents for review and approval.

6-4(R)(5)(e) Landfill gas mitigation approvals are on file with the City Clerk ~~at the City Planning Department~~.[321]

6-4(S) TIMING OF DECISIONS

6-4(S)(1) The City shall review and make decisions on applications under this IDO as promptly as reasonably possible while complying with the requirements of this IDO, any other requirements that may be provided by law, and as set forth in more detail in the DPM.

6-4(S)(2) In the case of an application for a permit or approval or an amendment to a permit or approval for any land use involving rights protected by the First Amendment to the U.S. Constitution or similar provisions in the New Mexico Constitution, the City will make a final decision on a complete application (and if the decision is subject to an appeal to the City Council, will make a decision on the appeal) within any specific timeframes established in this IDO or as

[321] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

necessary to avoid a chilling effect on the exercise of those constitutional rights, as interpreted by applicable federal or State court decisions.

6-4(S)(3) In the case of an application where the City Council is the decision-making body, except for Annexations, once the relevant decision-making body has made a recommendation on the application, the Planning Director shall prepare and transmit the full record of the application to the Clerk of the City Council within 60 calendar days of the recommendation. The Clerk of the City Council shall place the application on the Letter of Introduction for the next regularly scheduled City Council meeting, provided that there is a sponsoring City Councilor and provided that there are at least 3 business days between when it was received and the next regular meeting.

6-4(S)(4) In the case of an application for an approval or an amendment to an approval for a WTF, the City shall make a decision on a complete application (and if the decision is subject to appeal to the City Council, will make a decision on the appeal) in accordance with timing established by federal regulations.

6-4(S)(5) In the case of an application for demolition of a City landmark, the City shall make a decision within the timeframe established in § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

6-4(S)(6) If a case is not heard by the relevant decision-making body within 6 months after the application is accepted as complete because of continued requests for deferral by the applicant or because the applicant fails to appear at the scheduled hearing date, the application is considered withdrawn, and a new application that meets all requirements of this IDO must be submitted.

6-4(S)(7) If any application has not been reviewed and decided within 3 years after the application is accepted as complete, a new application must be submitted and processed in compliance with all requirements of this IDO, unless an extension is granted by the relevant decision-making body.

6-4(T) FINALITY OF DECISIONS

6-4(T)(1) A decision on any application type ~~other than Subdivision of Land – Major~~ by any decision-making body shown in Table 6-1-1 is final unless appealed, in which case it is not final until the appeal has been decided by the last appeal body. ~~For Subdivision of Land – Major, only a Preliminary Plat decision may be appealed; a Sketch Plat or a Final Plat is not subject to appeal.~~ [322]

6-4(T)(2) A recommendation, deferral, continuance, or remand by any entity shown in Table 6-1-1 is not a final decision and cannot be appealed.

6-4(T)(3) City Council decisions on quasi-judicial matters are final decisions not subject to veto by the Mayor and are appealable only to a court of competent jurisdiction as provided by law.

6-4(T)(4) Any actions taken by an applicant or property owner after a final decision has been made by the relevant decision-making body in Table 6-1-1, but before the time for appeal of that decision has expired or before any appeal has been

[322] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

decided by the last appeal body, are at the risk of the applicant or property owner, and the City shall not be liable for any damages incurred for actions taken during those times.

6-4(U) APPEALS

6-4(U)(1) Appeal Bodies

6-4(U)(1)(a) Any decision by the Historic Preservation Planner on a Historic Certificate of Appropriateness – Minor may be appealed to the LC.

6-4(U)(1)(b) Any decision by City Planning Department staff on an Impact Fee Assessment may be appealed to the EPC.

6-4(U)(1)(c) The following approvals and decisions may be appealed to the City Council through the LUHO:

1. All decisions for which the City Council has final decision-making authority for appeals pursuant to Table 6-1-1, including the LC's decision on an appeal of a Historic Certificate of Appropriateness – Minor pursuant to Subsection (a) above.
2. The EPC's decision on an appeal of an impact fee assessment, pursuant to Subsection (b) above.
3. The ZEO's decision on a declaratory ruling.
4. In an appeal to the City Council through the LUHO, the LUHO shall take 1 of the following actions:
    a. Recommend a proposed disposition of the appeal to the City Council with supporting analysis and findings. The LUHO may recommend that an appeal be affirmed in whole or in part, reversed in whole or in part, and/or remanded in whole or in part.
    b. Directly remand an appeal for reconsideration or further review by the lower decision-making body if a remand is necessary to clarify or supplement the record or if remand would more expeditiously dispose of the matter.

6-4(U)(1)(d) Any decision related to compliance with Articles 14-1, 14-3, and 14-5 of ROA 1994 (Uniform Administrative Code and Technical Codes, Uniform Housing Code, and Flood Hazard and Drainage Control) by City Planning Department staff for a building permit or other construction approval may be appealed pursuant to the applicable sections of those codes.

6-4(U)(2) Who May Appeal

6-4(U)(2)(a) Standing

Standing to appeal a final decision may be granted to any of the following parties:

1. The owner of the property listed in the application.
2. A representative of any City department, City agency, or other governmental or quasi-governmental agency whose services,

properties, facilities, interest, or operations may be affected by the application.

3. Any party appealing either of the following decisions:
   a. Declaratory Ruling.
   b. Adoption or Amendment of Albuquerque/Bernalillo County Comprehensive Plan.
4. Any other person or organization that can demonstrate that his/her/its property rights or other legal rights have been specially and adversely affected by the decision, but in no circumstances shall a person's use of public lands constitute standing. Nothing in this Section shall be construed to change any rights or obligations related to Indian Nations, Tribes, or Pueblos as established in this IDO, or to otherwise limit Tribal standing.
   a. Such showing must be presented by the appellant as part of the appeal, and the LUHO or City Council shall enter a finding or findings as to whether this requirement has been met.
   b. If it is found that the appellant cannot satisfy this requirement ~~standard~~, the appeal shall be denied.[323]
5. Property owners (other than the applicant) and Neighborhood Associations on the basis of proximity for decisions as specified in Table 6-4-2.
   a. Distances noted in feet in Table 6-4-2 are measured from the nearest lot line of the subject property.
   b. Distances for Neighborhood Associations are based on the boundary on file with the ONC at the time the application for decision related to the subject property was accepted as complete. Additionally, for standing to appeal, a Neighborhood Association must submit a petition in support of the appeal, signed by ~~a majority of all~~ property owners or tenants of a majority of Bernalillo County Assessors' lots ~~located~~ within 660 feet of the subject property.~~application site, inclusive of all rights-of-way.~~ [324]
   c. For application types with no distance specified, the final decision may be appealed pursuant to the Subsection specified in Table 6-4-2.

Table 6-4-2: Standing for Appeals Based on Proximity to Subject Property [325]

Application Type	Property Owners within Distance Specified	Neighborhood Associations within Distance Specified
Administrative Decisions		

[323] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[324] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Who May Appeal - Standing. [Spreadsheet Item #54]
[325] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

Table 6-4-2: Standing for Appeals Based on Proximity to Subject Property[325]

Application Type	Property Owners within Distance Specified	Neighborhood Associations within Distance Specified
Archaeological Certificate	100 ft.	660 ft.
Declaratory Ruling	14-16-6-4(U)(2)(a)3.a	
Historic Certificate of Appropriateness – Minor	100 ft.	660 ft.
Impact Fee Assessment	14-16-6-4(U)(2)(a)4	
Permit – Sign[326]	100 ft.	660 ft.
~~Permit – Sign~~[327]		
~~Permit~~	~~100 ft.~~	~~660 ft.~~
~~Alternative Signage Plan~~	~~330 ft.~~	~~660 ft.~~
Permit – Temporary Use	100 ft.	660 ft.
Permit – Wall or Fence – Minor	100 ft.	660 ft.
Site Plan – Administrative	100 ft.	660 ft.
Subdivision of Land – Minor	100 ft.	660 ft.
Wireless Telecommunications Facility Approval	330 ft.	660 ft.
Decisions Requiring a Public Hearing		
Conditional Use Approval	330 ft.	660 ft.
Demolition Outside of an HPO	330 ft.	660 ft.
Expansion of Nonconforming Use or Structure	100 ft.	660 ft.
Historic Certificate of Appropriateness – Major	330 ft.	660 ft.
Historic Design Standards and Guidelines	330 ft.	660 ft.
Master Development Plan	330 ft.	660 ft.
Permit – Carport	100 ft.	660 ft.
Permit – Wall or Fence – Major	100 ft.	660 ft.
Site Plan – EPC	330 ft.	660 ft.
Subdivision of Land – Bulk Land	100 ft.	660 ft.
Subdivision of Land – Minor[328]	100 ft.	660 ft.
Subdivision of Land – Major[329]	330 ft.	660 ft.
~~Subdivision of Land – Major~~[330]		
~~Preliminary Plat~~	~~330 ft.~~	~~660 ft.~~
~~Bulk Land Subdivision~~	~~100 ft.~~	~~660 ft.~~
~~Final Plat[1]~~	~~N/A~~	~~N/A~~
Vacation of Easement, Private Way, or Public Right-of-way		
Vacation of Public or Private Easement	100 ft.	660 ft.
Vacation of Public Right-of-way – City Council	330 ft.	660 ft.
Vacation of Public Right-of-way – DHO	100 ft.	660 ft.
Variance – EPC	330 ft.	660 ft.
Variance – ZHE	100 ft.	660 ft.

[326] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Alternative Signage Plan. Revised editorially to fix formatting related to Alternative Signage Plan [Spreadsheet Item #2]
[327] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Alternative Signage Plan. Alternative Signage Plan. [Spreadsheet Item #55]
[328] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]
[329] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]
[330] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

Table 6-4-2: Standing for Appeals Based on Proximity to Subject Property [330]		
Application Type	Property Owners within Distance Specified	Neighborhood Associations within Distance Specified
Waiver – DHO	100 ft.	660 ft.
Waiver – Wireless Telecommunications Facility	330 ft.	660 ft.
Policy Decisions		
Adoption or Amendment of Comprehensive Plan	14-16-6-4(U)(2)(a)3.b	
Adoption or Amendment of Facility Plan	14-16-6-4(U)(2)(a) 4	
Adoption or Amendment of Historic Designation	330 ft.	660 ft.
Amendment to IDO Text – Citywide	14-16-6-4(U)(2)(a) 4	
Amendment to IDO Text – Small Area	330 ft.	660 ft.
Annexation of Land	330 ft.	660 ft.
Zoning Map Amendment – EPC	330 ft.	660 ft.
Zoning Map Amendment – Council	330 ft.	660 ft.
~~[1] For Subdivision of Land – Major, only a Preliminary Plat decision may be appealed; a Final Plat is not subject to appeal.~~ [331]		

6-4(U)(2)(b) Appearance of Record Required

1. For Decisions Requiring a Public Hearing and Policy Decisions (pursuant to Table 6-1-1), the appellant must have made an appearance of record to have standing to appeal, except in cases where an appellant is alleging improper notice.
2. An appearance of record can be made through any of the following:
   a. The initial submittal of an application for a decision listed in Table 6-1-1.
   b. The submittal of written comments that include the eventual appellant's name and contact information about the subject case submitted to the relevant decision-making body during the review process within the deadline for written comments prior to the decision.
   c. Verbal comments made by the eventual appellant or appellant's agent provided at a public hearing about the subject case during the review process before the relevant decision-making body.

6-4(U)(3) Procedure

6-4(U)(3)(a) Filing an Appeal

1. An appeal must be filed with the Planning Director within 15 calendar days, excluding holidays listed in Part 3-1-12 of ROA 1994 (Legal Holidays), after the decision.
   a. The date that the decision was made is not included in the 15-day period for filing an appeal.

[331] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

b. The Planning Director shall not accept appeals filed after the 15-day deadline in Subsection a above has passed.

2. For Declaratory Rulings, there is no deadline for appealing the decision.

3. The appeal shall specifically state the section of this IDO, City regulation, or condition attached to a decision that has not been interpreted or applied correctly.

6-4(U)(3)(b) Landmarks Commission – Appeal of Historic Certificate of Appropriateness – Minor

1. Once an appeal has been accepted by the Planning Director, the City Planning Department staff (Historic Preservation planner) shall prepare and transmit a record of the appeal together with all appeal material received from the appellant the property owner and appellant(s) and to the LC. The LC shall schedule a hearing on the matter within 45 calendar days of receipt. The Historic Preservation Planner shall notify the parties. Appellants and parties to the appeal may submit written arguments to the LC so long as the written argument is received by LC staff at least 10 calendar days prior to the hearing.

2. The LC may accept new evidence into the record if it appears that such additional evidence is necessary for the proper disposition of the matter and could not have been placed into the record during the previous decision-making process. New evidence that clarifies evidence already in the record, that is offered to contradict evidence in the record, or that is offered on a key factual issue, may be allowed or may justify remand.

3. The LC may impose reasonable limitations on the number of witnesses heard and on the nature and length of their testimony and cross-examination.

4. The LC shall make findings exclusively on the record of the decision appealed, supplemented by any evidence allowed at the hearing.

5. The LC may affirm, reverse, or otherwise modify the lower decision to bring it into compliance with the standards and criteria of this IDO, applicable City regulations, and any prior approvals related to the subject property.

6. If the LC determines that the matter should be remanded, the LC shall set forth the reason(s) for the remand and the matters to be reconsidered and may order such remand. The matter must be heard and decided by the original decision-making body prior to any further appeal of the matter.

6-4(U)(3)(c) Environmental Planning Commission – Appeal of an Impact Fee Assessment

1. Once an appeal has been accepted by the Planning Director, the City Planning Department staff shall prepare and transmit a record of the appeal together with all appeal material received from the appellant to the property owner and appellant(s) and to the EPC. The EPC shall schedule a hearing on the matter within 45 calendar days of receipt. City Planning Department staff shall notify the parties. Appellants and parties to the appeal may submit written arguments to the EPC so long as the written argument is received by EPC staff at least 10 calendar days prior to the hearing.
2. The EPC may accept new evidence into the record if it appears that such additional evidence is necessary for the proper disposition of the matter and could not have been placed into the record during the previous decision-making process. New evidence that clarifies evidence already in the record, that is offered to contradict evidence in the record, or that is offered on a key factual issue, may be allowed or may justify remand.
3. The EPC may impose reasonable limitations on the number of witnesses heard and on the nature and length of their testimony and cross-examination.
4. The EPC shall make findings exclusively on the record of the decision appealed, supplemented by any evidence allowed at the hearing.
5. The EPC may affirm, reverse, or otherwise modify the lower decision to bring it into compliance with the standards and criteria of this IDO, applicable City regulations, and any prior approvals related to the subject property.
6. If the EPC determines that the matter should be remanded, the EPC shall set forth the reason(s) for the remand and the matters to be reconsidered and may order such remand. The matter must be heard and decided by the original decision-making body prior to any further appeal of the matter.

6-4(U)(3)(d) Land Use Hearing Officer (LUHO)[332]

1. Once an appeal has been accepted by the Planning Director, the Planning Director shall prepare and transmit a record of the appeal together with all appeal material received from the appellant to impacted parties and to the LUHO through the Clerk of the City Council as soon as possible but within 30 calendar days. The official record shall be a recording of the ~~underlying~~ hearing(s)~~. , but the~~ The Planning Director shall also transmit ~~include~~ an unofficial transcript with the appeal record ~~transmission~~.

[332] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

2. The LUHO shall schedule a hearing on the matter within 30 calendar days of receipt and notify the parties.
3. Appellants and parties to the appeal may submit written arguments to the LUHO through the Clerk of the City Council so long as the written argument is received by the Clerk of the City Council at least 10 calendar days prior to the hearing.
4. The LUHO may accept new evidence into the record if it appears that such additional evidence is necessary for the proper disposition of the matter and could not have been placed into the record during the previous decision-making process. New evidence that clarifies evidence already in the record, that is offered to contradict evidence in the record, or that is offered on a key factual issue, may be allowed or may justify remand.
5. The LUHO may impose reasonable limitations on the number of witnesses heard and on the nature and length of their testimony and cross-examination.
6. The LUHO shall make findings exclusively on the record of the decision appealed, supplemented by any evidence allowed at the hearing.
7. The LUHO may recommend that the City Council affirm, reverse, or otherwise modify the lower decision to bring it into compliance with the standards and criteria of this IDO, applicable City regulations, and any prior approvals related to the subject property.
8. If the LUHO determines that the matter should be remanded, the LUHO shall set forth the reason(s) for the remand and the matters to be reconsidered and may order such remand without approval by the City Council. The LUHO shall notify the parties and Planning Department staff of the remand.
9. Planning Department staff shall notify parties of the date and time of the remand hearing. Public notice pursuant to Table 6-1-1 for the original decision is not required. The decision at the remand hearing is considered final unless one of the parties files a new appeal.

6-4(U)(3)(e) City Council

1. If the appeal is not directly remanded, the LUHO shall forward the recommendation and findings and a transcription of the LUHO's public hearing to City Council within 15 calendar days after the close of the hearing.
2. The City Council shall place the matter on the agenda of the next regular City Council meeting at which land use, planning, and zoning matters are heard following its receipt of the LUHO's recommendation, provided that there is a period of at least 10 calendar days between the receipt of the recommendation and the City Council meeting. The parties

may submit written comments to the City Council regarding the LUHO's recommendation and findings provided that such comments are received by the Clerk of the City Council and all other parties of record no later than 4 calendar days prior to the City Council meeting.

3. At that meeting, the City Council shall vote whether to accept or reject LUHO's recommendation and findings. A motion to accept or reject the LUHO's recommendation and findings must be approved by a majority vote of the entire membership of the City Council.
4. The City Council may accept a portion of the LUHO's recommendation and findings and reject the remainder. If the LUHO's recommendation is rejected in whole or in part, or if the City Council fails to either accept or reject the recommendation, the City Council may take 1 of the following actions:
   a. Remand the matter for reconsideration or further review by a lower decision-making body if necessary to clarify or supplement the record, or if remand would more expeditiously dispose of the matter.
   b. Make a final determination on the appeal and adopt findings in support of its determination based only on the record without any additional hearings.
   c. If the City Council determines that it cannot properly dispose of the appeal without additional hearings on the matter, schedule a full hearing on the matter no earlier than the next regular meeting at which land use matters are heard.
5. If the City Council fails to accept or reject the LUHO's recommendation and no other motions are made or approved, the appeal will be scheduled for a full hearing on the matter at the next regular meeting of the City Council.
6. If the matter is scheduled for a hearing before the City Council, the Clerk of the City Council shall notify the parties to the appeal. The parties may present oral argument at the hearing pursuant to hearing procedures as established by rule of the City Council. However, the City Council shall not accept new evidence and shall make its final decision based solely on the evidence in the record at the close of the LUHO's hearing and the oral arguments of the parties. A vote of the City Council to reverse a lower decision must be approved by a majority of the entire membership of the City Council.
7. If the City Council conducts a public hearing on the appeal, the City Council shall adopt written findings at the conclusion of that hearing or at the next scheduled meeting of the City Council; however, a City Councilor who did not participate in

the action taken on the appeal may not participate in the action to adopt the findings at a subsequent meeting.

6-4(U)(4) Criteria for Decision

6-4(U)(4)(a) The criteria for review of an appeal shall be whether the decision-making body or the prior appeal body made 1 of the following mistakes.

1. The decision-making body or the prior appeal body acted fraudulently, arbitrarily, or capriciously.
2. The decision being appealed is not supported by substantial evidence.
3. The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

6-4(U)(4)(b) An additional criterion for review of an appeal shall be if the applicant failed to comply with mailed notice requirements for property owners pursuant to § 14-16-6-4(J)(3)(c). Failure to comply with email notice requirements for a Neighborhood Association pursuant to § 14-16-6-4(J)(2) is not sufficient grounds to uphold an appeal or remand a decision for further consideration.

6-4(U)(5) Appeal Costs

6-4(U)(5)(a) For an appeal to City Council related to an application that was denied, all parties shall be responsible for their own costs.

6-4(U)(5)(b) For an appeal to City Council related to an application that was approved, if the appellant loses their appeal, they shall be responsible for paying $1,000 for the costs and fees of the appellee.

1. A finding on costs and fees shall be made by the LUHO.
2. The LUHO may grant an exception to either of the following:
   a. any individual appellant that demonstrates hardhip, low income, or indigent status.
   b. Any entity appellant with a geographic boundary that includes more than 50 percent of its area within an area that has an overall score of 50 or greater on the City's Social Vulnerability Index.

6-4(V) JUDICIAL REVIEW

A decision of the City Council is final but is subject to judicial review pursuant to New Mexico law.

6-4(W) EXPIRATION OF APPROVALS

6-4(W)(1) Permits and Approvals Run with the Land

Unless specified otherwise on the permit or approval document for a specific type of development approval, permits and approvals run with the land and are not affected by changes in ownership or the form of ownership of the property.

6-4(W)(2) Expiration or Repeal of Approvals

6-4(W)(2)(a) Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless a major amendment or a time extension is approved.

6-4(W)(2)(b) For permits or approvals for which Table 6-4-3 shows an expiration, the approval of a major amendment pursuant to § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals), as relevant, replaces the original approval in terms of the period of validity.

6-4(W)(2)(c) The period of validity is extended pursuant to § 14-16-6-4(W)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.

6-4(W)(2)(d) The applicant, property owner, or an agent of the applicant or property owner has begun construction, use, or occupancy of the property within the time shown in Table 6-4-3 for the relevant type of permit or approval. For the purposes of this § 14-16-6-4(W)(2), construction does not include site grading, but does include the installation of required infrastructure. For additional provisions specific to Site Plans and Master Development Plans, see § 14-16-6-4(W)(3)(a).

6-4(W)(2)(e) On properties that have not been developed pursuant to thresholds established in § 14-16-6-4(W)(3)(a), the applicant, property owner, or an agent of the applicant or property owner has applied to the decision-making body that originally approved the site plan to accelerate the expiration and the decision-making body has agreed to set an accelerated expiration date. The decision-making body that approved the original site plan shall be the decision-making body to repeal the site plan. The decision-making body may specify an expiration date for the site plan as part of the repeal decision; otherwise, the hearing date at which the decision to repeal was made is to be considered the expiration date. For the purposes of this IDO, the repeal shall be pursuant to the Major Amendment procedures in § 14-16-6-4(X)(3).

Table 6-4-3: Permit and Approval Expirations	
Type of Approval	**Period of Validity**
Administrative Decisions	
Archaeological Certificate [333]	Expires if the ~~with~~ associated development approval expires
Building Permit	1 year
Declaratory Ruling	Does not expire, unless the section(s) of the IDO to which the ruling relates is amended
Development Agreement	As stated in Development Agreement
Grading, Drainage, or Paving Approval	1 year
Historic Certificate of Appropriateness – Minor	1 year
Impact Fee Assessment	4 years
Permit – Sign ~~/ Alternative Signage Plan~~[334]	1 year
Permit – Temporary Use	As stated in the Temporary Use Permit
Permit – Temporary Window Wrap	6 months, or until 50% or more of the gross floor area of the ground floor is leased, whichever occurs sooner
Permit – Wall or Fence – Minor	1 year
Site Plan – Administrative	7 years
Wireless Telecommunications Facility Approval	5 years
Decisions Requiring a Public Hearing	
Conditional Use Approval	2 years after issuance if use is not begun, or 2 years after use is discontinued or fails to operate
Demolition Outside of an HPO	N/A
Expansion of Nonconforming Use or Structure	1 year
Historic Certificate of Appropriateness – Major	1 year
Historic Design Standards and Guidelines	Does not expire
Master Development Plan	7 years
Permit – Carport	1 year
Permit – Wall or Fence – Minor	1 year
Site Plan – EPC	7 years
Subdivision of Land – Bulk Land	Does not expire once timely recorded
Subdivision of Land – Minor	
Subdivision of Land – Major[335]	
~~Subdivision of Land – Major~~[336]	
~~Preliminary Plat~~	~~1 year~~
~~Final Plat~~	~~Does not expire once timely recorded~~
Vacation of Easement, Private Way, or Public Right-of-way	1 year, if not platted
Variance – EPC	Expires with associated Site Plan
Variance – ZHE	1 year
Waiver – DHO	1 year, if not platted / Expires with associated Site Plan
Waiver – Wireless Telecommunications Facility	Does not expire

[333] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Archeological Certificate. [Spreadsheet Item #56]
[334] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Alternative Signage Plan. [Spreadsheet Item #57]
[335] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]
[336] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

Table 6-4-3: Permit and Approval Expirations	
Type of Approval	Period of Validity
Policy Decisions	
Adoption or Amendment of Comprehensive Plan	Does not expire
Adoption or Amendment of Facility Plan	Does not expire
Adoption or Amendment of Historic Designation	Does not expire
Amendment to IDO Text – Citywide	Does not expire
Amendment to IDO Text – Small Area	Does not expire
Annexation of Land	Does not expire
Zoning Map Amendment – EPC	Does not expire
Zoning Map Amendment – Council	Does not expire

6-4(W)(3) Exceptions to Period of Validity

6-4(W)(3)(a) If the type and amount of development on the subject property meets the following thresholds, as applicable for the type of Site Plan or Master Development Plan approved, the approved plan will not expire.

1. Site Plan – Administrative
   If the Site Plan was approved for land on which on-site infrastructure did not exist at the time of approval, then at least 50 percent of the site area or 50 percent of the approved gross floor area has been developed.
2. Site Plan – EPC or Master Development Plan
   a. If the Site Plan or Master Development Plan was approved for land on which on-site infrastructure did not exist at the time of approval, then at least 75 percent of the required on-site drainage infrastructure for the property, or if the Plan defines more than one phase of development, then for the first defined phase, has been installed.
   b. If the Site Plan or Master Development Plan was approved for land on which at least 75 percent of required on-site drainage infrastructure was in place at the time of approval, then at least 25 percent of the approved gross floor area for primary buildings on the property, or if the Plan defines more than one phase of development, then for the first defined phase, has been constructed.

6-4(W)(3)(b) Any permit or approval of a type listed in Table 6-4-3 that was approved by the City before the effective date of this IDO, shall expire on 1 of the following dates, whichever occurs sooner:

1. The date listed in that permit or approval or in any regulation of the City establishing an expiration of the permit or approval that was applicable before the effective date of this IDO.
2. The date on which that type of permit or approval would expire if it were approved by the City on the effective date of this IDO.

6-4(W)(4) Extensions of Period of Validity

6-4(W)(4)(a) Permits or approvals for which Table 6-4-3 shows an expiration may be granted 1 time extension not to exceed the original period fo validity for that permit or approval by the ZEO, with the following exceptions.

1. Impact fee assessments shall not be extended.
2. Any Permit – Sign for an electronic sign shall not be extended.
3. ~~Additional extensions for Preliminary Plats may be granted, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the orginal application was accepted as complete.~~ [337]

6-4(W)(4)(b) The ZEO must determine whether the application for a time extension meets both of the following requirements:

1. The applicant submitted a letter of justification for the requested time extension before the expiration of the original permit or approval.
2. Circumstances beyond the control of the applicant have prevented construction, use, or occupancy of the property pursuant to § 14-16-6-4(W)(2)(d).

6-4(W)(4)(c) An extension of a Site Plan – EPC may require an update of any Traffic Impact Study (TIS) prepared for that Site Plan if the prior TIS is more than 5 years old and the City Engineer determines that background or anticipated traffic volumes or patterns in the surrounding area have changed since the TIS was prepared.

6-4(X) AMENDMENTS OF APPROVALS

After the City issues an approval under this IDO, the approval may be amended as described in this § 14-16-6-4(X).

6-4(X)(1) Applicability

6-4(X)(1)(a) This § 14-16-6-4(X) addresses applications for amendments to permits, approvals, or plans that comply with all Use-specific Standards in § 14-16-4-3, all Development Standards in Part 14-16-5 (Development Standards), and all DPM standards applicable to the development. If the applicant is requesting an amendment that would require a Waiver or Variance from any of these standards, a separate request must be submitted pursuant to the relevant procedure, as follows:

1. § 14-16-6-6(P) (Waiver – DHO) for exceptions to any standards in § 14-16-5-4 (Subdivision of Land), § 14-16-5-3 (Access and Connectivity), § 14-16-5-5 (Parking and Loading), except the following:

[337] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

a. Standards in § 14-16-5-5(F)(2)(a)3, which require a Permit – Carport for carports in any front or side setback pursuant to § 14-16-6-6(G).

b. Standards related to front yard parking in § 14-16-5-5(F)(1)(a)6, § 14-16-5-5(F)(2)(a)2, or Table 5-5-7, which require a Variance – ZHE pursuant to § 14-16-6-6(O).

2. § 14-16-6-6(Q) (Waiver – Wireless Telecommunications Facility) for deviations from IDO standards applicable to the erection or installation of a WTF.

3. § 14-16-6-6(N) (Variance – EPC) for exceptions to any IDO standard other than those listed in Subsections 1 and 2 above for approvals associated with a Site Plan – EPC.

4. § 14-16 6-6(O) (Variance – ZHE) for exceptions to any IDO standard other than those listed in Subsection 1 and 2 above for any approval other than a Site Plan – EPC.

6-4(X)(1)(b) Amendments to Policy Decisions (as listed in Table 6-1-1) shall be reviewed pursuant to the relevant requirements in § 14-16-6-7.

6-4(X)(1)(c) Approvals granted prior to the effective date of this IDO may be amended by the procedures in § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals).

6-4(X)(2) Minor Amendments

6-4(X)(2)(a) A minor amendment must meet all of the following criteria.

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.

~~5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in~~

~~the development from that shown in the existing permit, approval, or plan.~~[338]

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.
7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.
8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.
9. The amendment does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.
10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.
11. The amendment does not affect a property in an Overlay zone as regulated pursuant to Part 14-16-3, in which case amendments may be granted per the original approval process for the Site Plan governing the site.
12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.
13. The amendment does not expand a nonconformity as regulated per § 14-16-6-8 (Nonconformities).

6-4(X)(2)(b) If the Planning Director determines that an amendment warrants review by the decision-making body that issued the permit or

[338] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minor Amendments. [Spreadsheet Item #58]

approval being amended, the amendment shall be reviewed and approved pursuant to § 14-16-6-4(X)(3) (Major Amendments).

6-4(X)(2)(c) Requests to amend approvals shall be reviewed according to 1 of the following procedures.

1. Applications to amend an Administrative Decision (as listed in Table 6-1-1) may be approved by the same administrative body that made the decision being modified, provided that the administrative body determines that all of the criteria in § 14-16-6-4(X)(2)(a) have been met.
2. Applications to amend a Decision Requiring a Public Hearing (as listed in Table 6-1-1) may be approved by the ZEO provided that the ZEO determines that all of the criteria in § 14-16-6-4(X)(2)(a) have been met.
3. Applications to amend an approved Site Plan – DRB may be approved by the ZEO provided that the ZEO determines that all of the criteria in § 14-16-6-4(X)(2)(a) have been met.

6-4(X)(2)(d) An approved minor amendment does not affect the expiration of the original approval. Time extensions must be requested pursuant to § 14-16-6-4(W)(4) (Extensions of Period Validity), if needed.

Table 6-4-4: Allowable Minor Amendments

Standard	Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)	
	General	Lot ≤10,000 sq. ft. in any Mixed-use or Non-residential zone district in an Area of Change
Building gross floor area	10%	
Number of dwelling units in a project site[339]	10% or 5 units, whichever is higher	
Front setback, minimum	15%	
Side setback, minimum	15%	50%
Rear setback, minimum	10%	50%
Building height, maximum	Increase: 10% Decrease: any amount	
Wall and fence height	6 in.	
Any other numerical standard	10%	
Any addition or revision that would otherwise be decided as a Permit – Sign, Permit – Wall or Fence – Minor, or Site Plan – Administrative	Any amount that meets requirements specified in the approved Permit or Site Plan or, if the Permit or Site Plan is silent, the IDO	
All rooftop installations and ground-mounted installations of solar or wind energy generation on premises less than 5 acres	Any amount to accommodate the installation that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO	

[339] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minor Amendments - Dwelling Units. [Spreadsheet Item #58]

Table 6-4-4: Allowable Minor Amendments		
	Maximum Threshold (Cumulative of Earlier Approved Deviations and/or Amendments)	
Standard	**General**	**Lot ≤10,000 sq. ft. in any Mixed-use or Non-residential zone district in an Area of Change**
All additions or modifications of battery storage on premises less than 5 acres	Any amount to accommodate the addition that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO	
Changing the site layout of an electric facility other than an electric generation facility	Any amount to accommodate the change that does not affect the ability to meet requirements specified in the approved Site Plan or, if the Site Plan is silent, the IDO	
Any standard cited in an application for "reasonable accommodation" or "reasonable modification" under the federal Fair Housing Act Amendments of 1998 (or as amended)	The minimum deviation necessary to comply with the federal Fair Housing Act Amendments	

6-4(X)(3) Major Amendments

6-4(X)(3)(a) All amendments to permits or approvals that do not qualify as minor amendments under Subsection (2) above may only be approved by the decision-making body that issued the permit or approval being amended, following the same procedure (including the payment of a new application fee, new process of staff referral, and any required public notice or public hearing) used to issue the original permit or approval.

6-4(X)(3)(b) Repeals are processed as major amendments for the purpose of this IDO.

6-4(X)(3)(c) For decisions made by the Development Review Board, the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement) shall be followed, including any required application fee, public notice, referral to commenting agencies, and public hearing.

1. Major amendments to a Site Plan – DRB shall be reviewed and decided by City staff as a major amendment to a Site Plan – Administrative.
2. Major amendments to a Subdivision shall be reviewed and decided by the DHO as a major amendment of a Subdivision of Land – Bulk Land, Subdivision of Land – Minor, or Subdivision of Land – Major, as relevant.

6-4(X)(3)(d) An approved major amendment replaces the original approval in terms of expiration, if one applies pursuant to Table 6-4-3: Permit and Approval Expirations.

6-4(Y) AMENDMENTS OF PRE-IDO APPROVALS

Approvals granted prior to the effective date of this IDO may be amended as described in this § 14-16-6-4(Y).

6-4(Y)(1) Site Development Plans

This § 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(a) Minor Amendments

1. The Planning Director may grant minor amendments that meet all of the following requirements.
   a. The proposed amendment does not change allowable uses in the original approval.[340]
   b. The existing site development plan specifies the development standards ~~requirements~~ in place at the time of approval, and the requested change still complies with ~~meets~~ the original development standards ~~requirements~~.[341]
   c. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.
   d. The requested change does not require major public infrastructure, significant changes to access to the subject property, or a traffic impact study, which would warrant additional review by the original decision-making body.
   e. No deviations, Variances, or Waivers shall be granted for minor amendments.
2. An approved minor amendment does not affect the expiration of the original approval. Time extensions must be requested pursuant to § 14-16-6-4(W)(4) (Extensions of Period of Validity).

6-4(Y)(1)(b) Major Amendments

All requested amendments that do not qualify as minor amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, major amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public hearing.

[340] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Minor Amendments. Negotiable Zone Districts. [Spreadsheet Item #59]
[341] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]

2. For major amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public hearing:
   a. Any amendment to change allowable uses shall be reviewed and decided as a Zoning Map Amendment pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.[342]
   b. Any standard in the Site Development Plan that is covered by an IDO standard in § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), § 14-16-5-5 (Parking and Loading), or any DPM standard.
   c. Any change affecting an easement.
   d. Any expansion of a nonconforming use or structure.
   e. Any change affecting a nonconforming campground and recreational vehicle park use.
3. An approved major amendment replaces the original approval in terms of expiration, if one applies pusrsuant to Table 6-4-3.

6-4(Y)(2) Facility Plans

Facility Plans may be amended per the procedure described in § 14-16-6-7(B) (Adoption or Amendment of Facility Plan).

6-4(Y)(3) Master Plans or Resource Management Plans

6-4(Y)(3)(a) Master Plans or Resource Management Plans for City facilities may be amended per the procedures specified in the relevant plan or by the relevant implementing City department. The implementing departments may request review by the EPC and/or City Council where more input is desired.

6-4(Y)(3)(b) Master Plans for private property, including but not limited to Master Development Plans and Framework Plans adopted as Master Plans, must be amended ~~as site development plans~~ pursuant to § 14-16-6-4(Y)(1) (Site Development Plans) above. [343]

[342] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Major Amendments. Negotiable Zone Districts. [Spreadsheet Item #60]
[343] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Master Plans / Framework Plans. Negotiable Zone Districts. [Spreadsheet Item #61]

6-5 ADMINISTRATIVE DECISIONS

6-5(A) ARCHAEOLOGICAL CERTIFICATE[344]

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(A).

6-5(A)(1) Applicability

This § 14-16-6-5(A) requires an Archaeological Certificate of No Effect or Certificate of Approval to be duly approved prior to approval of any Subdivision of Land – Major ~~preliminary plat~~, Site Plan, or Master Development Plan for projects over 5 acres.



6-5(A)(2) Procedure

6-5(A)(2)(a) The applicant shall have all of the following responsibilities:

1. Provide notice of the application to Indian Nations, Tribes, or Pueblos by certified mail and by email that specifies the subject property and the proposed development.
2. Provide notice of the application to tribal representatives by email that specifies the subject property and the proposed development.
3. Supply proof of notification to Indian nation, tribe, or pueblo and tribal representatives with the application.
4. Provide the treatment plan, if required, by email to Indian Nations, Tribes, or Pueblos and tribal representatives within 5 business days that it is submitted to the City Archaeologist.

6-5(A)(2)(b) An application for an Archaeological Certificate shall be reviewed by the City Archaeologist to determine whether the proposed development will have an adverse impact on any significant archaeological site.

6-5(A)(2)(c) The City Archaeologist shall issue a Certificate of No Effect if there is no adverse impact. The City Archaeologist shall send the Certificate of No Effect to Indian Nations, Tribes, and Pueblos and Tribal Representatives pursuant to § 14-16-6-4(I)(3).

6-5(A)(2)(d) If the application does not qualify for a Certificate of No Effect, an application for a Certificate of Approval shall be required. The applicant must submit a treatment plan prepared by a qualified archaeologist that adequately mitigates any archaeological impacts of the development.

[344] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

6-5(A)(2)(e) The City Archaeologist shall review the treatment plan and shall approve or deny the proposed plan within 15 calendar days of its submission. If the plan is not approved as submitted, the City Archaeologist shall advise the applicant of the changes needed in the plan for its approval. If the plan is approved, the City Archaeologist shall issue a Certificate of Approval. The City Archaeologist shall send the Certificate of Approval to Indian Nations, Tribes, and Pueblos and Tribal Representatives pursuant to § 14-16-6-4(I)(3).

6-5(A)(2)(f) The Planning Department shall maintain records of project areas that received a Certificate of No Effect or Certificate of Approval.

6-5(A)(2)(g) The Planning Director shall require that the treatment plan is included on the applicable infrastructure lists of ~~Preliminary~~ Plats and Site Plans.

6-5(A)(2)(h) The Planning Director shall require that any necessary treatment plan is referenced on the first sheet of the Site Plan or Master Development Plan. Implementation of the necessary treatment plan shall be made a condition of approval.

6-5(A)(3) Review and Decision Criteria

6-5(A)(3)(a) Certificate of No Effect

An application for a Certificate of No Effect shall be approved if it meets any of the following criteria.

1. An archaeological investigation has been conducted on the property, and based on a report prepared by a qualified archaeologist, it has been determined that no significant archaeological site exists on the property. The factual basis necessary to support this determination shall be met through the presentation of an archaeological investigation report prepared in compliance with federal or New Mexico State historic preservation laws and regulations that used a comparable definition for a significant archaeological site. Documentation specifying that the report was accepted by the relevant agency shall accompany the report.
2. The property has been disturbed through previous land use or development to such an extent that there is a substantial reduction in the probability of the continuing existence of any significant archaeological site. It shall be adequate evidence that the property was previously disturbed to such an extent so as to meet this requirement if the property has been graded, demolition has occurred on the property, or the project involves redevelopment or rehabilitation of existing improvements.
3. The informational value of any significant archaeological sites located on the property has been satisfactorily documented through previous archaeological investigation.

6-5(A)(3)(b) Certificate of Approval

1. A Certificate of Approval shall be issued if the proposed site-specific treatment plan accomplishes all of the following:
   a. Details strategies for the management of the affected archaeological sites.
   b. Includes standards for further testing, sampling, documentation, data recovery, preservation and protection, analysis, and report preparation.
   c. Outlines an effective preservation plan or data recovery and documentation plan for those resources that the City Archaeologist has determined to have significant research or other value.
   d. Provides a schedule for the implementation of the treatment plan.
   e. Provides a cost estimate for mitigation strategies, including testing, data recovery, curation, and report preparation.
2. In making a decision on the plan, the City Archaeologist shall consider methods to avoid, reduce, or mitigate effects on archaeological resources, including the use of conservation easements, while taking into consideration the needs of the property owner.

6-5(B) HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(B).

6-5(B)(1) Applicability



6-5(B)(1)(a) This § 14-16-6-5(B) applies to any of the following activities within an HPO zone or a City landmark site:

1. All alterations to the exterior appearance of any structure, including any wall.
2. All alterations to any character-defining interior feature within a City landmark.
3. All construction of new accessory structures, including walls.
4. All demolition of existing non-contributing accessory structures, including walls.
5. Any alteration, construction, or demolition of a sign.

6-5(B)(1)(b) This § 14-16-6-5(B) does not apply to any of the following activities within an HPO zone or a City landmark site:

1. Ordinary maintenance and repair where the purpose of the work is to correct deterioration to the structure and restore it to its condition prior to deterioration.
2. Any construction, alteration, or demolition that only affects the interior of the structure unless the interior features which will be affected were listed as worthy of preservation in the landmark's general preservation guidelines or specific development guidelines.
3. Any construction, alteration, or demolition that is exempted from this requirement by approved specific development guidelines.
4. Any alteration or demolition that is necessary to correct or abate a condition which has been declared unsafe or requiring an emergency measure by the appropriate City official after notification of the LC and consultation with the LC Chairperson.

6-5(B)(1)(c) This § 14-16-6-5(B) requires a Historic Certificate of Appropriateness – Minor prior to a historic sign anywhere in the city being taken down and then reinstalled in the same location

after being restored on-site or taken off-site for restoration, repair, or maintenance.

6-5(B)(1)(d) Any application deemed minor by the Historic Preservation Planner shall be reviewed and decided pursuant to this § 14-16-6-5(B). Those applications that include major changes that warrant additional review by the LC at a public hearing shall be reviewed and decided per § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

6-5(B)(2) Procedure

The Historic Preservation Planner shall review the application and make a decision on the Historic Certificate of Appropriateness – Minor.

6-5(B)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Minor shall be approved if it complies with all of the following criteria.

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the City landmark or HPO zone.

6-5(B)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where "original" means both those included at the time of initial construction and those developed over the history of the structure.

6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

6-5(C) PERMIT – SIGN[345]

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(C).

6-5(C)(1) Applicability



6-5(C)(1)(a) This § 14-16-6-5(C) applies to any sign that requires a Sign Permit pursuant to § 14-16-5-12(D)(1).

~~6-5(C)(1)(b) This § 14-16-6-5(C) applies to an application for an Alternative Signage Plan pursuant to the provisions in § 14-16-5-12(F)(5) (Alternative Signage Plan).~~

6-5(C)(1)(c) This § 14-16-6-5(C) applies to approving a sign for compliance with standards in the IDO as part of an application for a Master Development Plan or Site Plan.

6-5(C)(2) Procedure

6-5(C)(2)(a) General

1. The ZEO shall review the application and make a decision on the Permit – Sign.
2. All applications on properties in an HPO zone shall first be reviewed by the Historic Preservation Planner pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and a recommendation sent to the ZEO.
3. All applications in an area with a City-approved architectural or design review body shall first be reviewed by that body and a recommendation sent to the ZEO.
4. Where owners of abutting premises create a Joint Sign Premises to apply for a sign that would not otherwise be allowed, the owners' signed agreement shall be included in the application for the Sign Permit.

6-5(C)(2)(b) Electronic Signs

In addition to the general requirements in this § 14-16-6-5(C), all of the following requirements must be met for electronic signs.

1. A Permit – Sign for an electronic sign is required annually. A permit for a new electronic sign or the annual renewal of a permit for an existing electronic sign shall expire 1 year after the date of issuance.
2. In an application to renew a Permit – Sign for an electronic sign, the applicant shall state whether or not there have been changes to the sign in the preceding year and shall specify any changes.

[345] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Alternative Signage Plan. [Spreadsheet Item #62]

3. The ZEO shall review and make a decision on each annual application for a Permit – Sign for an electronic sign.

~~6-5(C)(2)(c) Alternative Signage Plan~~

~~1. The ZEO shall review the application and make a decision on the Alternative Signage Plan.~~

~~2. If approved, the Alternative Signage Plan shall be binding on the property for which the plan is approved until the Alternative Signage Plan is amended or rescinded.~~

~~3. An approved Alternative Signage Plan may be amended or rescinded through the same procedure used to approve the plan.~~

6-5(C)(3) Review and Decision Criteria

An application for a Permit – Sign shall be approved if it complies with all applicable standards in this IDO, in particular § 14-16-5-12 (Signs); the DPM; other adopted City regulations; and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

~~6-5(C)(3)(a) An application for an Alternative Sign Plan shall be approved if it meets all of the requirements in § 14-16-5-12(F)(5) (Alternative Signage Plan) and both of the following criteria.~~

~~1. It reflects a distribution of available sign area on the site that will promote equal or greater public safety both on-site and when viewed from any adjacent public rights-of-way, when compared to the location and distribution of signs and sign area allowed under § 14-16-5-12 (Signs).~~

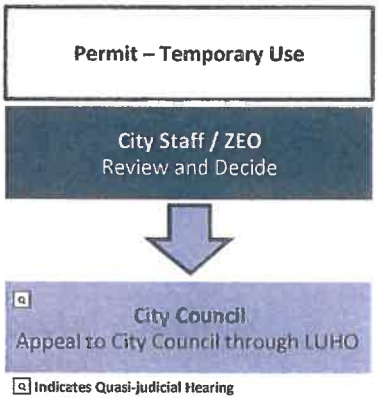
~~2. It does not create levels of glare or adverse impacts on surrounding properties greater than those that would occur from the location and distribution of signs and sign area allowed under § 14-16-5-12 (Signs).~~

6-5(D) PERMIT – TEMPORARY USE

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(D).

6-5(D)(1) Applicability

This § 14-16-6-5(D) applies to uses that require a Permit – Temporary Use per Table 4-2-1 and associated Use-specific Standards in § 14-16-4-3(G) (Temporary Uses).



6-5(D)(2) Procedure

6-5(D)(2)(a) The applicant shall have all of the following responsibilities:

1. Specify the location, duration, and potential impacts of the temporary use. A sketch plan or Site Plan may be required for the purposes of understanding access, location of temporary lavatories or other temporary provisions, and the location of any structures or signage.
2. Provide written permission from the owner of the subject property (if different from the applicant) for the temporary use for the requested duration of the use (e.g. number of days and/or operating hours).
3. Supply proof of notification of abutting property owners of the use and intended duration of the use (e.g. number of days and/or operating hours).
4. Keep documentation of the Permit – Temporary Use available on-site for the duration of the temporary use.

6-5(D)(2)(b) A Permit – Temporary Use may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6-6(A).

6-5(D)(3) Review and Decision Criteria

An application for a Permit – Temporary Use shall be approved for a specified duration if it complies with all applicable Use-specific Standards in § 14-16-4-3(G) (Temporary Uses) and adequately mitigates negative impacts on surrounding properties for the duration of the use.

6-5(E) PERMIT – TEMPORARY WINDOW WRAP

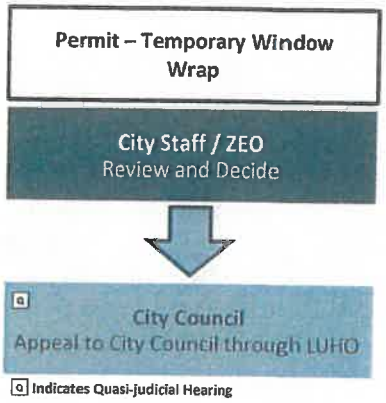
All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(E).

6-5(E)(1) Applicability

This § 14-16-6-5(E) applies to requests for a Permit – Temporary Window Wrap in the following areas:

6-5(E)(1)(a) Any MX-FB zone district in the Downtown Center (DT), pursuant to § 14-16-2-4(E)(3)(f)3.a.vi.

6-5(E)(1)(b) Any Mixed-use or Non-residential zone district in any UC-AC-MS-PT area pursuant to § 14-16-5-11(E)(2)(b)2.c.



6-5(E)(2) Procedure

The applicant shall have all of the following responsibilities:

6-5(E)(2)(a) Obtain written agreement from the City Fire Marshal and Albuquerque Police Department that the temporary window wrap provides appropriate visibility for security and emergency response.

6-5(E)(2)(b) Provide documentation, as required by the ZEO, that includes, at a minimum, all of the following:

1. A dimensioned ground floor footprint with vacant tenant spaces specified.
2. Calculations of the total gross floor area of the ground floor, total gross floor area of vacant tenant spaces, and the percentage of vacant tenant spaces.
3. A dimensioned elevation detail of the ground floor façade illustrating the proposed window wrap and open portions that provide visibility into the building for health and safety purposes.
4. Mitigation measures for the potential negative impacts of the temporary window wrap, as determined by the ZEO.

6-5(E)(2)(c) Obtain a Permit – Sign pursuant to § 14-16-6-5(C) if any portion of the temporary window wrap meets the definition of sign in this IDO.

6-5(E)(2)(d) Provide written permission from the property owner of the subject property (if different than the applicant) for the Permit – Temporary Window Wrap.

6-5(E)(2)(e) If the permit is approved, complete mitigation measures no later than the installation of the temporary window wrap.

6-5(E)(2)(f) If the permit is approved, keep documentation of the Permit – Temporary Window Wrap available onsite for the duration of the temporary permit.

6-5(E)(2)(g) Remove within 5 business days the temporary window wrap on any portion of the ground floor where a vacant tenant space becomes occupied.

6-5(E)(2)(h) Remove the temporary window wrap within 5 business days after the ground floor becomes at least 50 percent occupied or the permit expires, whichever occurs first.

6-5(E)(3) Review and Decision Criteria

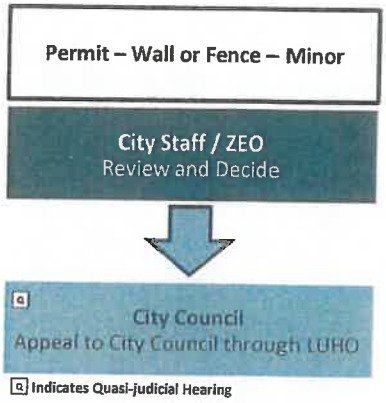
An application for a Permit – Temporary Window Wrap shall be approved if it complies with all applicable standards in § 14-16-2-4(E)(3)(f) and § 14-16-5-11(E)(2)(b) (Urban Centers, Activity Centers, and Main Street and Premium Transit Areas).

6-5(F) PERMIT – WALL OR FENCE – MINOR

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(F).

6-5(F)(1) Applicability

This § 14-16-6-5(F) applies to all applications to build a wall or fence that meets the standards in § 14-16-5-7 (Walls and Fences), except for the following:



6-5(F)(1)(a) Any wall that requires a Permit – Wall or Fence – Major pursuant to § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height).

6-5(F)(1)(b) Any wall that is taller than allowed by § 14-16-5-7(D) and that does not require a Permit – Wall or Fence – Major pursuant to § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height) requires a Variance, pursuant to § 14-16-6-6(N) (Variance – EPC) for walls or fences associated with a Site Plan – EPC or § 14-16-6-6(O) (Variance – ZHE) for walls or fences associated with any other request.

6-5(F)(2) Procedure

6-5(F)(2)(a) All applications in an HPO zone or on properties or in districts listed on the State Register of Cultural Properties or the National Register of Historic Places shall first be reviewed by the Historic Preservation Planner pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and the Historic Preservation Planner shall send a recommendation to the ZEO.

6-5(F)(2)(b) The ZEO shall review the application and make a decision on the Permit – Wall or Fence – Minor.

6-5(F)(3) Review and Approval Criteria

An application for a Wall or Fence Permit shall be approved if it complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-5(F)(3)(a) The ZEO may approve a wall or fence that is taller than allowed by § 14-16-5-7(D)(1) pursuant to § 14-16-5-7(D)(3)(e)1.

6-5(F)(3)(b) A wall or fence shall not be approved unless the City Engineer finds that the wall or fence would not be a hazard to traffic visibility (i.e., if the wall or fence is in a clear sight triangle).

6-5(F)(3)(c) A wall or fence shall not be approved unless the City Engineer finds that the wall or fence does not block drainage and/or adversely affect adjoining, upstream or downstream properties.

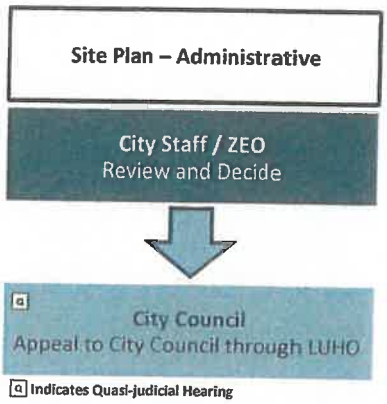
6-5(F)(3)(d) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master

Development Plan in addition to any standards applicable in the zone district the subject property is in.

6-5(G) SITE PLAN – ADMINISTRATIVE

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(G).

6-5(G)(1) Applicability



6-5(G)(1)(a) A Site Plan – Administrative may only be approved for development on legally platted or nonconforming lots and may not be approved for unsubdivided property.

6-5(G)(1)(b) A Site Plan – Administrative may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to § 14-16-6-4(W), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, a Major Amendment shall be required as described in § 14-16-6-5(G)(2)(b) below.

6-5(G)(1)(c) A Site Plan – Administrative may only be approved for development that avoids sensitive lands identified in a sensitive lands analysis as required pursuant to § 14-16-5-2(C). Otherwise, a Site Plan – EPC is required pursuant to § 14-16-6-6(I).

6-5(G)(1)(d) In the Railroad and Spur Small Area, a Site Plan – Administrative may only be approved for development that does not require a cumulative impact analysis pursuant to § 14-16-5-2(E) and § 14-16-6-4(H), which requires a Site Plan – EPC pursuant to § 14-16-6-6(I).

6-5(G)(1)(e) Where adjacent to Major Public Open Space, a Site Plan – Administrative may only be approved for a project site of no more than 5 acres. Development on a project site over 5 acres and adjacent to Major Public Open Space requires a Site Plan – EPC pursuant to § 14-16-6-6(I).

6-5(G)(1)(f) This § 14-16-6-5(G) applies to any of the following developments on a lot or continuous lots in any zone district other than NR-SU or PD, which require a Site Plan – EPC pursuant to § 14-16-6-6(I):

1. All new low-density residential development.
2. All new multi-family residential development.
3. All conversions of existing non-residential development to a residential use.
4. All new non-residential development.
5. All new mixed-use development.
6. All increases in the number of residential dwelling units originally approved on the subject property or increases to the

gross floor area originally approved beyond the threshold for Minor Amendment pursuant to § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals).

7. All development in the MX-FB zone district that is already mapped.
8. More than 5 mobile food trucks on 1 lot, pursuant to § 14-16-4-3(F)(11)(d) (Mobile Food Truck), where mobile food trucks are accessory to a primary use, and any number of mobile food trucks on a premises with no other primary use, pursuant to § 14-16-4-3(F)(11) (Mobile Food Truck).
9. A Permit – Temporary Use when a Site Plan is required pursuant to a Use-specific Standard in § 14-16-4-3.
10. All electric utilities.
11. All other major utility facilities with administrative approval according to an approved Facility Plan.
12. All new, redeveloped, or renovated City-owned or managed parks less than 10 acres, regardless of the zone district they are in, where all of the following criteria apply. Park development over this threshold requires a Site Plan – EPC pursuant to § 14-16-6-6(I).
    a. The project proposes only allowable uses as specified in Table 4-2-1, except for any collocated City facility.
    b. The project does not include lighting over 45 feet, illuminated signs, amplified outdoor sound, or over 150 parking spaces.
13. Any City-owned or managed Major Public Open Space facility that is not designated as an Extraordinary Facility pursuant to the Rank 2 Major Public Open Space Facility Plan or that is a renovation of a facility previously approved as an Extraordinary Facility, either of which requires a Site Plan – EPC pursuant to § 14-16-6-6(I).
14. Any property in the NR-PO-C zone district of any size that is not part of a proposed development that would meet the applicability standards to be processed as a Site Plan – EPC pursuant to § 14-16-6-6(I).
15. All City BioPark facilities, which are regulated by the BioPark Master Plan and managed by City Arts & Culture Department ~~Cultural Services~~.

6-5(G)(2) Procedure

6-5(G)(2)(a) The ZEO shall review the application and make a decision on the Site Plan – Administrative.

1. An initial review with comments shall be completed within 10 business days of the receipt of a complete application.

2. A Notice of Decision shall be sent to the applicant and to any other person who has submitted written comments and/or requested a copy of the decision.
3. The Notice of Decision shall be posted on the City website as soon as practicable and not more than 3 business days after the final action.

6-5(G)(2)(b) If the boundary of a proposed site plan includes only a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to § 14-16-6-4(W), the prior-approved Site Plan must be amended through a Major Amendment pursuant to § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property.

6-5(G)(2)(c) Site Plans shall be reviewed administratively for compliance with conditions of approval and zoning regulations ~~standards~~[346] prior to the issuance of a building permit.

6-5(G)(2)(d) The ZEO may grant deviations to IDO standards as part of this approval within the thresholds established in § 14-16-6-4(P) (Deviations). Beyond these thresholds, a Variance to IDO standards (other than to standards in § 14-16-5-3, § 14-16-5-4, or § 14-16-5-5) requires review and approval by the ZHE per § 14-16-6-6(O) (Variance – ZHE).

6-5(G)(2)(e) Any request for a Waiver to IDO standards in § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), or § 14-16-5-5 (Parking and Loading) requires review and approval by the DHO pursuant to § 14-16-6-6(P) (Waiver – DHO).

6-5(G)(2)(f) A Site Plan – Administrative may not be approved until after any necessary Variances or Waivers are obtained.

6-5(G)(2)(g) Any Variances, Waivers, or deviations granted that are associated with a Site Plan shall be noted on the approved Site Plan.

6-5(G)(2)(h) If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted on the Site Plan.

6-5(G)(2)(i) A Site Plan – Administrative may not be approved until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6-6(A).

6-5(G)(2)(j) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the approved Site Plan, pursuant to § 14-16-6-4(P) (Required Improvements and Financial Assurance).[347]

[346] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[347] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Infrastructure Improvement Agreement (IIA). [Spreadsheet Item #93]

6-5(G)(2)(k) For properties in the NR-PO zone district, the ZEO shall coordinate the review with Parks and Recreation and/or Cultural Services staff, as applicable.

6-5(G)(3) Review and Decision Criteria

An application for Site Plan – Administrative shall be approved if it meets all of the following criteria.

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to § 14-16-1-7(B)(2) and § 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to § 14-16-5-4(O) to add adequate capacity.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

6-5(H) WIRELESS TELECOMMUNICATIONS FACILITY APPROVAL

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-5(H) or the DPM.

6-5(H)(1) Applicability

A Wireless Telecommunications Facility (WTF) Approval must be obtained for all new WTFs located within the City limits, whether on private or public lands and whether it is a primary or accessory use.



6-5(H)(1)(a) This § 14-16-6-5(H) applies to any of the following:

1. All new WTFs.
2. All collocations on public utilities.
3. All collocations on concealed WTFs.
4. All antenna collocations on unconcealed WTFs, which became nonconforming upon adoption of the concealment requirement in 2008 (City Council Bill No. O-06-40).
5. Like-for-like antenna swap outs, back-up generators, and other minor site modifications to existing WTFs.
6. Upgrades to existing WTFs that would not result in a substantial change (a term defined by federal law) to an existing WTF.

6-5(H)(1)(b) Any unconcealed WTF erected prior to January 15, 1999 (City Council Bill O- 54; Enactment O-9-1999), provided that a building permit was issued for that antenna or tower, collocations of antennas on existing unconcealed towers and public utility collocation are exempted from the concealment provisions of § 14-16-4-3(E)(12)(a) (Wireless Telecommunications Facility).

6-5(H)(2) Procedure

6-5(H)(2)(a) The Planning Director shall review the application and make a decision on the WTF application. An administrative review shall be completed within 60 calendar days of the receipt of a complete application. An incomplete application shall be deemed withdrawn if the deficiencies are not corrected within 60 calendar days of notice of the deficiencies.

6-5(H)(2)(b) Variances to the standards in § 14-16-4-3(E)(12) (Wireless Telecommunications Facility) are not allowed. Any facility that cannot comply with these standards requires review and approval of a Waiver by the EPC under § 14-16-6-6(Q) (Waiver – Wireless Telecommunications Facility) before a WTF Approval may be granted.

6-5(H)(2)(c) Applications for upgrades to an existing WTF that that would result in a substantial change (a term defined by federal law) to an

existing WTF requires review and approval of a Waiver by the EPC under § 14-16-6-6(Q) (Waiver – Wireless Telecommunications Facility), before a WTF approval may be granted.

6-5(H)(3) Review and Decision Criteria

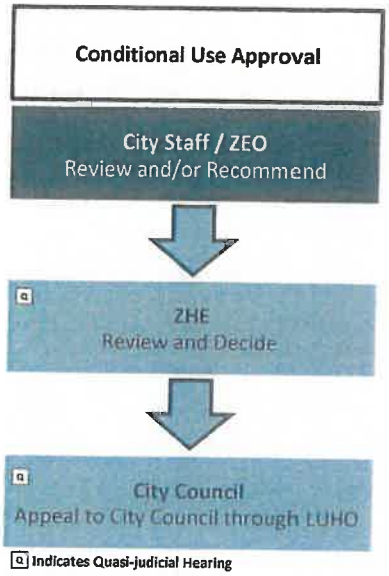
An application for a WTF Approval shall be approved if it meets the standards of § 14-16-4-3(E)(12) (Wireless Telecommunications Facility) and all applicable standards in this IDO, the DPM, and federal law and regulations.

6-6 DECISIONS REQUIRING A PUBLIC HEARING

6-6(A) CONDITIONAL USE APPROVAL

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(A) or the DPM.

6-6(A)(1) Applicability



6-6(A)(1)(a) This § 14-16-6-6(A) applies to all applications for a use listed as conditional (i.e., Conditional Primary, Conditional Accessory, Conditional Temporary, or Conditional Vacant if the application is submitted after the primary building on the property has been vacant for 5 years or more) in Table 4-2-1. Conditional uses are only allowed if approved pursuant to this § 14-16-6-6(A).

6-6(A)(1)(b) A Conditional Use Approval is only valid for the location stated in the application and cannot be transferred to a new location.

6-6(A)(1)(c) If an approved conditional use expires pursuant to Table 6-4-3 ~~is discontinued for a period of 1 year~~, it may not be reestablished without a new Conditional Use Approval.[348]

6-6(A)(2) Procedure

6-6(A)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the ZHE.

6-6(A)(2)(b) The ZHE shall conduct a public hearing on the application and make a written decision on the application.

6-6(A)(2)(c) An application for a Conditional Use Approval must be decided before any Variance or Waiver for the subject property may be decided. Applications for a Variance or Waiver may be submitted concurrently with an application for a Conditional Use Approval.

1. If a Variance or Waiver is needed to comply with this IDO, the DPM, or other adopted City regulations, the decision on the Conditional Use Approval shall be conditioned on approval of any such necessary Variances or Waivers. If the Conditional Use Approval is denied, any necessary Variances or Waivers shall also be denied.
2. If any Variance or Waiver is required in order to make an approved conditional use comply with this IDO, the DPM, or

[348] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with Table 6-4-3 in this IDO. [Spreadsheet Item #2]

other adopted City regulations and such Variance or Waiver is not approved, the Conditional Use Approval is invalidated.

6-6(A)(3) Review and Decision Criteria

An application for a Conditional Use Approval shall be approved if it meets all of the following criteria.

6-6(A)(3)(a) It is consistent with the adopted ABC Comp Plan, as amended.

6-6(A)(3)(b) It complies with all applicable provisions of this IDO, including but not limited to any Use-specific Standards applicable to the use in § 14-16-4-3; the DPM; other adopted City regulations; and any conditions specifically applied to development of the property in a prior permit or approval affecting the property, or there is a condition of approval that any Variances or Waivers needed to comply with any of these provisions must be approved or the Conditional Use Approval will be invalidated pursuant to Subsection (2)(c)2 above.

6-6(A)(3)(c) It will not create significant adverse impacts on adjacent properties, the surrounding neighborhood, or the larger community.

6-6(A)(3)(d) It will not create material adverse impacts on other land in the surrounding area through increases in traffic congestion, parking congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

6-6(A)(3)(e) On a project site with existing uses, it will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 10:00 P.M. and 6:00 A.M.

6-6(A)(3)(f) It will not negatively impact pedestrian or transit connectivity without appropriate mitigation.

6-6(B) DEMOLITION OUTSIDE OF AN HPO

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(B) or the DPM.

6-6(B)(1) Applicability

This § 14-16-6-6(B) applies to any of the following:

~~6-6(B)(1)(a) Demolition of any structure that was constructed in or prior to 1945.~~[349]

6-6(B)(1)(b) Demolition of any structure that is at least 50 years old, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this § 14-16-6-6(B).

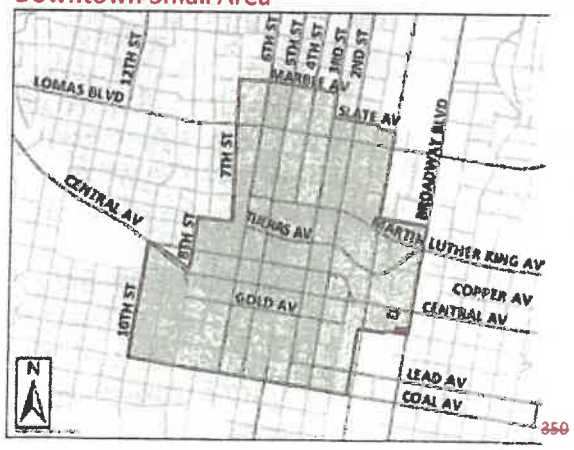


6-6(B)(1)(c) Demolition of any structure listed on the State and/or national historic register or that is a contributing structure in a State or national registered historic district.

~~6-6(B)(1)(d) Demolition of any structure that is at least 50 years old located in the following small areas, regardless of whether they are registered on a State or national historic register or are eligible for listing. If a structure is of unknown age, it shall be presumed that it is over 50 years old for the purposes of this § 14-16-6-6(B).~~

~~1. Neon signs along Central Avenue in locations pursuant to § 14-16-5-12(F)(4)(a) (Neon Signs along Central Avenue).~~

~~2. Downtown Small Area~~



~~350~~

[349] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Demolition Outside of an HPO. [Spreadsheet Item #63]
[350] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Demolition Outside of an HPO. [Spreadsheet Item #63]

~~3. Downtown Neighborhood Area – CPO-3~~

~~4. East Downtown – CPO-4~~

~~5. Nob Hill/Highland Small Area~~



6-6(B)(2) Procedure

6-6(B)(2)(a) The Historic Preservation Planner shall review the application involving demolition within 5 days after receipt of the application in order to determine whether to recommend review and decision by the Landmarks Commission (LC).

6-6(B)(2)(b) If the Historic Preservation Planner recommends demolition review by the LC, the LC shall notify the applicant and the Chief Building Official in writing within 5 days and conduct a public hearing at the next possible hearing date to decide whether a 120-day review period shall be invoked.

6-6(B)(2)(c) After receiving notice of demolition review from the LC, the applicant shall provide public notice and schedule any meetings required by Table 6-1-1.

6-6(B)(2)(d) Following a staff determination that the structure is subject to demolition review, no application involving demolition may Be approved prior to an LC hearing. If the Historic Preservation Planner does not notify the Chief Building Official within 5 calendar days of receipt of the application that the structure is subject to demolition review, the City may proceed to approve the application involving demolition.

6-6(B)(2)(e) The purpose of the public hearing is for the LC to decide whether a 120-day demolition review period shall be invoked. In order to foster discussion and possible resolution of issues between the City and the applicant, the LC may postpone the issuance of its decision if agreed to in writing by the applicant.

1. Upon a determination by the LC that the 120-day review period is to be invoked, the LC shall notify the Chief Building Official and applicant in writing. No permit for demolition, new construction, or alterations on the premises shall be issued during the review period. If the LC does not notify the

Chief Building Official in writing within 21 calendar days of the public hearing that the review period is to be invoked, the Chief Building Official may approve the application involving demolition.

2. A "Determination of No Feasible Alternative" may be issued during the public hearing if the LC finds that, for a structure that otherwise meets the requirements for the 120-day demolition review period, there is no feasible alternative to demolition.

3. If the LC determines that the 120-day review period is not to be invoked, the LC shall so notify the Chief Building Official and applicant in writing. The Chief Building Official may then approve the application involving demolition.

6-6(B)(2)(f) The Chief Building Official may approve the application involving demolition upon expiration of the 120-day review period if a City landmark designation has not been initiated or some other means of preserving the structure intact has not been agreed to in writing by the LC and the applicant; however, no permit for demolition of a structure subject to the 120-day review period shall be granted, even after expiration of the review period, until all plans for future use and development of the site have been submitted to the Chief Building Official and have been found to comply with all laws pertaining to the issuance of a building permit, or, if for a parking lot, a certificate of occupancy for that site. All approvals necessary for the issuance of such building permit or certificate of occupancy, including but not limited to any necessary Variances, Waivers, or permits, must be granted, and all appeals from the granting of such approvals must be concluded prior to the approval of an application involving demolition under this § 14-16-6-6(B).

6-6(B)(2)(g) During the demolition review period, the City may take any action that it deems necessary and consistent with this Subsection to preserve the structure. During the review period, the LC shall provide for the documentation of the structure.

6-6(B)(2)(h) If after an inspection, the Chief Building Official finds that a structure subject to the 120-day review period poses an immediate threat to public health or safety due to its deteriorated condition and that there is no reasonable alternative to the immediate demolition of the structure, then the Chief Building Official may issue an emergency demolition permit to the owner of the structure. The Chief Building Official shall then prepare a report explaining the condition of the structure and the basis for his/her decision, which shall be forwarded to the LC.

6-6(B)(3) Review and Decision Criteria

6-6(B)(3)(a) The Historic Preservation Planner shall review the application involving demolition based on the following criteria:

1. The structure's historic, architectural, engineering, or cultural significance.
2. The structure's potential to contribute to the city's economic development or tourism industry.
3. The structure's potential to enhance the city's heritage and historical identity.
4. Whether the structure is unique or one of the last remaining examples of its kind in the neighborhood, the city, or the region.
5. The structure's condition.

6-6(B)(3)(b) To invoke the 120-day review period, the LC must find that, in considering the public interest, it is preferable that the structure be preserved or rehabilitated rather than demolished and use the criteria in Subsection (a) above and § 14-16-6-7(C) (Adoption or Amendment of Historic Designation) in its evaluation.

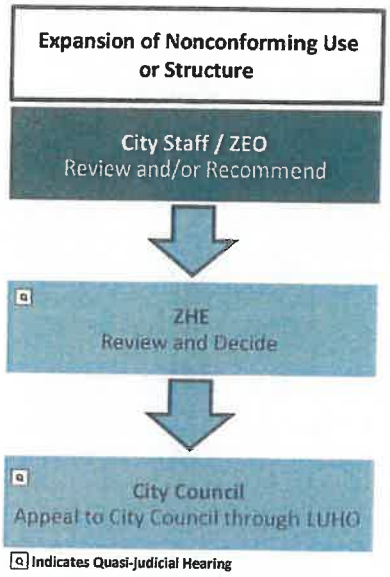
6-6(B)(3)(c) In determining whether the structure should be designated as a landmark, the LC shall apply the criteria § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

6-6(C) EXPANSION OF NONCONFORMING USE OR STRUCTURE

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(C) or the DPM.

6-6(C)(1) Applicability

This § 14-16-6-6(C) applies to all applications to expand a nonconforming use or structure, as defined in § 14-16-6-8 (Nonconformities) and § 14-16-7-1 (Definitions). Nonconforming site features may not be expanded. No nonconforming use or structure may be expanded unless an approval under this § 14-16-6-6(C) is obtained by the property owner or applicant.



6-6(C)(2) Procedure

6-6(C)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the ZHE.

6-6(C)(2)(b) The ZHE shall conduct a public hearing on the application and shall make a decision on the application.

6-6(C)(3) Review and Decision Criteria

An application for an Expansion of Nonconforming Use or Structure shall be approved if it meets all of the following criteria, as applicable.

6-6(C)(3)(a) The expansion will not create material negative impacts on other land in the surrounding area through increases in traffic congestion, parking congestion, noise, or vibration without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

6-6(C)(3)(b) The expansion will not increase non-residential activity within 300 feet in any direction of a lot in any Residential zone district between the hours of 8:00 P.M. and 6:00 A.M.

6-6(C)(3)(c) The expansion will not negatively impact pedestrian or transit connectivity without appropriate mitigation.

6-6(C)(3)(d) The expansion will not exceed 25 percent of the gross floor area of the structure occupied by the nonconforming use, or 25 percent of the area occupied by the nonconforming use at the time it became nonconforming.

6-6(C)(3)(e) The expansion will not expand the gross floor area of a nonconforming structure by more than 25 percent of the gross floor area existing at the time the structure became nonconforming.

6-6(C)(3)(f) The expansion will not increase an existing nonconformity more than allowed by Subsection (d) or (e) above or create a new nonconformity.

6-6(D) HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR[351]

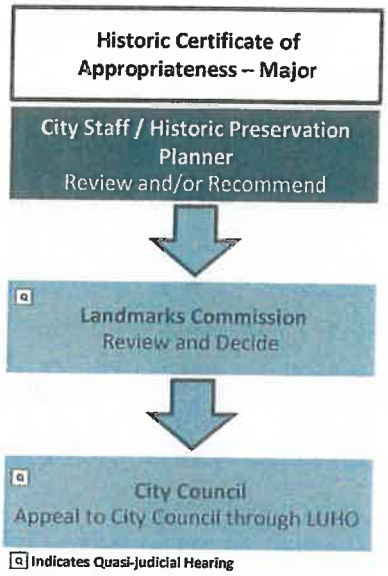
All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(D) or DPM.

6-6(D)(1) Applicability

This § 14-16-6-6(D) applies to both ~~all~~ of the following:

6-6(D)(1)(a) All development and modification of structures in any HPO zone or ~~modification of~~ a City landmark site that do ~~does~~ not meet the applicability standards for a Historic Certificate of Appropriateness – Minor in § 14-16-6-5(B).

6-6(D)(1)(b) Relocation and restoration of a historic sign pursuant to § 14-16- 5-12(F)(4)(a) (Neon Signs along Main Street Areas ~~Central Avenue~~) prior to the sign being taken down.



6-6(D)(2) Procedure

6-6(D)(2)(a) Applicants shall review their proposed projects with the Historic Preservation Planner before preparing final plans and submitting an application. The purpose of this discussion is to determine the approval procedure and create a project drawing checklist for the specific request.

6-6(D)(2)(b) The Historic Preservation Planner shall review the application and forward a recommendation to the LC.

6-6(D)(2)(c) The LC shall conduct a public hearing on the application and shall make a decision on the application.

6-6(D)(2)(d) If the LC denies an application for a Historic Certificate of Appropriateness – Major for demolition, there shall be a moratorium on demolition for a period of 1 year, during which time the City shall make every effort to find a means of preserving the structure. By the end of the 1-year moratorium, if the City Council determines that the subject property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found, pursuant to the criteria in § 14-16-6-6(D)(3)(g), the City Council shall issue a demolition permit.

[351] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Neon Signs. Neon. [Spreadsheet Item #46]

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria.

6-6(D)(3)(a) The change is consistent with § 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the City landmark or the specific HPO zone where the property is located.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of § 14-16-3-5 (Historic Protection Overlay Zones) and this § 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone in which it is to be located.

6-6(D)(3)(g) If the application is for a Historic Certificate of Appropriateness – Major for demolition of a landmark or a contributing structure in an HPO zone, demolition shall only be allowed if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return, the LC or City Council may consider the estimated market value of the building, land, and any proposed replacement structures; financial details of the property, including but not limited to income and expense statements, current mortgage balances, and appraisals; the length of time that the property has been on the market for sale or lease; potential return based on projected future market conditions; the building's structural condition; and other items determined to be relevant to the application.

6-6(D)(3)(h) If the application is for a Historic Certificate of Appropriateness – Major for relocation and restoration of a historic sign pursuant to § 14-16-5-12(F)(4)(a) (Neon Signs along Main Street Areas Central Avenue), the change is consistent with any specific development guidelines for historic signs.

6-6(E) HISTORIC DESIGN STANDARDS AND GUIDELINES

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(E).

6-6(E)(1) Applicability

This § 14-16-6-6(E) applies to all applications to adopt or amend Design Standards and Guidelines for an HPO zone or a City landmark.



6-6(E)(1)(a) Applications to establish an HPO zone or to designate a City landmark shall be processed pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

6-6(E)(1)(b) Applications for alterations, construction, or demolition involving historic designations or structures shall be processed pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), 14-16-6-6(B) (Demolition Outside of an HPO), or § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

6-6(E)(2) Procedure

6-6(E)(2)(a) The Historic Preservation Planner shall review the application to adopt or amend Historic Design Standards and Guidelines and make a recommendation to the LC.

6-6(E)(2)(b) The LC shall conduct a public hearing and make a decision on the application.

6-6(E)(3) Review and Decision Criteria

An application to adopt or amend Design Standards and Guidelines shall be approved if it complies with all of the following criteria.

6-6(E)(3)(a) The Design Standards and Guidelines are consistent with the criteria and findings for establishment of the HPO zone or designation of the City landmark.

6-6(E)(3)(b) The Design Standards and Guidelines are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

6-6(E)(3)(c) The Design Standards and Guidelines are consistent with the relevant criteria for registration on the New Mexico Register of Cultural Properties or the National Register of Historic Places, as applicable.

6-6(E)(3)(d) The Design Standards and Guidelines help distinguish and establish the historic qualities, architectural character, or archaeological value to be protected.

6-6(E)(3)(e) The Design Standards and Guidelines will provide adequate and appropriate guidance and protections to assess applications for alterations, construction, and demolitions for the HPO zone or City landmark.

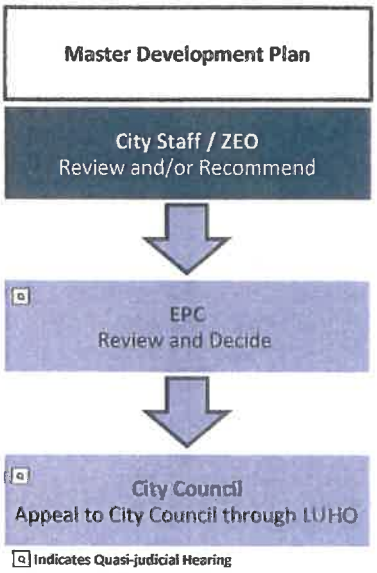
6-6(F) MASTER DEVELOPMENT PLAN

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(F) or the DPM.

6-6(F)(1) Applicability

6-6(F)(1)(a) A Master Development Plan may only be approved for a site 20 acres or greater in the NR-BP zone district.

6-6(F)(1)(b) An application for a Master Development Plan may be for legally platted lots, nonconforming lots, or unsubdivided land.



6-6(F)(2) Procedure

6-6(F)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the EPC.

6-6(F)(2)(b) The EPC shall conduct a public hearing on the application and shall make a decision on the application.

6-6(F)(2)(c) The EPC may grant a Variance to IDO standards as part of this approval pursuant to § 14-16-6-6(N) (Variance – EPC).

6-6(F)(2)(d) If the Master Development Plan is associated with a zone change to NR-BP, approval of the Master Development Plan is contingent on approval of the zone change pursuant to § 14-16-6-7(H) (Zoning Map Amendment – Council).

6-6(F)(2)(e) Master Development Plans shall be reviewed administratively for compliance with conditions of approval, zoning standards, and DPM standards prior to the issuance of a building permit.

6-6(F)(3) Review and Decision Criteria

An application for a Master Development Plan shall be approved if it meets all of the following criteria.

6-6(F)(3)(a) The Master Development Plan is consistent with the ABC Comp Plan, as amended.

6-6(F)(3)(b) The Master Development Plan complies with all applicable provisions of the IDO, in particular those of the NR-BP zone district; the DPM; and other adopted City regulations.

6-6(F)(3)(c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

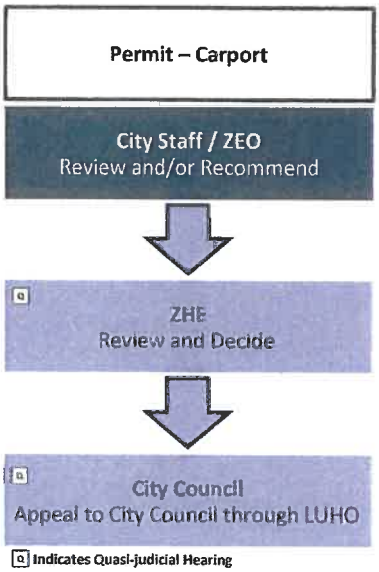
6-6(F)(3)(d) The Master Development Plan mitigates any significant adverse impacts on the surrounding area.

6-6(G) PERMIT – CARPORT

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(G).

6-6(G)(1) Applicability

This § 14-16-6-6(G) applies to all applications for a carport in a required front or side setback.



6-6(G)(2) Procedure

6-6(G)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the ZHE pursuant to all applicable provisions of § 14-16-6-4 (General Procedures).

6-6(G)(2)(b) The ZHE shall conduct a public hearing on the application and make a written decision on the application pursuant to all applicable provisions of § 14-16-6-4 (General Procedures).

6-6(G)(3) Review and Decision Criteria

An application for a Permit – Carport shall be approved if all of the following criteria are met.

6-6(G)(3)(a) The carport would strengthen or reinforce the architectural character of the surrounding area.

6-6(G)(3)(b) The carport would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.

6-6(G)(3)(c) The design of the carport complies with the provisions in § 14-16-5-5(F)(2)(a)3 (Carports).

6-6(G)(3)(d) No carport wall is a hazard to traffic visibility, as determined by the Traffic Engineer.

6-6(G)(3)(e) The carport is not taller than the primary building on the lot.

6-6(H) PERMIT – WALL OR FENCE – MAJOR

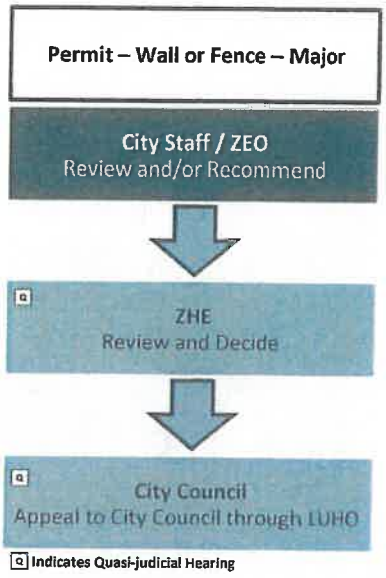
All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(H).

6-6(H)(1) Applicability

6-6(H)(1)(a) This § 14-16-6-6(H) applies to all applications for walls or fences that that require a Permit – Wall or Fence – Major pursuant to § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height).

6-6(H)(1)(b) Requests for walls taller than allowed as a Permit – Wall or Fence – Major also require a Variance.

1. A Variance to walls associated with a Site Plan – EPC are pursuant to § 14-16-6-6(H) (Variance – EPC).
2. All other Variance requests for wall standards are pursuant to § 14-16-6-6(O) (Variance – ZHE).



6-6(H)(2) Procedure

6-6(H)(2)(a) All applications in an HPO zone or on properties or in districts listed on the State Register of Cultural Properties or the National Register of Historic Places shall first be reviewed by the Historic Preservation Planner pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and the Historic Preservation Planner shall send a recommendation to the ZHE.

6-6(H)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the ZHE.

6-6(H)(2)(c) The ZHE shall conduct a public hearing on the application and make a written decision on the application.

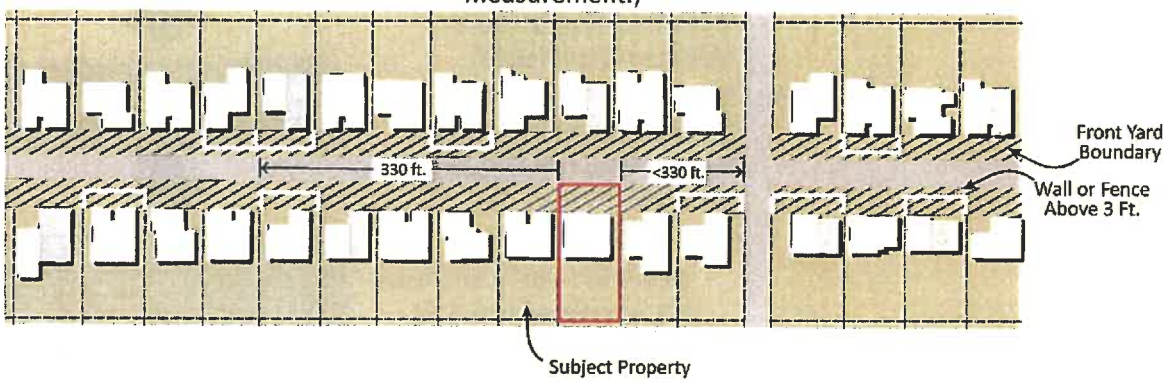
6-6(H)(3) Review and Decision Criteria

An application for a Permit – Wall or Fence – Major for a wall in the front or street side yard of a lot with low-density residential development in or abutting any Residential zone district that meets the requirements in § 14-16-5-7(D)(3)(a)2 (Exceptions to Maximum Wall Height) and Table 5-7-2 shall be approved if all of the following criteria are met.

6-6(H)(3)(a) The wall is proposed on a lot that meets any of the following criteria.

1. The lot is at least ½ acre.
2. The lot fronts a street designated as a collector, arterial, or interstate highway.

3. For a front yard wall taller than allowed in Table 5-7-1, at least 20 percent of the properties with low-density residential development with a front yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a front yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject property's lot line, and the analysis shall include properties on both sides of the street. (See figure below for an illustration of this measurement.)



4. For a street side yard wall taller than allowed in Table 5-7-1, at least 20 percent of the properties with low-density residential development with a side yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a street side yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject property's lot line, and the analysis shall include properties on both sides of the street. (See figure below for an illustration of this measurement.)



6-6(H)(3)(b) The proposed wall would strengthen or reinforce the architectural character of the surrounding area.

6-6(H)(3)(c) The proposed wall would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.

6-6(H)(3)(d) The design of the wall complies with any applicable standards in § 14-16-5-7 (Walls and Fences), including but not limited to § 14-16-5-7(E)(2) (Articulation and Alignment), § 14-16-5-7(E)(3) (Wall Design), and both of the following criteria.

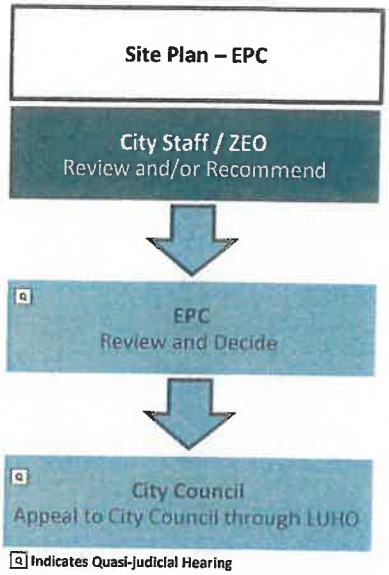
1. The wall or fence shall not block the view of any portion of any window on the front façade of the primary building when viewed from 5 feet above ground level at the centerline of the street in front of the house.

2. The design and materials proposed for the wall or fence shall reflect the architectural character of the surrounding area.

6-6(I) SITE PLAN – EPC

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(I) or the DPM.

6-6(I)(1) Applicability



6-6(I)(1)(a) A Site Plan – EPC may only be approved for legally platted or nonconforming lots, and may not be approved on unsubdivided property, except for development in the PD or NR-SU zone districts and any development on a project site 5 acres or greater adjacent to Major Public Open Space, in which case a Site Plan approval is required prior to a Subdivision of Land – Major ~~any platting action~~.[352]

6-6(I)(1)(b) A Site Plan – EPC may be approved for property with a prior-approved Site Plan, regardless of whether the prior-approved Site Plan is still valid pursuant to § 14-16-6-4(W), subject to allowable uses and development standards in this IDO. If any portions of the proposed boundary overlap with a prior-approved Site Plan that will remain in place, a Major Amendment shall be required as described in § 14-16-6-6(I)(2)(d) below.

6-6(I)(1)(c) This § 14-16-6-6(I) applies to any of the following:

1. Any application within an NR-PO zone district that does not qualify for consideration as a Site Plan – Administrative pursuant to § 14-16-6-5(G).
2. Any application for development associated with a Zoning Map Amendment application in a zone district that requires a Site Plan – EPC to be reviewed and decided simultaneously, including but not limited to MX-FB, NR-SU, and PD.
3. Any application for development on a lot 5 acres or greater adjacent to Major Public Open Space.
4. Any Subdivision or Site Plan application for development that has not avoided sensitive lands identified in the sensitive lands analysis required pursuant to § 14-16-5-2(C).
5. Any application for development in the Railroad and Spur Small Area requiring a cumulative impact analysis pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

[352] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Site Plan – EPC. [Spreadsheet Item #64]

6. Any application for development for which the applicant requests EPC review, provided that the Planning Director concurs with that request.
7. Any application for an electric utility within any zone district where EPC approval is required by the Facility Plan for Electric Transmission.
8. Any application involving a major utility as a primary use of the site unless specified otherwise in an adopted Facility Plan.
9. Any application for development requesting an outdoor and site lighting performance analysis to determine compliance with lighting requirements.

6-6(I)(2) Procedure[353]

6-6(I)(2)(a) For Extraordinary Facilities in the NR-PO-B sub-zone, the Open Space Advisory Board shall review the application and make a recommendation to the EPC.

6-6(I)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the EPC.

6-6(I)(2)(c) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to § 14-16-6-4(J) to the EPC.

6-6(I)(2)(d) If the boundary of a proposed site plan includes a portion of the boundary of a prior-approved Site Plan that is still valid pursuant to § 14-16-6-4(W), the prior-approved Site Plan must be amended through a Major Amendment pursuant to § 14-16-6-4(X) (Amendments of Approvals) or § 14-16-6-4(Y) (Amendments of Pre-IDO Approvals), as applicable, to remove the overlapping area proposed in a new site plan before an application for a new site plan that includes that overlapping area can be decided, because only one site plan shall apply to any property.

6-6(I)(2)(e) A Site Plan – EPC may not be approved until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6-6(A).

6-6(I)(2)(f) The EPC may grant deviations to IDO standards as part of this approval within the thresholds established in § 14-16-6-4(N) (Deviations).

6-6(I)(2)(g) Any request for an exception ~~Waiver~~ to IDO standards in any of the following Sections, which requires review and approval by the DHO pursuant to § 14-16-6-6(P) (Waiver – DHO):

1. § 14-16-5-3 (Access and Connectivity).
2. § 14-16-5-4 (Subdivision of Land).
3. § 14-16-5-5 (Parking and Loading).

[353] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]

6-6(I)(2)(h) The EPC may grant a Variance to other IDO standards ~~(other than to standards in Sections 14-16-5-3, 14-16-5-4, or 14-16-5-5)~~ pursuant to § 14-16-6-6(N) (Variance – EPC).

6-6(I)(2)(i) A Site Plan – EPC may not be approved until after any necessary Variances or Waivers are obtained.

6-6(I)(2)(j) Any Variances, Waivers, or deviations granted that are associated with a Site Plan shall be noted on the approved Site Plan.

6-6(I)(2)(k) If the Site Plan will replace a prior-approved Site Plan, the project number, case number, site boundary, and date of the Notice of Decision of the original approval shall be noted on the site plan.

6-6(I)(2)(l) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the approved Site Plan, pursuant to § 14-16-6-4(P) (Required Improvements and Financial Assurance).[354]

6-6(I)(2)(m) The EPC shall conduct a public hearing on the application and shall make a decision on the application.

6-6(I)(2)(n) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM standards, and zoning regulations ~~standards~~[355] prior to the issuance of a building permit.

6-6(I)(3) Review and Decision Criteria

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

6-6(I)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

6-6(I)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

6-6(I)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master

[354] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Infrastructure Improvement Agreement (IIA). [Spreadsheet Item #93]
[355] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Development Plan in addition to any standards applicable in the zone district the subject property is in.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to § 14-16-5-2(E) (Cumulative Impacts) and § 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light trespass ~~spillover~~, [356] or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

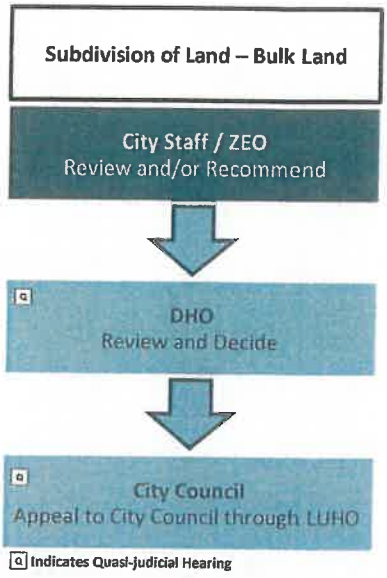
6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of § 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

[356] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with IDO defined terms. [Spreadsheet Item #2]

6-6(J) SUBDIVISION OF LAND – BULK LAND

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(J) or the DPM.

6-6(J)(1) Applicability



6-6(J)(1)(a) This § 14-16-6-6(J) applies to any application for a subdivision of land or combination of previously subdivided lots that is not eligible to be processed as a Subdivision of Land – Minor pursuant to § 14-16-6-6(K) or a Subdivision of Land – Major pursuant to § 14-16-6-6(L).

6-6(J)(1)(b) This § 14-16-6-6(J) applies to any application for a bulk land subdivision for either of the following:

1. A single lot at least 5 acres or multiple contiguous lots that total at least 5 acres; in an R-A, R-L ~~R-1~~, R-MC, R-T, or PC zone district; and designated for residential development.
2. A single lot at least 20 acres or multiple contiguous lots that total at least 20 acres; in an R-ML, R-MH, or PC zone district or any Mixed-use or Non-residential zone district; and designated for mixed-use or non-residential development.

6-6(J)(2) Procedure

6-6(J)(2)(a) The subject property will require further review during the subsequent Subdivision or Site Plan review and decision process in order to use the land for development and/or building purposes. Approval of a Bulk Land Subdivision does not indicate that land within that subdivision complies with applicable IDO Subdivision or Site Plan standards.

6-6(J)(2)(b) The bulk land plat shall reflect the applicant's agreement that building permits shall not be issued for any area within the Bulk Land Subdivision before a Site Plan has been ~~Preliminary Plat and Final Plat have been~~ approved or a Subdivision of Land – Major has been approved and ~~the Final Plat for the subject property has been~~ recorded.[357, 358]

6-6(J)(2)(c) City Planning Department staff shall refer the application to commenting agencies pursuant to § 14-16-6-4(I).

[357] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Bulk Land Subdivision. [Spreadsheet Item #65]
[358] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

6-6(J)(2)(d) Required commenting agencies pursuant to § 14-16-6-4(I) shall review the application and forward any comments and a recommendation to the DHO.

6-6(J)(2)(e) The DHO shall conduct a public hearing and make a decision on the application.

6-6(J)(2)(f) The date of the DHO approval shall be recorded on the plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to § 14-16-6-4(I)(5) (Development Hearing Officer Applications) and certifications required by the DPM.

6-6(J)(2)(g) The applicant shall then record it with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the plat or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall bring the City a copy of the recorded plat.

6-6(J)(3) Review and Decision Criteria

An application for a Subdivision of Land – Bulk Land shall be approved if it meets all of the following criteria.

6-6(J)(3)(a) An application for a Bulk Land Subdivision shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

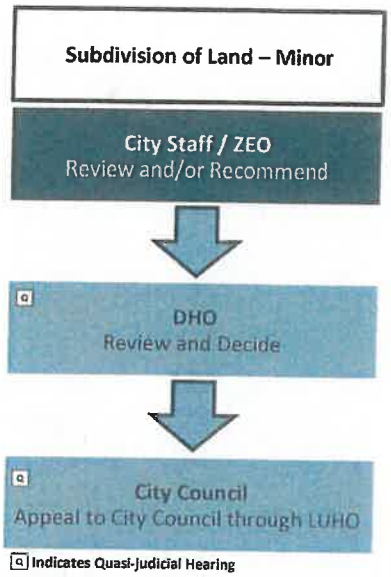
6-6(J)(3)(b) All lots created shall have a proportionate and reasonable share of future required infrastructure improvements.

6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(K) or the DPM.

6-6(K)(1) Applicability

This § 14-16-6-6(K) applies to the review of an application for any of the following:



6-6(K)(1)(a) Approval of a subdivision of land within the City that:

1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
2. Does not require any new streets.
3. Does not require major public infrastructure.
4. Does not create any lots that do not front on a public or private street previously approved by the City.
5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
7. Is on land zoned NR-BP with a Master Development Plan.
8. Is on land zoned PC with a Framework Plan.

6-6(K)(1)(b) Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefitted and burdened parties agree to the lot combination and easement termination.

6-6(K)(2) Procedure[359]

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to § 14-16-6-4(I) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e., create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment – EPC or Zoning Map Amendment – Council, as applicable, to establish zone boundaries that coincide with the lot line before a plat ~~final plat~~ can be signed off as final ~~approved~~.[360]

[359] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]
[360] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to § 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a deviation to an IDO standard ~~Development Standard in the IDO~~ as part of this approval pursuant to ~~per~~ the thresholds in § 14-16-6-4(N) (Deviations).

6-6(K)(2)(f) The DHO may grant a deviation from IDO standards in § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), or § 14-16-5-5 (Parking and Loading) pursuant to § 14-16-6-6(P) (Waiver – DHO).

6-6(K)(2)(g) Any request for an exception to other IDO standards requires review and approval by the ZHE pursuant to § 14-16-6-6(O) (Variance – ZHE).

6-6(K)(2)(h) The DHO may grant an exception ~~Waiver~~ to a DPM standard ~~as part of this approval~~ pursuant to § 14-16-6-6(P) (Waiver – DHO).

6-6(K)(2)(i) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(j) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(k) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to § 14-16-6-4(P) (Required Improvements and Financial Assurance).

6-6(K)(2)(l) Staff from required commenting agencies pursuant to § 14-16-6-4(I)(5) (Development Hearing Officer Applications) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning regulations ~~standards~~[361].

6-6(K)(2)(m) The date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to § 14-16-6-4(I)(5) (Development Hearing Officer Applications).

6-6(K)(2)(n) The applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

[361] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

6-6(K)(3) Review and Decision Criteria

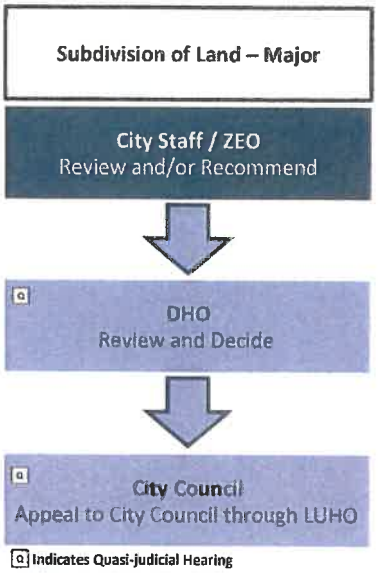
An application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-6(L) SUBDIVISION OF LAND – MAJOR[362]

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(L) or the DPM.

6-6(L)(1) Applicability

This § 14-16-6-6(L) applies to any application for a subdivision of land or combination of previously subdivided lots that is not eligible to be processed as a Subdivision of Land – Minor pursuant to § 14-16-6-6(K) and that is not a Subdivision of Land – Bulk Land pursuant to § 14-16-6-6(J).



6-6(L)(2) Procedure[363]

~~6-6(L)(2)(a) Deviations and Waivers~~

~~1. The DHO may grant a deviation to a Development Standard in the IDO as part of this approval pursuant to the thresholds in § 14-16-6-4(N) (Deviations).~~

~~2. The DHO may grant a Waiver to standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) pursuant to § 14-16-6-6(P) (Waiver – DHO).~~

~~6-6(L)(2)(b) Sketch Plat~~

~~1. The applicant shall submit a sketch plat that specifies the basic layout of the proposed subdivision, including general layouts of streets, drainage areas, open spaces, and buildable lots within the subdivision, and other technical standards specified in the DPM.~~

~~2. City Planning Department staff shall refer the submittal to commenting agencies pursuant to § 14-16-6-4(I).~~

~~3. Required commenting agencies pursuant to § 14-16-6-4(I) shall review the submittal and forward any comments to City Planning Department staff.~~

~~4. The City Planning Department staff shall review the sketch plat and provide a letter of advice outlining the requirements and recommendations of the meeting, which will address the suitability of the proposal for development and for infrastructure improvements based on the intent of this IDO and the DPM.~~

~~5. If the subdivision is associated with a Vacation Public Right-of-Way pursuant to § 14-16-6-6(M), the zone district boundary~~

[362] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. R-1 Dimensional Standards. Housing. [Spreadsheet Item #92]
[363] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

~~shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.~~

~~6. If a Preliminary Plat that meets all standards and requirements of this IDO and the DPM is not submitted within 1 year, the applicant must submit an updated sketch plat.~~

~~6-6(L)(2)(c) Preliminary Plat~~

6-6(L)(2)(d) The City Planning Department staff shall review the application and forward a recommendation to the DHO.

6-6(L)(2)(e) City Planning Department staff shall refer the submittal to commenting agencies pursuant to § 14-16-6-4(I).

6-6(L)(2)(f) Required commenting agencies pursuant to § 14-16-6-4(I) shall review the submittal and forward any comments and a recommendation to the DHO.

6-6(L)(2)(g) The DHO may grant a deviation to an IDO standard ~~a Development Standard in the IDO~~ as part of this approval pursuant to the thresholds in § 14-16-6-4(N) (Deviations).

6-6(L)(2)(h) The DHO may grant an exception ~~Waiver~~ to IDO standards in the following Subsections pursuant to § 14-16-6-6(P) (Waiver – DHO):

1. § 14-16-5-3 (Access and Connectivity).
2. § 14-16-5-4 (Subdivision of Land).
3. § 14-16-5-5 (Parking and Loading).

6-6(L)(2)(i) Any request for an exception to other IDO standards requires review and approval by the ZHE pursuant to § 14-16-6-6(O) (Variance – ZHE).

6-6(L)(2)(j) The DHO may grant an exception to a DPM standard pursuant to § 14-16-6-6(P) (Waiver – DHO).

6-6(L)(2)(k) A Plat may not be approved until after any necessary Variances or Waivers are obtained.

6-6(L)(2)(l) Any Variances, Waivers, deviations, or Vacations ~~request for a Waiver from the Development Standards applicable to the subdivision in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading)~~ shall be ~~reviewed and decided pursuant to § 14-16-6-6(P) (Waiver – DHO),~~ shown and noted on the ~~Preliminary~~ Plat~~, and considered simultaneously with the review and approval of the Preliminary Plat~~.

6-6(L)(2)(m) The DHO shall conduct a public hearing and make a decision on the application ~~preliminary plat~~.

6-6(L)(2)(n) The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the ~~Preliminary~~ Plat, pursuant to § 14-16-6-4(P) (Required Improvements and Financial Assurance).

~~6-6(L)(2)(o) Final Plat~~

6-6(L)(2)(p) Within 1 year after DHO approval~~, or approval with conditions, of a Preliminary Plat~~, the applicant shall submit a final plat ~~Final Plat~~ that includes all ~~changes,~~ conditions of approval~~, and requirements contained in the Preliminary Plat approval~~.

6-6(L)(2)(q) City Planning Department staff shall refer the final plat for sign-off by ~~submittal to~~ required commenting agencies pursuant to § 14-16-6-4(I).

~~6-6(L)(2)(r) Required commenting agencies pursuant to § 14-16-6-4(I) shall review the submittal and forward any comments and a recommendation to the DHO.~~

~~6-6(L)(2)(s) The DHO shall conduct a public hearing and make a decision on the application.~~

~~6-6(L)(2)(t) Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.~~

6-6(L)(2)(u) Staff from required commenting agencies pursuant to § 14-16-6-4(I)(5) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning regulations ~~standards~~[364].

6-6(L)(2)(v) The date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to § 14-16-6-4(I)(5) and certifications required by the DPM.

6-6(L)(2)(w) The applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.
2. The applicant shall provide the City a digital copy of the recorded plat.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it ~~meets all of the following criteria.~~

6-6(L)(3)(a) ~~A Preliminary Plat shall be approved if it~~ complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

[364] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

~~6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.~~

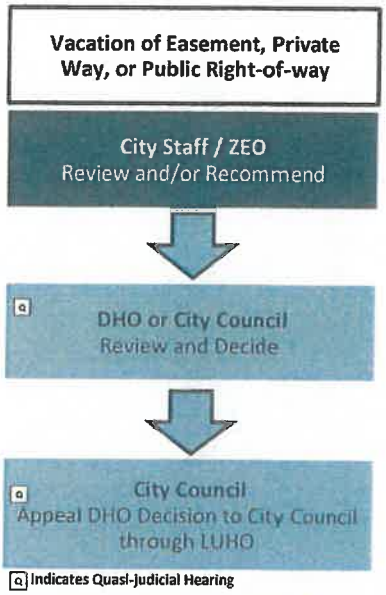
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6-6(M) VACATION OF EASEMENT, PRIVATE WAY, OR PUBLIC RIGHT-OF-WAY

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(M) or the DPM.

6-6(M)(1) Applicability[365]

This § 14-16-6-6(M) applies to all applications for ~~any of the following~~ Vacations of any public or private easement or private way shown on a recorded plat or any public right-of-way.



~~6-6(M)(1)(a) Vacation of Public or Private Easement or Private Way~~
~~Any public or private easement or private way shown on a recorded plat.~~

~~6-6(M)(1)(b) Vacation of Public Right-of-way – Council~~
~~Any public right-of-way that meets any of the following thresholds:~~

~~1. More than 500 square feet or the entire width of a platted alley.~~

~~2. More than 5,000 square feet or the entire width of a street, including any or all of the right-of-way.~~

~~6-6(M)(1)(c) Vacation of Public Right-of-way – DHO~~
~~Any public right-of-way that does not meet the thresholds in Subsection (b) above.~~

6-6(M)(2) Procedure[366]

6-6(M)(2)(a) The City may retain, use, or dispose of any vacated public right-of-way in any manner that the City, in its discretion, deems appropriate.

6-6(M)(2)(b) City Planning Department staff shall refer the application to commenting agencies pursuant to § 14-16-6-4(I).

6-6(M)(2)(c) Required commenting agencies pursuant to § 14-16-6-4(I) shall review the application and forward any comments and a recommendation to the DHO.

~~6-6(M)(2)(d)~~ The DHO shall conduct a public hearing and~~on the application.~~

6-6(M)(2)(e) ~~For a Vacation of Public or Private Easement or Private Way or for a Vacation of Public Right-of-way – DHO, the DHO shall~~ make a decision on the application.

~~6-6(M)(2)(f) For a Vacation of Public Right-of-way – Council, the DHO shall make a recommendation and forward the application to City~~

[365] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Vacation of Public Right-of-way – Council. [Spreadsheet Item #66]
[366] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Vacation of Public Right-of-way – Council. [Spreadsheet Item #66]

~~Council for inclusion on the consent agenda for approval without first going to any City Council committee.~~

6-6(M)(2)(g) If an application for a Vacation of Public Right-of-way is approved, all of the following requirements shall apply.

1. Within 7 days of the approval, the applicant shall coordinate with the Real Property Division of the City Department of Municipal Development and send notice of the approved vacation by First Class Mail to all abutting property owners. The letter shall include the contact information for the Real Property Division of the City Department of Municipal Development, as well as any other information as directed by the Real Property Division of the City Department of Municipal Development.
    a. Abutting property owners have 30 days from the receipt of the notice to notify the Real Property Division of the City Department of Municipal Development of the intent to purchase the vacated right-of-way, or any portion thereof, or possibly forfeit their right to do so.
    b. Within 7 days of receipt of the notice of intent to purchase, the Real Property Division of the City Department of Municipal Development will provide the interested property owner with a purchase price for the desired portion of the vacated public right-of-way.
2. Any property owner that purchases vacated public right-of-way shall complete all of the following requirements within 1 year of the approval of the Vacation or the Vacation shall be voided:
    a. Obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, in order to combine the vacated right-of-way with their property.
        i. The zone district boundary will be extended to the new lot lines established by the subdivision.
        ii. In the event that there are existing utility facilities (e.g. water/sewer lines, electric lines, drainage facilities, etc.) situated on, in, or under the vacated right-of-way, the purchasing property owner shall contact any affected utility promptly following the approval of the vacation to negotiate if and under what terms the property owner grants an easement for the utilities and/or if, when, and how a relocation of the utility facilities is required.
            a. Where there is no duly recorded easement associated with the existing utility facilities because the facilities were placed on the property in accordance with a franchise agreement between the City and the utility, the purchasing

property owner, at his/her sole discretion, shall advise the utility of 1 of the following:

1. That the property owner is willing to negotiate a grant of easement to accommodate all or a portion of the existing utility facilities on the property.
2. That all or a portion of the existing utility facilities on the property will need to be removed and/or relocated.

b. Where there is a duly recorded, valid easement associated with the existing utility facilities for the use and occupancy of the property, such easement runs with the land pursuant to § 14-16-6-4(W)(1).

1. In the event that the purchasing property owner wants to relocate any utility facilities to accommodate new development, the purchasing property owner shall contact the affected utility to request, coordinate, and negotiate the relocation of the utility facilities, associated costs, and any new easements that are needed.
2. Any existing easements or newly granted easements shall be reflected on the Subdivision – Minor or Subdivision Major, as applicable, that is required pursuant to § 14-16-6-6(M)(2)(f)2.a., above.

b. Record the final plat with the Bernalillo County Assessor, pursuant to § 14-6-6(K)(2)(h) or § 14-16-6-6(L)(2)(g)4, as applicable.

c. Present and execute a quitclaim deed in a form acceptable to the City to effect the transfer of ownership after recording the final plat.

d. Record the executed quitclaim deed with the Bernalillo County Assessor.

6-6(M)(3) Review and Decision Criteria

An application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria.

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

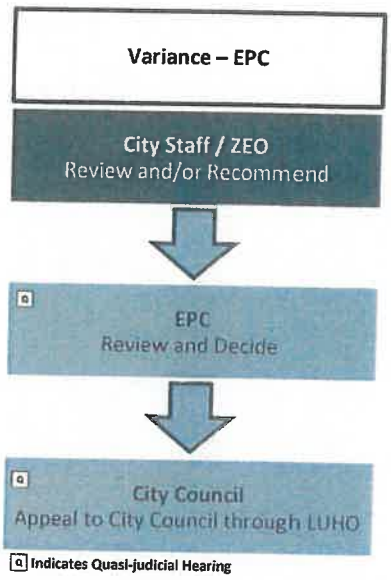
6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any

substantial property right is being abridged against the will of the owner of the right.

6-6(N) VARIANCE – EPC

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(N) or the DPM.

6-6(N)(1) Applicability



6-6(N)(1)(a) This § 14-16-6-6(N) applies to all requests for Variances from any IDO standard ~~Development Standard in this IDO~~ requested in conjunction with ~~as part of~~ a Site Plan – EPC application.[367]

6-6(N)(1)(b) This § 14-16-6-6(N) applies to requests for Variances to standards in § 14-16-3-6(D)(4) (Setback Standards) or § 14-16-3-6(D)(5) (Building and Structure Height) in the Coors Boulevard – VPO-1.

6-6(N)(1)(c) This § 14-16-6-6(N) applies to requests for Variances to standards in § 14-16-3-6(E)(3) (Building and Structure Height) of the Northwest Mesa Escarpment – VPO-2 for 1 of the following exceptions to structure height:

1. A Variance to allow up to 4 feet of additional height for non-residential structures to screen rooftop equipment.
2. A Variance to allow up to 19 feet above finished grade where grading requirements necessitate a minimum amount of fill for proper drainage.

6-6(N)(2) Procedure

6-6(N)(2)(a) All applications in an HPO zone or on properties or in districts listed on the State Register of Cultural Properties or the National Register of Historic Places shall first be reviewed by the Historic Preservation Planner pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor), and the Historic Preservation Planner shall send a recommendation to the ZEO.

6-6(N)(2)(b) The City Planning Department staff shall review the application and forward a recommendation to the EPC.

6-6(N)(2)(c) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to § 14-16-6-4(I) to the EPC.

6-6(N)(2)(d) The EPC shall conduct a public hearing and make a decision on the application as part of the associated Site Plan – EPC review and decision.

[367] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

6-6(N)(2)(e) A Variance – EPC may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6-6(A).

6-6(N)(2)(f) Any Variances granted that are associated with a Site Plan shall be noted on the approved Site Plan.

6-6(N)(2)(g) Requests for a Variance to structure height in § 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) shall at a minimum include all of the following:

1. Site plans, site elevations, and site sections showing the location of the major public views (i.e., views from the site perimeter or nearest public road to the east, west, south, and north property lines and views to the escarpment),
2. View analysis that illustrate the expected impact of structure height on major public views given the relationship of slopes, building heights, setbacks, escarpment height, and view corridors.
3. Analysis and demonstration of at least 1 of the techniques required by § 14-16-3-6(E)(3) (i.e., height/slope, view corridors, or height/slope/setback) to minimize the impact of additional structure height on views to and from the escarpment.
4. A Grading and Drainage Plan that has been approved by the City Engineer.

6-6(N)(3) Review and Decision Criteria

6-6(N)(3)(a) General

An application for a Variance – EPC shall be approved if it meets all of the following criteria.

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.
2. The Variance will not be materially contrary to the public safety, health, or welfare.
3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

6-6(N)(3)(b) Coors Boulevard – VPO-1

An application for a Variance from the standards for setback, structure height, or structure bulk and massing in § 14-16-3-6(D) (Coors Boulevard – VPO-1) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

1. The Variance will not materially undermine the protected views described in § 14-16-3-6(D)(2).
2. The intent of the view regulations in § 14-16-3-6(D)(5) is met.

6-6(N)(3)(c) Northwest Mesa Escarpment – VPO-2

An application for a Variance from the 15-foot structure height limit in the Height Restriction Sub-area in § 14-16-3-6(E)(3) (Northwest Mesa Escarpment – VPO-2) shall be approved if it meets the criteria in Subsection (a) above and all of the following criteria.

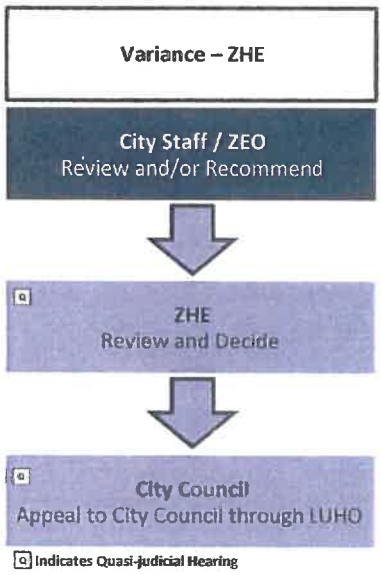
1. Hardship
   The intent of the view regulations in § 14-16-3-6(E) (Northwest Mesa Escarpment – VPO-2) must be met. The burden is on the applicant to demonstrate that strict adherence to VPO-2 building height regulations would render the lot undevelopable because of physical and/or engineering constraints (e.g. rock outcroppings, street grades, drainage requirements, ADA compliance, utility design, etc.).
2. Visual Impact
   The impact of the proposed development on views to and from the escarpment will be the same as, or less than, the impact if the 15-foot height limit were met.

6-6(O) VARIANCE – ZHE

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(O) or the DPM.

6-6(O)(1) Applicability[368]

This § 14-16-6-6(O) applies to all requests for exceptions to ~~Variances from~~ an IDO standard except the following:



6-6(O)(1)(a) Variances to ~~IDO~~ standards requested in applications for a Site Plan – EPC, which require a Variance – EPC pursuant to § 14-16-6-6(N).

6-6(O)(1)(b) Variances to standards in § 14-16-3-6(D)(4) (Setback Standards) or § 14-16-3-6(D)(5) (Building and Structure Height) in the Coors Boulevard – VPO-1, which require a Variance – EPC pursuant to § 14-16-6-6(N).

6-6(O)(1)(c) Variances to standards in § 14-16-3-6©(3) (Building and Structure Height) in the Northwest Mesa Escarpment – VPO-2, which require a Variance – EPC pursuant to § 14-16-6-6(N).

6-6(O)(1)(d) Deviations from standards allowed pursuant to the thresholds in § 14-16-6-4(N) (Deviations), which the relevant decision-making body may grant as part of the associated approval.

6-6(O)(1)(e) Deviations beyond the thresholds established in § 14-16-6-4(N) (Deviations) to standards in § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), or § 14-16-5-5 (Parking and Loading), which require a Waiver – DHO pursuant to § 14-16-6-6(P).

6-6(O)(1)(f) Deviations beyond the thresholds established in § 14-16-6-4(N) (Deviations) from standards in § 14-16-4-3(E)(13) Wireless Telecommunications Facility (WTF), which require a Waiver – Wireless Telecommunications Facility pursuant to § 14-16-6-6(Q).

6-6(O)(2) Procedure

6-6(O)(2)(a) A Variance – ZHE may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6-6(A).

6-6(O)(2)(b) All applications in an HPO zone or on a property or in a district listed on the State Register of Cultural Properties or the National Register of Historic Places shall be referred for review and

[368] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

comment by the Historic Preservation Planner pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor).

6-6(O)(2)(c) All applications on a property adjacent to Major Public Open Space shall be referred for review and comment by the Parks and Recreation Open Space Superintendent.

6-6(O)(2)(d) The City Planning Department staff shall review the application and forward a recommendation to the ZHE.

6-6(O)(2)(e) The ZHE shall conduct a public hearing and make a decision on the application.

6-6(O)(2)(f) Any Variances granted that are associated with a Site Plan or other approval shall be noted on the approved Site Plan or other approval.

6-6(O)(3) Review and Decision Criteria

6-6(O)(3)(a) General

An application for a Variance – ZHE shall be approved if it meets all of the following criteria.

1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.
2. The Variance will not be materially contrary to the public safety, health, or welfare.
3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.
4. The Variance will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

6-6(O)(3)(b) Variance in the APO Zone

1. An application for a Variance – ZHE from a standard in § 14-16-3-3 (Airport Protection Overlay Zone) shall be approved for a structure or vegetation within the Air Space Protection Sub-area, excluding the Runway Protection Sub-area, if it meets the criteria in Subsection (a) above and all of the following criteria.

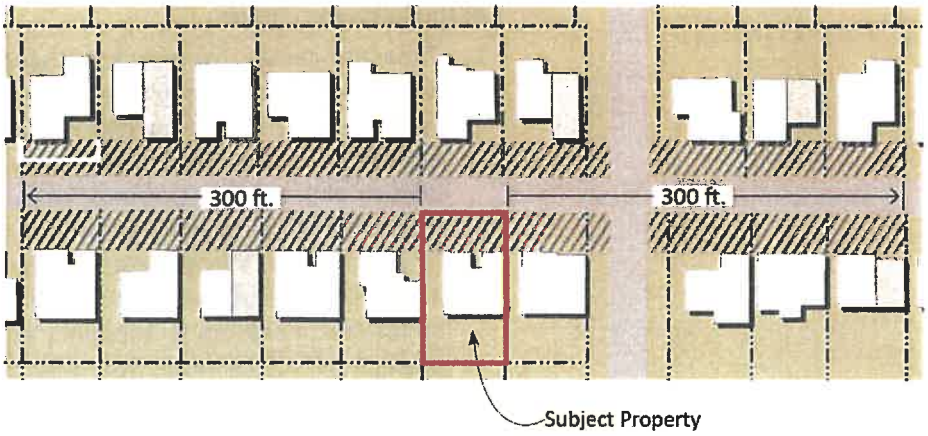
a. The request meets the requirements of this § 14-16-6-6(O).

b. The ZHE determines that the request will not cause an increase of minimum requirements for instrument or night flying, or will not otherwise cause or create a greater hazard to air navigation.

2. A Variance may be conditioned to require hazard marking and lighting pursuant to § 14-16-3-3(F).

6-6(O)(3)(c) Variance for Front Yard Parking

A Variance – ZHE to the maximum front yard parking area requirements in § 14-16-5-5(F)(2)(a)2 shall be granted if it meets all of the criteria in Subsection (a) above and if each lot with low-density residential development within 330 feet of the subject property along the length of the street that property faces has no more than 1 on-street parking space. (See figure below for an illustration of this measurement.)

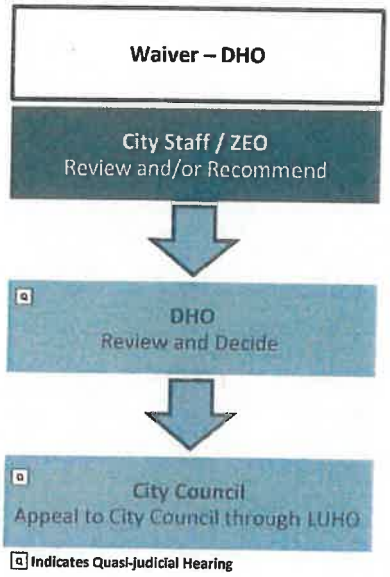


6-6(P) WAIVER – DHO

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(P).

6-6(P)(1) Applicability[369]

This § 14-16-6-6(P) applies to any application for a deviation from DPM standards or standards in the following IDO Sections beyond the thresholds established by Table 6-4-1:



6-6(P)(1)(a) § 14-16-5-3 (Access and Connectivity).

6-6(P)(1)(b) § 14-16-5-4 (Subdivision of Land).

6-6(P)(1)(c) § 14-16-5-5 (Parking and Loading), except the following, which require a Variance – ZHE pursuant to § 14-16-6-6(O):

1. Standards in § 14-16-5-5(F)(2)(a)3, which require a Permit – Carport for carports in any front or side setback pursuant to § 14-16-6-6(G).
2. Standards related to front yard parking in the following Subsections:
   a. § 14-16-5-5(F)(1)(a)6.
   b. § 14-16-5-5(F)(2)(a)2 and Table 5-5-7.

6-6(P)(2) Procedure

6-6(P)(2)(a) City staff and commenting agencies pursuant to § 14-16-6-4(I) shall review the application and forward any comments and a recommendation to the DHO.

6-6(P)(2)(b) The DHO shall conduct a public hearing and make a decision on the application.

6-6(P)(2)(c) A Waiver – DHO may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to § 14-16-6-6(A).

6-6(P)(2)(d) Any Waivers granted that are associated with a subdivision shall be placed on the final plat and on a separately recorded document.

6-6(P)(2)(e) Any Waivers granted that are associated with a Site Plan shall be noted on the approved Site Plan.

[369] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Waiver – DHO. [Spreadsheet Item #67]

6-6(P)(3) Review and Decision Criteria

6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
   a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
   b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
   c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
   d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by § 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.

9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this § 14-16-6-6(P).
10. ~~If the~~Any request ~~is a~~ for a Waiver to IDO sidewalk requirements shall compy with all of the following requirements.~~,~~
    a. The area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.
    b. The City's right-of-way is insufficient in width to allow the construction of a sidewalk of standard dimension and placement, but there is sufficient right-of-way to meet minimum ADA or PROWAG guidance.
    c. The adjoining sidewalks are non-standard as to width and/or location, and the Waiver would enable the new and existing sidewalks to match in width and/or location, or could create a smooth transition between areas of different width and/or character.[370]

6-6(P)(3)(b) Underground Installation of Distribution Lines

An application for a Waiver – DHO pursuant to § 14-16-5-4(I) shall be approved if the DHO determines that no significant public purpose would be served by requiring the new construction to be placed underground and that any of the following conditions exists, as relevant.

1. Distribution Lines 12 Kilovolts or Less
    a. The lot is already served by an overhead distribution line.
    b. All adjacent areas are already served by overhead distribution facilities.
    c. Subsurface conditions make underground lines economically unreasonable.
2. Distribution Lines between 12 Kilovolts and 40 Kilovolts
    a. The immediate or adjacent area is presently served by overhead lines.
    b. Subsurface conditions make underground lines economically unreasonable.

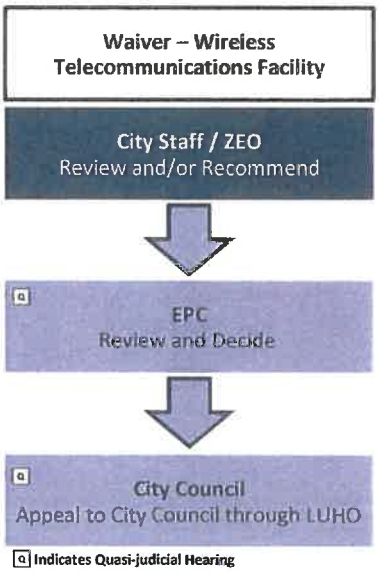
[370] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Waiver - DHO. [Spreadsheet Item #68]

6-6(Q) WAIVER – WIRELESS TELECOMMUNICATIONS FACILITY

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-6(Q).

6-6(Q)(1) Applicability

This § 14-16-6-6(Q) applies to requests for deviations ~~all applications to deviate~~ from standards in § 14-16-4-3(E)(13) [Wireless Telecommunications Facility (WTF)] beyond the thresholds established by Table 6-4-1 or any other IDO standard related to ~~from the wireless telecommunications regulations otherwise applicable to~~ the erection or installation of a ~~Wireless Telecommunications Facility (~~WTF~~) under this IDO~~.



6-6(Q)(2) Procedure

6-6(Q)(2)(a) The City Planning Department staff shall review the application for a Waiver and forward a recommendation to the EPC.

6-6(Q)(2)(b) The EPC shall conduct a public hearing and make a decision on the application for a Waiver and may grant a Waiver of those requirements over which the EPC has review authority except for allowed maximum height, which does not qualify for a Waiver.

6-6(Q)(3) Review and Decision Criteria

6-6(Q)(3)(a) An application for a WTF Waiver shall be approved if it meets all of the following criteria.

1. It is in the best interest of the community as a whole.
2. It will expedite the approval of an antenna, tower, or tower alternative.
3. It will not jeopardize public health, safety, and welfare.
4. It will ameliorate either the adverse impact of antenna and tower proliferation or the adverse impact of requiring new construction of towers or antennas.
5. It will better serve the stated purposes of the City's telecommunications regulations.
6. It will not allow the WTF to be taller or higher from the ground than would otherwise be allowed by this IDO.

6-6(Q)(3)(b) The facts to be considered by the EPC in reaching its decision include:

1. The height of the proposed tower.
2. The proximity of the tower antenna to any Residential zone district or a dwelling in any other zone district.

3. The nature of uses on adjacent and nearby properties.
4. The surrounding topography.
5. The surrounding vegetation and foliage.
6. The design of the tower or antenna, with particular reference to design characteristics that have the effect of reducing or eliminating any visual obtrusiveness.
7. The proposed ingress and egress.
8. The availability of suitable existing towers or other structures.

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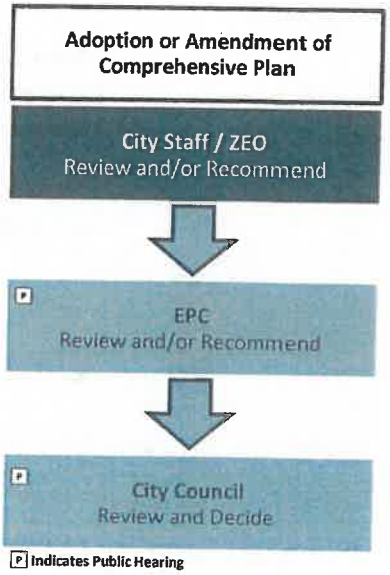
6-7 POLICY DECISIONS

6-7(A) ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(A).

6-7(A)(1) Applicability

This § 14-16-6-7(A) applies to all applications to have the City adopt or amend the Albuquerque/Bernalillo County Comprehensive Plan.



6-7(A)(2) Procedure

6-7(A)(2)(a) The City Planning Department staff shall review the application, including any specific regulations applicable to a proposed adoption or amendment of the Comprehensive Plan, and forward a recommendation to the EPC.

6-7(A)(2)(b) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council.

6-7(A)(2)(c) The City Council shall conduct a public hearing and shall make a decision on the application.

6-7(A)(3) Review and Decision Criteria

An application for Adoption or Amendment of the Comprehensive Plan shall be approved if it meets all of the following criteria.

6-7(A)(3)(a) Because of changed economic, social, environmental or other conditions, the adoption or amendment is necessary to protect the public health, safety, or welfare.

6-7(A)(3)(b) The adoption or amendment will protect the public health, safety, or welfare better than retention of the continued application of the existing Comprehensive Plan.

6-7(A)(3)(c) The adoption or amendment will result in general benefits to a large portion of the residents or property owners in the city.

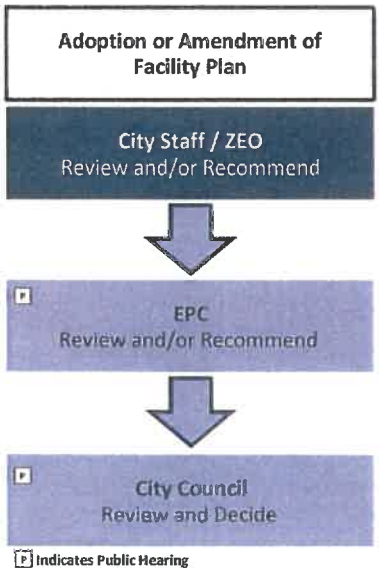
6-7(A)(3)(d) If the adoption or amendment is being proposed by a small group of residents or property owners, it would not create significant adverse impacts on the remaining residents or property owners in the city.

6-7(B) ADOPTION OR AMENDMENT OF FACILITY PLAN

Facility Plans may specify amendment procedures different from the provisions in this IDO. Where a Facility Plan is silent or requires review by the EPC and final decision by City Council, the provisions of this § 14-16-6-7(B) apply. In such cases, all applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(B).

6-7(B)(1) Applicability

This § 14-16-6-7(B) applies to any application for adoption or amendment of a Facility Plan.



6-7(B)(2) Procedure

6-7(B)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the EPC.

6-7(B)(2)(b) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council on the application.

6-7(B)(2)(c) The City Council shall conduct a public hearing and shall make a decision on the application.

6-7(B)(3) Review and Decision Criteria

An application for Adoption or Amendment of a Facility Plan shall be approved if it meets all of the following criteria.

6-7(B)(3)(a) The proposed plan or amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended, and with other policies and plans adopted by the City Council.

6-7(B)(3)(b) The proposed plan or amendment promotes the efficient use or administration of public or quasi-public facilities.

6-7(B)(3)(c) The plan or amendment will promote public health, safety, and general welfare.

6-7(C) ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(C).

6-7(C)(1) Applicability[371]

This § 14-16-6-7(C) applies to all applications to do the following:

6-7(C)(1)(a) Designate an area of the City as an HPO zone.

6-7(C)(1)(b) Amend the boundaries of an existing HPO zone, including removing or adding property.

6-7(C)(1)(c) Terminate an HPO zone.

6-7(C)(1)(d) Designate a ~~landmark~~ site or structure as a City landmark.

6-7(C)(1)(e) Remove the designation of a site or an area as a City landmark.

6-7(C)(1)(f) Amend the text of an HPO zone or any standard in this IDO that specifically applies to an HPO zone.



6-7(C)(2) Procedure[372]

6-7(C)(2)(a) The Historic Preservation Planner shall forward a recommendation to the LC.

6-7(C)(2)(b) The LC shall conduct a public hearing and shall make a recommendation to City Council.

6-7(C)(2)(c) The City Council shall conduct a public hearing and shall make a decision on the application.

6-7(C)(2)(d) The LC shall adopt specific design standards and guidelines for the HPO zone or City landmark within 60 calendar days following City Council adoption pursuant to § 14-16-6-6(E) (Historic Design Standards and Guidelines). Any amendments to such standards and guidelines shall be reviewed pursuant to the same procedure.

6-7(C)(3) Review and Decision Criteria

6-7(C)(3)(a) Adoption or Amendment of an HPO Zone

An application for adoption or amendment of an HPO zone boundary shall be approved if the area contains a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or united aesthetically by plan or physical development. An HPO zone may also comprise individual

[371] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity [Spreadsheet Item #2]. EPC reviewed but did not recommend changes to create a new HPO – Frontages, **Condition #31.** [Spreadsheet Item #7]
[372] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adopting a change to allow the Landmarks Commission to make a final decision to Adoption or Amendment of Historic Designation, **Condition #20.** [Spreadsheet Item #M-3]

elements separated geographically but linked by association or history, provided that any of the following criteria is met:

1. Embodies the distinctive characteristics of a type, period, or method of construction.
2. Portrays the environment of a group of people in an era of history characterized by a distinctive architectural type.
3. Has yielded, or is likely to yield, information important in history or prehistory.
4. Possesses high artistic values.
5. Has a relationship to designated landmarks or HPO zone that makes the a'ea's preservation critical.

6-7(C)(3)(b) Termination of an HPO Zone

An application to terminate an HPO zone shall be approved if the criteria used in the designation of that HPO zone are no longer met due to changing conditions in the HPO zone.

6-7(C)(3)(c) Designation of a City Landmark Site or Structure

An application for designation of a site or structure as a City Landmark shall be approved if it is of particular historical, architectural, cultural, or archaeological significance and meets any of the following criteria:

1. It is the site of a significant historic event.
2. It is identified with a person who significantly contributed to the history of the city, State, or nation.
3. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
4. It embodies the distinctive characteristics of a type, period, or method of construction.
5. It possesses high architectural value.
6. It represents the work of an architect, designer, or master builder whose individual work has influenced the development of the city.
7. It embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
8. Its preservation is critical because of its relationship to already-designated landmarks or other real property which is simultaneously proposed as a landmark.
9. It has yielded or is very likely to yield information important in history or prehistory.
10. It is included in the National Register of Historic Places or the New Mexico Cultural Properties Register.

6-7(C)(3)(d) Termination of Landmark Status

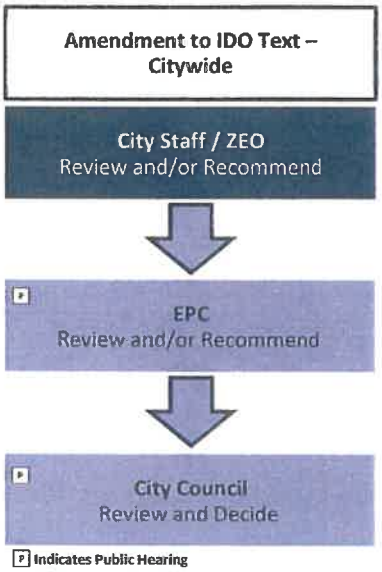
An application to terminate the designation of a site or structure as a City landmark shall be approved if that site or structure no longer meets the criteria used in the designation.

6-7(D) AMENDMENT TO IDO TEXT – CITYWIDE

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(D).

6-7(D)(1) Applicability

This § 14-16-6-7(D) applies to all applications to amend the text of this IDO, except for the following:



6-7(D)(1)(a) Applications to create or amend an HPO zone boundary, the text of an HPO zone, or any standard in this IDO that specifically applies to an HPO zone, which are processed pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

6-7(D)(1)(b) Applications to create or amend any other Overlay zone established in Part 14-16-3, which are processed pursuant to § 14-16-6-7(E) (Amendment to IDO Text – Small Area).

6-7(D)(1)(c) Applications to create or amend any small area established in § 14-16-4-3 (Use-specific Standards), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), which are processed pursuant to § 14-16-6-7(E) (Amendment to IDO Text – Small Area).

6-7(D)(1)(d) Applications to amend the IDO by City Council that are not submitted to the EPC for review and recommendation by the sponsoring City Councilor, which are processed pursuant to § 14-16-6-4(D)(3)(a).

6-7(D)(2) Procedure

6-7(D)(2)(a) The City Planning Department staff shall review the application, and forward a recommendation to the EPC.

6-7(D)(2)(b) If the proposed amendment includes any change to the process of designating HPO zones or landmark structures or sites (as opposed to an amendment to the boundaries or standards applicable in a specific HPO zone), the Historic Preservation Planner shall review and submit staff comments to the EPC.

6-7(D)(2)(c) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council.

6-7(D)(2)(d) The City Council shall conduct a public hearing and shall make a decision on the application.

6-7(D)(3) Review and Decision Criteria

An application for an Amendment to IDO Text – Citywide may be approved if it meets all of the following criteria.

6-7(D)(3)(a) The proposed amendment is consistent with the spirit and intent of the ABC Comp Plan, as amended (including the distinction between Areas of Consistency and Areas of Change), and with other policies and plans adopted by the City Council.

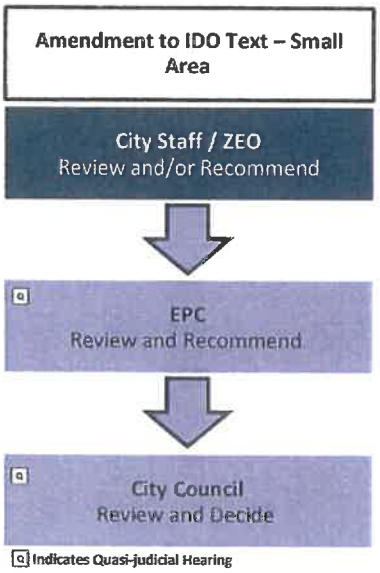
6-7(D)(3)(b) The proposed amendment does not apply to only one lot or development project.

6-7(D)(3)(c) The proposed amendment promotes public health, safety, and welfare.

6-7(E) AMENDMENT TO IDO TEXT – SMALL AREA[373]

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(E).

6-7(E)(1) Applicability



This § 14-16-6-7(E) applies to all applications to amend the text of this IDO to adopt or amend the boundaries of a small area, including any Overlay zone established in Part 14-16-3 or any small area established in § 14-16-4-3 (Use-specific Standards), Part 14-16-5 (Development Standards), or Part 14-16-6 (Administration and Enforcement), and/or to adopt or amend specific regulations that will apply in a small area, except for any of the following:

6-7(E)(1)(a) Applications to create or amend a Historic Protection Overlay zone boundary, the text of an HPO zone, or any standard in this IDO that specifically applies to an HPO zone, which are processed pursuant to § 14-16-6-7(C).

6-7(E)(1)(b) Applications to create or amend Historic Design Standards and Guidelines, which are processed pursuant to § 14-16-6-6(E).

6-7(E)(1)(c) Applications to change the zone district of any properties in a small area, which are processed pursuant to § 14-16-6-7(G) (Zoning Map Amendment – EPC) or § 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.

6-7(E)(1)(d) Applications to amend the IDO by City Council that are not submitted to the EPC for review and recommendation by the sponsoring City Councilor, which are processed pursuant to § 14-16-6-4(D)(3)(a).

6-7(E)(2) Procedure

6-7(E)(2)(a) The City Planning Department staff shall review the application, including any specific regulations applicable to a proposed Overlay zone or small area, and forward a recommendation to the EPC.

6-7(E)(2)(b) If the proposed amendment includes any change to any IDO regulation that applies within an HPO zone boundary (as opposed to an amendment to the boundaries or Historic Design Standards and Guidelines applicable in a specific HPO zone, which would be processed pursuant to § 14-16-6-6(E)), the Historic Preservation Planner shall review and submit staff comments to the EPC.

[373] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend a change to the Amendment of IDO Text – Small Area to allow EPC to decide on adopting or amending CPOs, **Condition #20**. [Spreadsheet Item #M-3]

6-7(E)(2)(c) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council.

6-7(E)(2)(d) The City Council shall conduct a public hearing and shall make a decision on the application.

6-7(E)(2)(e) The Official Zoning Map shall be updated to reflect any adopted or amended boundaries of a small area.

6-7(E)(3) Review and Decision Criteria

An application for an Amendment to IDO Text – Small Area shall be approved if it meets all of the following criteria.

6-7(E)(3)(a) The proposed small area amendment is consistent with the health, safety, and general welfare of the city as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

6-7(E)(3)(b) If the proposed small area amendment is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the proposed amendment would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not allow development that is significantly different from that character. The applicant must also demonstrate that the existing zoning regulations are inappropriate because they meet any of the following criteria.

1. There has been a significant change in neighborhood or community conditions affecting the small area.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

6-7(E)(3)(c) If the proposed small area amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning regulations are inappropriate because they meet at least 1 of the following criteria.

1. There has been a significant change in neighborhood or community conditions affecting the small area that justifies this request.
2. The proposed zoning regulations are more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

6-7(E)(3)(d) If the proposed amendment changes allowable uses, the proposed amendment does not allow permissive uses that would be harmful

to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

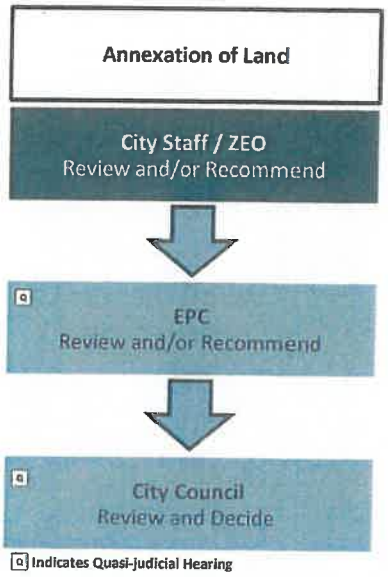
6-7(E)(3)(e) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

6-7(F) ANNEXATION OF LAND

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(F).

6-7(F)(1) Applicability

This § 14-16-6-7(F) applies to all petitions to annex land into the municipal limits of the City that have received approval from Bernalillo County.



6-7(F)(2) Procedure

6-7(F)(2)(a) Review and Decision

1. The City Planning Department staff shall review the application, including any specific regulations applicable to a proposed annexation, and forward a recommendation to the EPC.
2. The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council.
3. The City Council § 14-16-6-4 (General Procedures) shall conduct a public hearing and shall make a decision on the application.

6-7(F)(2)(b) Withdrawal of Petition

1. Persons who petition the City for annexation may withdraw their names and their land from petitioner status at any time before the full City Council votes on the annexation and simultaneous establishment of zoning, but they may not withdraw after that time.
2. Withdrawal of persons or land from annexation petitions does not prevent any person from again petitioning the City for annexation at any time and also does not prevent the City from seeking to annex such land by any legal method in subsequent proceedings.

6-7(F)(3) Review and Decision Criteria

The City Council shall consider the following criteria and may approve an application to annex land into the City ~~at its legislative discretion~~.[374]

6-7(F)(3)(a) Annexation of areas designated in the ABC Comp Plan, as amended, as Established Urban and/or Developing Urban will be approved when the following criteria are met:

[374] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Annexation. [Spreadsheet Item #69]

1. Compliance with City policy regarding land dedication for public facilities is assured.
2. The applicant agrees in writing to at least 1 of the following criteria for timing of capital expenditures for necessary major streets, water, sanitary sewer, and stormwater-handling facilities:
    a. The timing to be per a written City statement of intent as to when it or another public body will be able to provide such capital facilities, such City statement to be issued prior to annexation.
    b. The timing to remain indefinite but a substantial number of years in the future, based on a written City statement, made prior to annexation, that it will provide the facilities but no timing can be assured.
    c. A commitment by the property owner that he/she or his/her successors in interest will, in a manner that satisfies City standards, install and pay for such facilities or cause them to be installed and paid.
3. The anticipated delay in provision of City services is not so far into the future as to be speculative and therefore an unreasonable basis to provide for annexation.
4. The land annexed shall be to some extent contiguous to the City limits, except land owned by the City may be annexed when it is not contiguous where this is allowed by State statutes.
5. The land to be annexed shall have provision for convenient street access to the City.
6. The land to be annexed shall have reasonable boundaries so that providers of public services can easily determine where the City boundary is located and so that public services can be delivered under appropriate service extension policies at reasonable operating and capital cost to the City.
7. City boundaries shall be established along platted lines that clearly define the City limits; annexation plats need not meet all requirements of a subdivision plat as specified in the DPM.

6-7(F)(3)(b) Areas that are designated in the ABC Comp Plan, as amended, as Reserve Development Areas are appropriate for annexation if they create high-quality, mixed-use, largely self-sufficient planned communities. Annexation of such areas will be approved when the following criteria are met:

1. The criteria in Subsection (a) above.
2. Applications are accompanied or preceded by satisfactory plans for each proposed community.

6-7(F)(3)(c) Areas that are designated in the ABC Comp Plan, as amended, as Semi-Urban and as Rural Development Areas are appropriate for

annexation where the Semi-urban and Rural Development Area policies in the ABC Comp Plan are furthered or where the general public welfare clearly is better served by annexation. Zoning appropriate for low-intensity uses shall be assigned. Annexation of such areas will be approved when the following criteria are met:

1. The criteria in Subsection (a) above.
2. Since the eventual annexation of all these areas is unlikely, special care shall be taken to maintain reasonable, compact boundaries in these areas. To this end, the City will not annex such land unless it meets 1 of the following criteria:
   a. Has at least 10 percent of its boundary contiguous to the City boundary.
   b. Does not create an arm of the C'ty's incorporated area that is at any point less than 1,000 feet wide.
3. Barring exceptional conditions, the City will not annex land on one side of a public street without also annexing the land on the other side of the street.
4. The City will not annex land unless appropriate City zone districts are available for regulation of development consistent with planned and appropriate land development patterns.

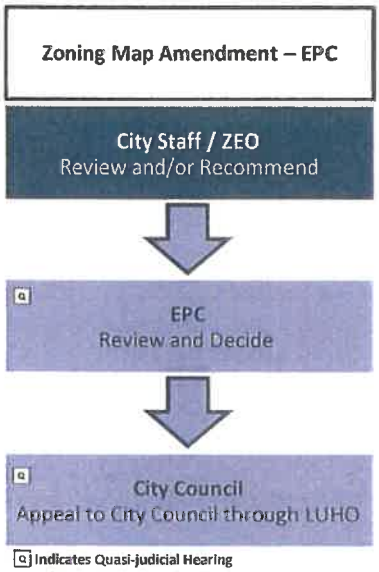
6-7(F)(3)(d) The City may annex land even though some or all of the above policies are not met where the EPC and City Council find that at least 1 of the following applies.

1. There is a particular hazard to the health of persons that would be removed or materially alleviated by the City upon annexation, and that no other adequate and timely remedy for the removal or material alleviation of such hazard is available.
2. City-owned land used for a public purpose is being annexed to better facilitate that use.

6-7(G) ZONING MAP AMENDMENT – EPC

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(G).

6-7(G)(1) Applicability



6-7(G)(1)(a) This § 14-16-6-7(G) applies to any application that would:

1. Amend the Official Zoning Map to change land to the NR-PO-B zone district, regardless of the number of gross acres or designation of Area of Change or Area of Consistency (as shown in the ABC Comp Plan, as amended).
2. Amend the Official Zoning Map to change less than 10 gross acres of land located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended) to a zone district other than NR-PO-B.
3. Amend the Official Zoning Map to change less than 20 gross acres of land located entirely in an Area of Change (as shown in the ABC Comp Plan, as amended) to a zone district other than NR-PO-B.
4. Not create or amend any text or map of any small area, which is processed pursuant to § 14-16-6-7(E) (Amendment to IDO Text – Small Area), or Historic Protection Overlay zone, which is processed pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

6-7(G)(1)(b) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 1 year after the date of final action by the City denying or approving (with or without conditions) a prior application to amend the Official Zoning Map with the same requested change.

6-7(G)(2) Procedure

6-7(G)(2)(a) The City Planning Department staff shall review the application and forward a recommendation to the EPC.

6-7(G)(2)(b) If the application is for a zone change to an MX-FB, NR-SU, or PD zone district, the associated Site Plan – EPC shall be reviewed and decided simultaneously pursuant to all applicable provisions of § 14-16-6-6(I) (Site Plan – EPC). A denial of either requested action shall result in the denial of all associated requests.

6-7(G)(2)(c) The EPC shall conduct a public hearing on the application and shall make a decision on the application.

6-7(G)(2)(d) If the application is for a zone change from an NR-BP zone district to another zone district, and the subject property is within an area with an approved Master Development Plan, the applicant may amend the Master Development Plan pursuant to § 14-16-6-4(X)(3) (Major Amendments) concurrently to remove the subject property from the Master Development Plan boundary or to add standards to the Master Development Plan relating to the subject property.

1. The City may impose a condition for the applicant to amend the Master Development Plan.
2. If no amendment to the Master Development Plan is made, the property will continue to be subject to relevant standards in the Master Development Plan in addition to any standards applicable to the new zone district.

6-7(G)(2)(e) The City shall provide a zoning certificate to the applicant that documents the new zone district designation after any City-level appeal possibilities have been concluded and all conditions of approval have been met.

6-7(G)(2)(f) If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued.

6-7(G)(2)(g) A final decision by EPC can be protested pursuant to § 14-16-6-7(H)(1)(b), in which case, the application shall proceed through the process set forth in § 14-16-6-7(H)(2)(j).

6-7(G)(2)(h) If the Zoning Map Amendment is approved, the applicant may develop with an approved Site Plan, pursuant to the applicability, procedures, and criteria in § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC) and the requirements for that zone district.

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria.

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit

development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria.

1. There was a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in § 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

6-7(G)(3)(e) The C'ty's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-

approved Development Agreement between the City and the applicant.

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a strip of land along a street (i.e., create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 of the following applies.

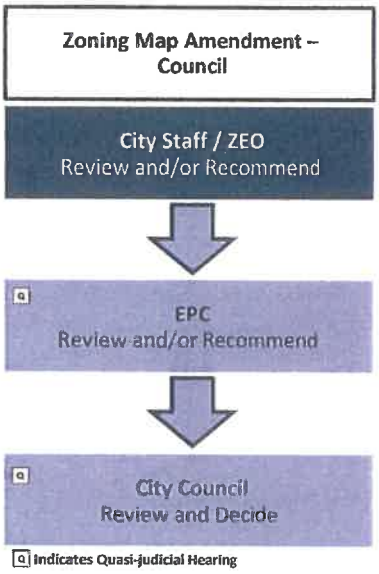
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

6-7(H) ZONING MAP AMENDMENT – COUNCIL

All applicable provisions of § 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this § 14-16-6-7(H).

6-7(H)(1) Applicability

This § 14-16-6-7(H) applies to any of the following:



6-7(H)(1)(a) An application that would amend the Official Zoning Map to change 10 gross acres of land or more located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended) or 20 gross acres of land or more in any zone district located entirely in an Area of Change (as shown in the ABC Comp Plan, as amended) to a zone district other than NR-PO-B.

6-7(H)(1)(b) Pursuant to § 3-21-6 NMSA 1978, an application for a Zoning Map Amendment – EPC for which a protest of the final action has been received within 15 calendar days of the Notice of Decision that meets both of the following criteria.

1. All of the equitable owners of land that comprises at least 20 percent of the area proposed for change or 20 percent of the area within 100 feet in any direction (excluding public right-of-way) of the area proposed for change have protested in writing the proposed Zoning Map Amendment.
2. The persons filing the protest have shown that this § 14-16-6-7(H)(1)(b) applies through clear and convincing evidence.

6-7(H)(1)(c) An application to amend the Official Zoning Map by any entity other than the City may not be submitted within 1 year after the date of final action by the City denying or approving (with or without conditions) a prior application to amend the Official Zoning Map with the same requested change.

6-7(H)(2) Procedure

6-7(H)(2)(a) City Planning Department staff shall review the application, including any specific regulations applicable to a proposed Overlay zone, and forward a recommendation to the EPC.

6-7(H)(2)(b) The EPC shall conduct a public hearing on the application and shall make a recommendation to the City Council.

6-7(H)(2)(c) The City Council shall conduct a public hearing and make a decision on the application.

6-7(H)(2)(d) If the application is for a zone change to an MX-FB, NR-SU, or PD zone district, the associated Site Plan – EPC shall be reviewed and decided simultaneously pursuant to all applicable provisions of § 14-16-6-6(I) (Site Plan – EPC). A denial of either requested action shall result in the denial of all associated requests.

6-7(H)(2)(e) If the application is for a zone change to the NR-BP zone district, an associated Master Development Plan shall be reviewed and decided simultaneously, pursuant to all applicable provisions of § 14-16-6-6(F) (Master Development Plan). A denial of either requested action shall result in denial of all associated requests.

6-7(H)(2)(f) If the application is for a zone change to the PC zone district, a Framework Plan shall be reviewed and decided simultaneously and the approved Framework Plan shall be binding on future development on all property within the PC zone district.

6-7(H)(2)(g) If the application is for a zone change from an NR-BP zone district to another zone district, and the subject property is within an area with an approved Master Development Plan, the applicant may amend the Master Development Plan pursuant to § 14-16-6-4(X)(3) (Major Amendments) concurrently to remove the subject property from the Master Development Plan boundary or to add standards to the Master Development Plan relating to the subject property.

1. The City may impose a condition for the applicant to amend the Master Development Plan.
2. If no amendment to the Master Development Plan is made, the property will continue to be subject to relevant standards in the Master Development Plan in addition to any standards applicable to the new zone district.

6-7(H)(2)(h) If the Zoning Map Amendment will result in a zone boundary that does not coincide with a lot line (i.e., create a floating zone line), the applicant shall obtain a Subdivision of Land – Minor or a Subdivision of Land – Major, as applicable, to establish lot lines that coincide with the zone boundary before a zoning certificate will be issued.

6-7(H)(2)(i) The City shall provide a zoning certificate to the applicant that documents the new zone district designation after any conditions of approval have been met.

6-7(H)(2)(j) If a protest has been received pursuant to § 14-16-6-7(H)(1)(b), the application shall be processed as a Zoning Map Amendment – Council.

1. The final action of the EPC becomes the recommendation to City Council.
2. The application may only be approved if a majority of the membership of the City Council vote to approve the request.

6-7(H)(2)(k) If the Zoning Map Amendment is approved, the applicant may develop with an approved Site Plan, pursuant to the applicability, procedures, and criteria in § 14-16-6-5(G) (Site Plan – Administrative) or § 14-16-6-6(I) (Site Plan – EPC) and the requirements for that zone district.

6-7(H)(3) Review and Decision Criteria

An application for a Zoning Map Amendment – Council shall be approved if it meets all of the following criteria, as applicable:

6-7(H)(3)(a) The criteria for approval of a Zoning Map Amendment – EPC in § 14-16-6-7(G)(3).

6-7(H)(3)(b) If the application is for the creation or amendment of an NR-BP zone district, all of the following criteria.

1. The NR-BP zone district and Master Development Plan will result in an internally coordinated system of land uses, development intensities, and open spaces that is more consistent with the adopted ABC Comp Plan, as amended, that is visually more attractive to surrounding areas, and that promotes economic development of the city better, than could be achieved without the NR-BP zone district.
2. The NR-BP zone district and Master Development Plan will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing systems.
3. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to existing City residents or increasing financial burdens on existing City residents, or the applicant has made adequate financial commitments to ensure this result.

6-7(H)(3)(c) If the application is for the creation or amendment of a PC zone district, all of the following criteria.

1. The proposed amendment and related Framework Plan meet any criteria for approval for a Planned Community adopted by City Council.
2. The Framework Plan for the property will result in street, circulation, open space, and storm drainage systems that connect and integrate with the City's existing system.
3. The Framework Plan for the property accommodates reasonably anticipated growth of the City in a manner that is more consistent with the ABC Comp Plan, as amended, than the accommodation of such growth that could be achieved without the PC zone district.
4. The City and other service providers have adequate infrastructure and public service capacity to serve the proposed development without decreasing service quality to

existing City residents or increasing financial burdens on existing City resident, or the applicant has made adequate financial commitments to ensure this result.

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6-8 NONCONFORMITIES

6-8(A) PURPOSE

The purpose of this § 14-16-6-8 is to regulate land uses, buildings, lots, signs, and site features that were legally established, but that do not conform to the requirements of this IDO due to some action of the government (collectively "nonconformities"). These regulations are intended to reduce or eliminate over time any nonconformity that does not meet the regulatory standards of the IDO and/or the goals of the ABC Comp Plan, as amended, and that creates adverse impacts on the surrounding area or the city.

6-8(B) APPLICABILITY

6-8(B)(1) General Applicability

The regulations in this § 14-16-6-8 apply to land uses, buildings, lots, signs, and site features, including:

6-8(B)(1)(a) Those that were legally established prior to the effective date of this IDO but that become nonconforming due to the adoption of this IDO.

6-8(B)(1)(b) Those that were legally established after the effective date of this IDO but that become nonconforming due to the adoption of a future amendment to this IDO.

6-8(B)(2) Authority to Continue

6-8(B)(2)(a) General Nonconformities

Nonconformities that in general do no harm to the surrounding area may be allowed to continue or expand based on the regulations and criteria of this § 14-16-6-8 in order to preserve the integrity of a neighborhood and prevent adverse impacts resulting from unused buildings or vacant lots.

6-8(B)(2)(b) Timeframes for Compliance

Where the IDO establishes timeframes for compliance, the effective date of this IDO shall mark the beginning of the timeframe unless specified otherwise in this IDO or another adopted City Ordinance in ROA 1994.

6-8(B)(2)(c) Nonconforming Use of Land or a Structure in the APO Zone

Notwithstanding Subsections (a) and (b) above, the City shall not grant any permit or approval under this IDO that would allow a nonconforming use of a lot or structure to become a greater hazard or obstruction to air navigation than it was on the effective date of this IDO or any relevant amendments to this IDO.

6-8(C) NONCONFORMING USES

6-8(C)(1) Authority to Continue

Unless specified otherwise in this § 14-16-6-8 or elsewhere in this IDO, the nonconforming use of land or a structure shall be allowed to continue regardless of any change in ownership or occupancy of the use, until that use is discontinued or another provision of this § 14-16-6-8 requires the termination of the use.

6-8(C)(2) Repair and Maintenance

A structure containing a nonconforming use may be maintained, repaired, or altered, with limits on expansion pursuant to § 14-16-6-8(C)(4) (Expansion of Nonconforming Use).

6-8(C)(3) Discontinuance of Nonconforming Use

6-8(C)(3)(a) Except as noted in Subsection (b) below, when a nonconforming use of land or a structure is discontinued for a period of 2 years, any later use shall only be an allowable use as specified in Table 4-2-1 for the zone district in which the property is located.

6-8(C)(3)(b) When a nonconforming residential use of a single-family ~~detached~~[375] dwelling located in any Mixed-use or Non-residential zone district is discontinued for 5 years, any later use shall only be an allowable use as specified in Table 4-2-1 for the zone district in which the property is located.

6-8(C)(3)(c) Neither the intention of the owner nor that of anybody else to use a lot or part of a lot for any nonconforming use, nor the fact that the lot or part of a lot may have been used by a makeshift nonconforming use shall prevent the ZEO from determining that the use has been discontinued for the purposes of this § 14-16-6-8(C)(3).

6-8(C)(4) Expansion of Nonconforming Use

A nonconforming use of land or a structure shall not be expanded, except that the portion of a structure or land containing a nonconforming use may be expanded in size if approved by the ZHE pursuant to § 14-16-6-6(C).

6-8(C)(5) Change in Nonconforming Use

A nonconforming use of land or a structure may be changed to another use equally or more restrictive than the immediately preceding nonconforming use, as determined by the ZEO.

6-8(C)(6) Helipads

A helipad shown on a Site Plan approved by the EPC prior to March 5, 2000, shall be deemed conforming.

6-8(C)(7) Mobile Home Dwellings

6-8(C)(7)(a) A single mobile home dwelling on an individual lot outside of the R-MC zone district is a nonconforming use and shall be removed.

6-8(C)(7)(b) A nonconforming use of land and incidental structures consisting of a mobile home development may remain for the life of the structures, which shall never be more than 30 years, but only if all of the following provisions apply.

1. This use does not cease operation for a period of 1 year.
2. Any private street system servicing the mobile home dwellings is paved at least to a standard approved by the City Engineer

[375] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

according to the applicable standards of this IDO and related DPM standards and criteria, even though there may be no new subdivision.

3. Mobile home dwellings are skirted with materials similar in appearance and durability to the siding of the mobile home, or the unit is situated at ground level, within 2 years of the use becoming nonconforming.

6-8(C)(7)(c) Any additional development on a lot that includes 1 or more mobile home dwellings shall conform to the regulations in this IDO.

6-8(C)(7)(d) For changes of use or rezoning of developments that include mobile homes that will result in expiration or termination of resident occupancy, the standards in § 14-16-2-3(C)(3)(g) (R-MC Zone District Standards) apply, regardless of the zone district the development is in.

6-8(D) NONCONFORMING STRUCTURES

6-8(D)(1) Authority to Continue

6-8(D)(1)(a) Unless specified otherwise in this § 14-16-6-8, a nonconforming structure shall be allowed to continue to be used, regardless of any change in ownership or occupancy of the structure, unless another provision of this § 14-16-6-8 requires the termination of the use.

6-8(D)(1)(b) Mobile home dwellings are subject to provisions in § 14-16-6-8(C)(7) (Mobile Home Dwellings).

6-8(D)(1)(c) Signs are subject to provisions in § 14-16-6-8(F) (Nonconforming Signs).

6-8(D)(2) Repair and Maintenance

A nonconforming structure may be maintained, repaired, or altered, but no maintenance, repair, or alteration may increase the extent of nonconformance.

6-8(D)(3) Height Nonconformance

A structure nonconforming as to height standards ~~regulations~~[376] cannot be added to or enlarged unless the addition or enlargement conforms to all the regulations of the zone district in which it is located.

6-8(D)(4) Setback Nonconformance

A structure nonconforming as to setback standards ~~regulations~~[377] cannot be added to or enlarged unless the addition conforms to all the regulations of the zone district in which the structure is located.

[376] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]
[377] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

6-8(D)(5) Expansion of Nonconforming Structure

A nonconforming structure may be expanded in size, provided that the expansion will not increase an existing nonconformity or create a new nonconformity, if approved by the ZHE pursuant to § 14-16-6-6(C).

6-8(D)(6) Relocation of Nonconforming Structure

A nonconforming structure may be moved in whole or in part to another location on the lot, provided that the moving will make it nonconforming to a lesser extent.

6-8(D)(7) Damage

A nonconforming structure that is damaged through natural or other causes may be restored, provided that the restoration is started within 6 months of the damage and is continued diligently to completion, unless the ZEO determines that the continued use of the structure creates a significant threat to public health or safety, even after repairs that meet the requirements in Articles 14-1, 14-2, and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes, Fire Code, and Uniform Housing Code) are made.

6-8(D)(8) Walls and Fences

6-8(D)(8)(a) A nonconforming wall or fence may remain for the life of the structure, except that a wall or fence nonconforming because it is in a clear sight triangle may remain only if the City Engineer gives and does not withdraw a written opinion that the wall or fence is not a traffic hazard.

6-8(D)(8)(b) Walls or fences partially or completely constructed of barbed tape, barbed wire, razor wire, or similar materials where these materials are not allowed pursuant to § 14-16-5-7(E)(1)(c) are considered illegal and shall be removed within the following timeframes:

1. For Residential and Non-residential zone districts, as specified by the Code Enforcement Division of the City Planning Department in notice provided to the property owner.
2. For Mixed-use zone districts, by January 1st, 2028.

6-8(D)(9) Airport Protection Overlay (APO) Zone

6-8(D)(9)(a) Whenever the ZEO determines that a nonconforming structure located in the APO has been abandoned or that more than 80 percent of the structure has physically deteriorated, decayed, or demolished, such structure or obstruction shall be discontinued, demolished, and removed by the owner.

6-8(D)(9)(b) No permit shall be granted that would allow a permanent or temporary nonconforming structure to exceed the applicable height limit or otherwise deviate from standards in § 14-16-3-3 (Airport Protection Overlay Zone) or any other applicable standards of this IDO.

6-8(E) NONCONFORMING LOTS

A lot that does not meet minimum lot size or width requirements for the zone district where it is located, particularly § 14-16-5-1(C)(2) (Contextual Residential Development in Areas of

Consistency), may be used without a Variance if the lot was legally created and placed on the records of the County and the use of the property is permissive, has an approved conditional use, or is legally nonconforming. At least 1 of the following must also apply.

6-8(E)(1) The existing structure(s) on the property is allowed or legally nonconforming.

6-8(E)(2) Any new structure or outdoor use proposed for the lot meets all of the following provisions:

6-8(E)(2)(a) Complies with the dimensional standards for the zone district where the lot is located to the maximum extent practicable.

6-8(E)(2)(b) Does not exceed the maximum building height allowed in the zone district where the lot is located.

6-8(E)(2)(c) Does not include any encroachments that would not be allowed pursuant to Table 5-1-4.

6-8(E)(3) Lots legally nonconforming to minimum lot width or minimum lot size requirements in the R-MH zone district shall be developed governed by the R-ML zone district standards in all respects; no Variance is required for such development.

6-8(F) NONCONFORMING SIGNS

6-8(F)(1) Authority to Continue

6-8(F)(1)(a) A nonconforming sign shall be allowed to continue in use, regardless of any change in ownership or occupancy of the structure, for the life of the physical sign structure in the size, height, lighting/illumination type, and configuration that existed at the time it became nonconforming, unless Subsection (b) below applies.

6-8(F)(1)(b) If 1 or more of the signatories to a Joint Sign Premises agreement withdraws from the agreement, the sign automatically becomes illegal and is subject to the provisions of § 14-16-6-9(C) (Enforcement).

6-8(F)(2) Repair and Maintenance

A nonconforming sign may be maintained, repaired, or altered, but no maintenance, repair, or alteration may increase the extent of nonconformance.

6-8(F)(3) Modification

6-8(F)(3)(a) Any modification of size, height, lighting/illumination type, or configuration or any replacement of the sign face shall conform to all requirements of § 14-16-5-12 (Signs) and all other applicable requirements of this IDO.

6-8(F)(3)(b) Conversion of a non-electronic nonconforming sign to an electronic sign is prohibited unless the erection of a new electronic sign with the same size, height, and configuration as the nonconforming sign in that location would be allowed under § 14-16-5-12(H) (Electronic Signs).

6-8(G) NONCONFORMING SITE FEATURES

6-8(G)(1) Authority to Continue[378]

Except for property acquired by government entities (addressed in § 14-16-6-8(H)), a lot that does not comply with the standards of this IDO in the following Sections may continue to be used and occupied, and uses may be changed or expanded as allowed by other provisions of this § 14-16-6-8, notwithstanding those nonconformities, unless and until the gross floor area of the primary building on the lot is expanded pursuant to the criteria in § 14-16-6-6(C) (Expansion of Nonconforming Use or Structure), at which time any portion of the lot affected by the expansion shall be brought into compliance with any relevant standards in these Sections, unless specified otherwise in this IDO:

6-8(G)(1)(a) § 14-16-4-3 (Use-specific Standards).

6-8(G)(1)(b) § 14-16-5-3 (Access and Connectivity).

6-8(G)(1)(c) § 14-16-5-5 (Parking and Loading).

6-8(G)(1)(d) § 14-16-5-6 (Landscaping, Buffering, and Screening).

6-8(G)(1)(e) § 14-16-5-7 (Walls and Fences).

6-8(G)(1)(f) § 14-16-5-8 (Outdoor and Site Lighting).

6-8(G)(1)(g) § 14-16-5-9 (Neighborhood Edges), except for the Building Height Stepdown provision.

6-8(G)(2) Front Yard Parking

Parking on areas other than allowed pursuant to § 14-16-5-5(F)(1)(a)6 is illegal, and such parking shall be discontinued within the timeframe specified by Code Enforcement in notice provided to the property owner, with the following exceptions.

6-8(G)(2)(a) Front Yard Parking Areas in Existence Prior to June 17, 2007

1. Front yard parking areas that do not satisfy the requirements of this IDO that were improved for and specifically dedicated to use as a front yard parking area prior to June 17, 2007 (when City Council adopted O-07-61, which first regulated front yard parking), and that otherwise satisfied the requirements of all applicable regulations in place at the time of their installation, may continue to be used as front yard parking areas pursuant to the provisions of this IDO governing nonconforming uses and structures.
    a. For the purposes of this § 14-16-6-8(G)(3), "improvements" include either impervious surfaces, such as concrete or asphalt, or all-weather pervious surfaces, such as recycled asphalt, compacted crusher fines, or compacted angular stone. In order to enjoy nonconforming status under this § 14-16-6-8, any such improvements must have been installed for and be

[378] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

suitable for the specific purpose of front yard parking and maneuvering.

b. Where low-density residential development has an existing, improved front yard parking area, parking on unimproved surfaces such as dirt, grass, or landscape areas, or on surfaces that were improved for any purpose other than front yard parking, including but not limited to decorative gravel areas, patios, or pedestrian walkways, shall be discontinued regardless of the year of development of the property or improvement.

2. Where any existing low-density residential development lacks an improved front yard parking area, and improved front yard parking areas were not required at the time of the unit's initial development, such residential unit may continue to use a portion of the front yard for parking subject to the size and area limitations in § 14-16-5-5(F)(2)(a)1.

6-8(G)(2)(b) Lawful Improvements Installed between June 17, 2007 and the Effective Date of this IDO

Front yard parking areas that do not satisfy the requirements of this IDO but that satisfied the requirements of all applicable regulations in place between June 17, 2007 and the effective date of this IDO may continue to be used for front yard parking pursuant to this § 14-16-6-8.

6-8(G)(3) Landscaping in the APO Zone

No native vegetation or landscaping in the APO zone shall be allowed to exceed the applicable height limit or otherwise deviate from standards in § 14-16-3-3 (Airport Protection Overlay Zone) or any other applicable standards of this IDO.

6-8(G)(4) Outdoor and Site Lighting

6-8(G)(4)(a) Outdoor and site lighting that does not satisfy the requirements of this IDO and that requires investment in electrical work or a new luminaire shall be considered nonconforming until January 1, 2034.

6-8(G)(4)(b) After January 1, 2034, unless otherwise specified in this IDO, all outdoor luminaries that do not satisfy the requirements of this IDO must be replaced or retrofitted to comply.

6-8(H) PROPERTY ACQUISITION BY GOVERNMENT ENTITIES

No property shall be considered nonconforming solely because it fails to meet applicable lot size or dimensional standards if the reason for those failures is the acquisition of part of the property by an exercise of eminent domain or a transfer to a governmental body as an alternative to an exercise of eminent domain.

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6-9 VIOLATIONS, ENFORCEMENT, AND PENALTIES

6-9(A) PURPOSE

This § 14-16-6-9 describes what is a violation of this IDO, how the standards and requirements of this IDO will be enforced, and what penalties the City may impose for different types of violations of this IDO.

6-9(B) VIOLATIONS

The following activities and actions are a violation of this IDO and are subject to the enforcement and penalty provisions of this IDO and Part 1-1-99 of ROA 1994 (General Penalty):

6-9(B)(1) A building or structure erected, constructed, reconstructed, altered, repaired, converted, or maintained in violation of this IDO.

6-9(B)(2) Any building, structure, or land used in violation of this IDO.

6-9(B)(3) Providing false or misleading information in an application for any permit or approval.

6-9(B)(4) Failure to comply with the terms or conditions attached to any permit or approval issued pursuant to this IDO.

6-9(B)(5) Dividing or re-dividing land within the city into lots for sale or development without an approval required by this IDO or recording any plat that has not been approved by the City pursuant to this IDO with the County Clerk.

6-9(B)(6) Transferring or conveying a lot created by subdivision without the approval of a final plat of such subdivision and recording that plat with the County Clerk, unless the lot resulted from an exercise of eminent domain or purchase under threat of an exercise of eminent domain. Public agencies shall record plats reflecting acquisitions and transfer of property resulting from an exercise of eminent domain or purchase under threat of an exercise of eminent domain within 6 months of the decision by the court or the purchase, as applicable.

6-9(B)(7) Grading or other alteration of a site without meeting the following requirements, as applicable: [379]

- 6-9(B)(7)(a) Approval of a ~~preliminary~~ plat, if the grading or site alteration is related to a proposed subdivision.
- 6-9(B)(7)(b) Approval of a drainage plan or report, or a determination by the City Engineer that no such plan or report is required.
- 6-9(B)(7)(c) Compliance with the provisions of a drainage plan or drainage report or to the requirements of a ~~preliminary or final~~ plat, approved pursuant to this IDO.
- 6-9(B)(7)(d) Obtaining all required permits pursuant to Part 9-5-1 of ROA 1994 (Air Quality Control Board).

6-9(B)(8) Failure to immediately cease demolition, development, or land disturbance activity upon the discovery of an archaeological resource.

[379] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

6-9(B)(9) Failure to pay any required impact fees as specified by Article 14-19 of ROA 1994 (Impact Fees) and any associated procedures in the DPM.

6-9(B)(10) Removing or defacing any posted sign required for public notice after it is posted until the required duration of the sign posting is complete.

6-9(C) ENFORCEMENT[380]

6-9(C)(1) Authority to Enforce

6-9(C)(1)(a) The ZEO has the authority and duty to enforce this IDO pursuant to § 14-16-6-2(B)(1)(c) (Zoning Enforcement Officer).

6-9(C)(1)(b) A permit, license, or certificate issued in conflict with the provisions of this IDO is void.

6-9(C)(1)(c) In enforcing the requirements of this IDO the City may use any enforcement powers allowed by the State of New Mexico, in any order. The choice of one method of enforcement does not foreclose the City from pursuing others later if the violation is not remedied.

6-9(C)(1)(d) Without limiting the generality of Subsection (c) above, the City may enforce this IDO through any of the following powers:

1. To institute proceedings to prevent the unlawful action.
2. To deny, delay, or withhold permits and approvals.
3. To revoke permits and approvals after giving the property owner or applicant notice of intent to revoke the permit or approval.
4. To issue a stop work order requiring that all work on a property or structure or operation of a use that is in violation of this IDO cease, or if a violation is suspected but not known, then until the existence or absence of the violation can be confirmed.
5. To require the immediate abatement of any use or the vacation or removal of a structure that creates a threat to the public health and safety or to the health and safety of those in or around the use or structure.
6. To order the removal of any sign or violating portion of a sign that is erected or maintained in violation of this IDO.
   a. At least 10 calendar days' notice in writing shall be given to the owner of such sign, or of the structure or premises on which such sign is located, to remove the sign or to bring it into compliance with this IDO.
   b. Upon failure to remove the sign or to comply with this notice, the ZEO shall have the sign removed.
   c. Any cost of removal incurred by the City shall be assessed to the owner of the property on which such sign is located and may be collected in the manner of ordinary debt or in

[380] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Administrative Civil Enforcement Procedures. [Spreadsheet Item #70]

the manner of taxes, and such charge shall be a lien on the property.

7. To terminate all or part of a Site Plan where the applicant has used the property or constructed improvements in violation of the terms and conditions attached to an approved Site Plan.
   a. If an approved Site Plan has been partially developed, the termination shall only apply to the undeveloped portion of the property, and any termination of a part of the Site Plan shall not adversely affect or impose additional requirements on the developed lots.
   b. Termination of all or part of a Site Plan does not preclude approval of a similar plan at a later date.
   c. If a Site Plan is terminated, the City shall review applicable Infrastructure Improvements Agreements (IIAs) or development agreements to determine necessary amendments to such agreements and/or release of any financial guarantee pursuant to § 14-16-6-4(R) (Required Improvements and Financial Assurance).
8. To terminate all or part of a Master Development Plan where constructed improvements are in violation of the terms and conditions attached to an approved Master Development Plan, pursuant to provisions a through c in § 14-16-6-9(C)(1)(d)7 for a Site Plan above.
9. To impose civil and criminal penalties as allowed by New Mexico law.

6-9(C)(2) Notice and Timing of Enforcement

6-9(C)(2)(a) The City shall attempt to give the property owner, agent, or occupant of a lot or a building that contains a violation of this IDO written notice of the violation and a reasonable amount of time, no sooner than 15 days, to cure the violation(s).

6-9(C)(2)(b) The property owner, agent, or occupant may request additional time (beyond that allowed by this IDO or the Notice of Violation) to cure a violation, and the ZEO may approve additional time to cure for good cause shown.

6-9(C)(2)(c) If the ZEO determines that a violation of the IDO has not been adequately cured within a reasonable time after an initial Notice of Violation has been issued, the ZEO may issue a Notice of Administrative Civil Enforcement.

1. The penalty stated in the Notice of Violation shall be assessed. A separate civil penalty may be assessed for each uncured violation of the IDO.
2. The civil penalty assessed shall be $500 for each failure to cure IDO violations.
3. Failure to pay the civil penalty, appeal the civil penalty, or prevail at an administrative hearing challenging the civil

penalty shall allow the ZEO to place a lien in the amount of the civil penalty upon the subject property. The ZEO may collect on the civil penalty through any method allowed by law.

4. Administrative civil enforcement under this Section does not preclude any other enforcement action authorized by law.

6-9(C)(2)(d) The written notices required under § 14-16-6-9(C)(2) shall include, at a minimum, all of the following information:

1. The name and contact information of the individual(s) believed to be responsible for the violation.
2. The physical address or legal description of the location where the violation(s) have occurred or are occurring.
3. A description of the violation(s), including citations to the IDO Sections believed to have been violated and the facts indicating that such Sections are being violated.
4. A description of the actions or penalties that are sought by the ZEO for the violation(s).
5. A specific, reasonable timeframe for the violations to be cured without additional penalty.
6. A statement advising that any person having any title or legal interest in the subject property may appeal the notice to the Office of Administrative Hearings, provided all of the following:
   a. The appeal is made in writing.
   b. The appeal is filed with the Office of the Administrative Hearings within 15 days of service of notice.
   c. Failure to timely appeal the notice shall constitute a waiver of the right to appeal.
7. The address, email, and telephone number to contact the ZEO or appropriate City Department for additional information and for delivery of any responses to the allegations.

6-9(C)(2)(e) Notice provided under § 14-16-6-9(C)(2) shall be served to all individuals listed on the Notice of Violation by the ZEO through any of the following means:

1. Personal service upon the individual(s) or their attorney or duly authorized agent(s).
2. First class mail, return receipt requested. Mailed notice shall be effective on the date of mailing.
3. Conspicuous posting within the frontage of the property where the violation has occurred for a period of at least 30 days. Removing or otherwise tampering with this posting is a violation of this IDO pursuant to § 14-16-6-9(B)(10).

6-9(C)(2)(f) If the individual(s) responsible for the violation are difficult to determine or if the individual(s) are different from the property owner of record, as determined by the Bernalillo County Assessor,

a copy of the notice shall be provided to the property owner of record and posted on the property.

6-9(C)(2)(g) The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this Section.

6-9(C)(3) Inspectorial Searches by Consent

6-9(C)(3)(a) Within the scope of his/her authority, the ZEO or authorized zoning inspectors may conduct an inspectorial search, with the voluntary consent of an occupant or custodian of the premises or vehicles to be inspected, who reasonably appears to the ZEO or the inspector to be in control of the places to be inspected or otherwise authorized to give such consent.

6-9(C)(3)(b) Before requesting consent for an inspectorial search, the ZEO or inspector shall inform the person to whom the request is directed of the authority under and purposes for which the inspection is to be made and shall, upon demand, exhibit an identification card or official City document evidencing their authority to make such inspections.

6-9(C)(3)(c) Inspections undertaken pursuant to this § 14-16-6-9(C)(3) shall be carried out with due regard for the convenience and privacy of the occupants, and during the daytime unless, because of the nature of the premises, the convenience of the occupants, the nature of the possible violation or other circumstances, there is a reasonable basis for carrying out the inspection at night.

6-9(C)(3)(d) Unless advance notice would be likely to cause the suspected violation to be temporarily eliminated so as to frustrate enforcement, notice of the purpose and approximate time of an inspectorial search of an area not open to the general public shall be sent to the occupants or custodians of premises or vehicles.

6-9(C)(4) Inspectorial Searches without Consent

6-9(C)(4)(a) Upon sufficient showing that required consent to an inspectorial search has been refused or is otherwise unobtainable within a reasonable period of time, the ZEO may make application to the district court for an inspection order/search warrant. Such application shall be made to a district court having jurisdiction over the premises or vehicle to be searched. Such application shall set forth the following information:

1. The particular vehicle(s), premises, or portion of a vehicle or premises sought to be inspected.
2. That the owner or occupant of the premises or vehicle(s), has refused entry.
3. That inspection of the premises or vehicle(s) is necessary to determine whether they comply with the requirements of this IDO.

4. Any other reason necessitating the inspection, including knowledge or belief that a particular condition exists in the premises or vehicle(s) which constitutes a violation of this IDO.
5. That the ZEO or inspector is authorized by the City to make the inspection.

6-9(C)(4)(b) The application shall be granted and the inspection order/search warrant issued upon a sufficient showing that inspection in the area in which the premises or vehicles in question are located, or inspection of the particular premises or vehicles, is in accordance with reasonable legislative or administrative standards, and that the circumstances of the particular inspection for which application is made are otherwise reasonable. The district court shall make and keep a record of the proceedings on the application and enter thereon its finding in accordance with the requirements of this Section.

6-9(C)(4)(c) The ZEO or inspector executing the inspection order/search warrant shall, if the premises or vehicle in question are unoccupied at the time of execution, be authorized to use such force as is reasonably necessary to enter and make the inspection.

6-9(C)(4)(d) After execution of the order or after unsuccessful efforts to execute the order, as the case may be, the ZEO shall return the order to the district court with a sworn report of the circumstances of execution or failure to execute the order.

6-9(C)(5) Appeals of Administrative ~~Civil~~ Enforcement

The property owner, agent, or occupant of a lot or a building who has been issued a Notice pursuant to § 14-16-6-9(C)(2) may appeal the Notice to the Office of Administrative Hearings. The request for appeal and the hearing shall comply with the procedures outlined in the Independent Hearing Office Ordinance (ROA 1994 Part 2-7-8). ~~If the ZEO determines that a violation of the IDO has not been adequately cured within a reasonable time after an initial notice has been issued pursuant to § 14-16-6-9(C)(2), the ZEO may pursue administrative civil enforcement pursuant to this § 14-16-6-9(C)(5). Such administrative civil enforcement does not preclude any other enforcement action authorized by law.~~

~~**6-9(C)(5)(a) Notice of Administrative Civil Enforcement**~~

~~If the ZEO chooses to pursue administrative civil enforcement, the ZEO shall prepare and serve a written notice that includes all of the following information:~~

~~1. The name and contact information of the individual(s) believed to be responsible for the violation.~~
~~2. The physical address or legal description of the location where the alleged violations have occurred or are occurring.~~
~~3. A description of the alleged violation(s), including citations to the IDO Sections believed to have been violated and the facts indicating that such Sections are being violated.~~

~~4. A description of the actions or penalties that are sought by the ZEO for the alleged violation(s).~~

~~5. A statement that the notice will be immediately filed with the City Office of Administrative Hearings within 3 business days and that a hearing on the matter will be scheduled between 15 and 45 calendar days after the office receives the notice.~~

~~6. The address, email, and telephone number to contact the ZEO or appropriate City department for additional information and for delivery of any responses to the allegations.~~

6-9(C)(5)(b) Notice of Hearing

1. The City Office of Administrative Hearings shall schedule a hearing on all matters in ~~for~~ which ~~it has received~~ a Notice of Violation or Notice of Administrative Civil Enforcement has been appealed between 15 and 45 calendar days after the office receives the request for appeal ~~notice~~ pursuant to the Independent Hearing Office Ordinance (ROA 1994 Part 2-7-8).
2. A Notice of Hearing may be served by any employee or agent of the City, including the ZEO or any sworn officer of the Albuquerque Police Department.
3. The Notice of Hearing shall be served to all individuals listed on the Notice of Violation or Notice of Administrative Civil Enforcement and the ZEO through any of the ~~following~~ means specified in § 14-16-6-9(C)(2)(e).

   ~~a. Personal service upon the person(s) or their attorney or duly authorized agent(s).~~

   ~~b. First class mail, return receipt requested.~~

   ~~c. Conspicuous posting within the frontage of the property where the alleged violation has occurred for a period of at least 30 days. It is unlawful for any person to remove or otherwise tamper with this posting, and any removal or tampering of the notice is punishable pursuant to the criminal penalties of Part 1-1-99 of ROA 1994 (General Penalty).~~

4. The notice of hearing shall include all of the following information:
   a. The date, time, and location of the hearing.
   b. The name of the hearing officer scheduled to preside of the matter.
   c. Contact information for the City Office of Administrative Hearings where individuals may request additional information.
   d. A brief description of the nature and purpose of the hearing.

5. If a resolution is reached before a scheduled hearing, the ZEO shall request~~, as soon as possible,~~ that the hearing be cancelled. The City Office of Administrative Hearings shall provide notice that the hearing has been cancelled to all individuals listed on the notice of administrative civil enforcement and any other parties to this matter by email or first class mail.
6. If the terms of the resolution are not met by the alleged violator(s) to the satisfaction of the ZEO, the ZEO may request that the City Office of Administrative Hearings reschedule and provide notice of the rescheduled hearing pursuant to the procedures above.

6-9(C)(5)(c) Response to Notice of Administrative Civil Enforcement

1. The alleged violator or their attorney or duly authorized agent may request to meet with the ZEO prior to the hearing to attempt to resolve the alleged violation(s) and avoid a hearing.
2. Once a hearing is scheduled, parties may submit a written response to the City Office of Administrative Hearings no less than 5 business days before the hearing. Any response submitted shall include proof that the response has also been provided to any other parties listed on the Notice of Administrative Civil Enforcement and the ZEO.

6-9(C)(5)(d) Hearing

1. The hearing shall be conducted pursuant to the Independent Hearing Office Ordinance (ROA 1994 Part 2-7-8).
2. If the hearing officer finds that a violation of the IDO occurred or is occurring, the hearing officer may issue an order of remedy or penalty ~~a civil penalty~~ against any individual(s) who was served a Notice of Violation ~~notice of administrative civil enforcement~~ pursuant to § 14-16-6-9(C)(2) above, regardless of the presence of that individual(s) at the hearing.
3. If the appellant or a representative for the appellant does not appear at the hearing, the notice appealed may be upheld and an order entered against the appellant.

6-9(C)(5)(e) Enforcement of Remedies and Penalties

1. Within 15 calendar days after the hearing, the hearing officer shall send a written order of remedy or penalty to all parties by email, first class mail, or facsimile.
2. The order of remedy or penalty shall state the determination of the hearing officer regarding the alleged violations listed in the notice of administrative civil enforcement and shall contain findings of fact and conclusions of law.
3. If the hearing officer determines that no violation of this IDO is being or has been committed, the order of remedy or penalty shall state that the alleged violation is being dismissed

4. If the hearing officer determines that a violation of the IDO is being or has been committed, the order of remedy or penalty shall state the remedies or penalties to be imposed by the City. The remedies and penalties may include any of the following:
   a. An order to cease and desist violations of this IDO.
   b. An order to bring the property in question into compliance with the IDO.
   c. An order to pay all of the City's costs for the associated enforcement action and administrative hearing.
   d. An order modifying or waiving the remedies and penalties contained in the Notice of Violation or Notice of Civil Enforcement.
   e. An order granting additional time to cure the violations of the IDO.
   f. An order to pay a civil penalty ~~fine~~ not to exceed $500 per violation per day.
5. Any party aggrieved by a final decision of the hearing officer may appeal the decision to the District Court within 30 days of the final order, pursuant to the New Mexico Rules of Civil Procedure.
6. The Planning Department shall monitor compliance with the hearing officer's order of remedy or penalty. If the Planning Department has reason to believe that any individual subject to the order is not complying with the order, the Planning Department may take one or more of the following actions:
   a. Refer the matter to the City Attorney for the commencement of a civil action.
   b. Refer the matter to the City Attorney or the District Attorney for the commencement of criminal proceedings.
   c. Place a lien on the property in an amount equal to the outstanding civil penalties ~~fines~~ ordered pursuant to this ordinance until the owner has fully complied with the order.
   d. Commence a supplemental enforcement action as otherwise provided by law, including but not limited to Part 1-1-99 of ROA 1994 (General Penalty).

6-9(C)(6) Disclaimer

This IDO shall not be construed to hold the City or its authorized representatives responsible for any damage to persons or property by reason of the inspection or re-inspection authorized by this IDO, or failure to inspect or re-inspect, or the issuance of a building permit authorized by this IDO, the DPM, or other adopted City regulations.

6-9(D) PENALTIES

6-9(D)(1) Any person, firm, or corporation violating any provision of this IDO, or any amendments to it, shall be subject to the penalty provisions set forth in Part 1-1-99 of ROA 1994 (General Penalty) or in any resolution of City Council establishing those penalties.

6-9(D)(2) Each day this IDO is violated shall be considered a separate offense.

6-9(D)(3) The City may, in its discretion, waive financial penalties for periods before violation is cured or may condition such waivers on prompt cure of the violation. Any waiver of penalties shall be accompanied by a written rationale for the waiver.

Part 14-16-7 Definitions, Acronyms, and Abbreviations

7-1 DEFINITIONS

The following definitions are provided for terms used in this IDO. Terms that are not defined below follow common usage as defined in standard dictionaries. For the convenience of the user, "See also" notes point to definitions of related, but distinct, terms.

A

Abut[381]
To ~~touch or~~ share a property line for more than one point. Property lines that touch only on a corner are not considered abutting.

Access
A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

Accessory Building
A building detached from and, except in the case of agricultural support buildings like barns in the R-A zone district, smaller than the primary building on the same lot. The use of an accessory building shall be subordinate and customarily incidental to the primary use of the lot. See also *Building*.

Accessory Dwelling Unit
See *Dwelling Definitions* and *Measurement Definitions*.

Accessory Use
See *Use Definitions*.

Accessory Structure
A structure detached from and located on the same lot as a primary building, customarily used with and clearly incidental and subordinate to the primary building or use. Accessory structures include but are not limited to shade structures such as covered patios, gazeboes, pergolas, ramadas, or similar roofed structures. Above-ground swimming pools are not considered accessory structures for the purposes of this IDO. See also *Building* and *Structure*.

Acequia
An irrigation ditch operated and maintained by the MRGCD or a community acequia association. See also *Irrigation Facility*.

Activity Center
See *Center and Corridor Definitions*.

Adjacent[382]
Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite corners of an intersection diagonally (e.g. "kitty corner" or "catty corner" or "caddy corner") are not considered adjacent. See also *Abut*, *Alley*, *Multi-use Trail*, *Private Way*, *Right-of-way*, and *Street*.

[381] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Abut. Adjacent. [Spreadsheet Item #72]
[382] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity. [Spreadsheet Item #2]

Adult or Child Day Care Facility[383]

A facility other than an occupied residence that provides care for ~~more than 12 individual~~ adults or children during the day. For the purposes of this IDO, the City regulates child care facilities that require a license from the state. This use includes pre-schools. This use does not include overnight care. See also *Family Home Day Care*, *Family Care Facility*, *Community Residential Facility*, and *Group Home*.

Adult Entertainment

An establishment such as an auditorium, bar, cabaret, concert hall, nightclub, restaurant, theater, or other commercial establishment, other than an adult retail establishment, that provides amusement or entertainment featuring 1 or more of the following:

1. A live performance, act, or escort service distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities.
2. Audio or video displays, computer displays, films, motion pictures, slides or other visual representations or recordings characterized or distinguished by an emphasis on the depiction, description, exposure or representation of specified anatomical areas or the conduct or simulation of specified sexual activities.

For the purposes of this IDO, adult entertainment is considered a primary use, regardless of the use, area, or purpose of any other primary uses on the same premises. See also *Adult Retail*, *Specified Anatomical Areas*, and *Specified Sexual Activities*.

Adult Retail

See *Retail Definitions*.

Agricultural Sales Stand

A structure for the retail sale of agricultural products raised on the same premises. See also *Building and Home Improvement Materials Store, Community Garden, Farmers' Market, General Agriculture, Nursery,* and *Seasonal Outdoor Sales*.

Alteration

Where used associated with a Historic Protection Overlay Zone, see *Historic Protection Overlay (HPO) Zone Definitions*.

Airport

The area of land used or intended to be used for the landing and takeoff of aircraft, passenger and cargo loading areas, and related uses.

Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA)

The political subdivision of the State of New Mexico established pursuant to Article 72-16 NMSA 1978 with specific responsibility for flooding problems in the greater Albuquerque area.

Alley

A public right-of-way or private way, or a part thereof, primarily devoted to vehicular use and providing secondary access to abutting property or primary vehicular access to residential properties, minimizing or eliminating the need for driveway or drive aisle access to the street. For the purposes of access, alleys are considered a type of street. See also *Private Way, Right-of-way,* and *Street*.

[383] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for clarity and consistency with current practice. [Spreadsheet Item #2]

Allowable Use
See *Use Definitions*.

Amendment[384]
Any repeal, modification, or addition to a regulation or prior approval; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

Amphitheater
A covered or uncovered open-air area or structure suitable for musical or theatrical performances, performing arts, or sporting events with tiers of seats, benches, or berms with seating capacity for less than 1,000 people. See also *Auditorium* and *Stadium*.

Animal Keeping
The keeping of animals as allowed by Article 9-2 of ROA 1994 (Humane and Ethical Animal Rules and Treatment [HEART]).

Animated Sign
See *Sign Definitions*.

ANSI/IES Standards
See *Lighting Definitions*.

Anthropogenic
Change of conditions caused or influenced by people.

Arcade
See *Building Frontage Types*.

Archaeological Definitions

Archaeological Resource
Material remains of past human activity and life that are of archaeological interest, including but not limited to pottery, basketry, bottles, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, human skeletal materials, or any portion or piece of any of the foregoing items. Non-fossilized and fossilized paleontological specimens, or any portion or piece thereof, shall not be considered archaeological resources unless found in an archaeological context. No item shall be treated as an archaeological resource unless such item is at least 75 years old. Material remains that are structures may be considered for further review and protection as a landmark site or structure.

Significant Archaeological Site
A geographic location that contains an archaeological resource likely, as determined by the City Archaeologist, to yield information important to the prehistory or history of the Albuquerque area.

Architecturally Integrated Wireless Telecommunications Facility (WTF)
See *Wireless Telecommunications Facility Definitions*.

[384] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with changes to amendments. [Spreadsheet Item #2 and Item #59]

Area of Change
An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Area of Consistency
An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Arroyo
See *Sensitive Lands Definitions.* See also *Major Arroyo*.

Arroyo, Major
See *Major Arroyo*.

Art Gallery
A building, room, or series of rooms where works of art are exhibited for display or sale.

Arterial Street
See *Street Definitions*.

Artisan Manufacturing
See *Manufacturing Definitions.*

Assisted Living Facility
A facility designed to provide housing, supportive services, personalized assistance, and health care services to respond to individuals who need help with activities of daily living or memory care services, but not including skilled nursing care. Such facilities may include separate bedrooms or living quarters, a commercial or private kitchen, shared dining facilities, and recreational activities. See also *Nursing Home*, *Independent Living Facility*, and *Other Use Accessory to a Residential Primary Use.*

Auditorium
A hall or seating area, generally enclosed, where an audience views a musical or theatrical performance, concert, sporting, or other entertainment event, including but not limited to a conference center. See also *Adult Entertainment*.

Automated Teller Machine (ATM)
An electronically operated device used to conduct financial transactions on-site by means of direct computerized access.

B

Bail Bond Business
Any business requiring licensure under Part 13.20.2 of the New Mexico Administrative Code (NMAC) (Bail Bondsmen and Solicitors), including any person, agency, or corporation that acts as a surety and pledges money or property as bail for the appearance of persons accused in court. For the purposes of this IDO, bail bond businesses are treated as a personal and business services use. See also *Personal and Business Services*.

Bakery or Confectionary Shop
A facility for the production and sale of baked goods and confectioneries, primarily for retail sales to customers of the facility. Accessory sales to off-site customers is allowed. For uses with primary off-site sales, see *Manufacturing Definitions* for *Light Manufacturing*. See also *Catering Service* and *General Retail*.

Bank
An establishment that provides retail banking, mortgage lending, and financial services to individuals and businesses, including check-cashing facilities. See also *Small Loan Business*, which is considered a bank for the purposes of this IDO.

Bar
An establishment having as its primary or predominant uses the serving of beer, wine, or liquor for consumption on the premises or for takeout or delivery service for off-site consumption, but that does not meet the definition for *Tap Room or Tasting Room*.

Bed and Breakfast
A low-density residential development with no more than 8 guest rooms that are rented for temporary sleeping accommodations at market rates with breakfast served. Some or all guest rooms may be in accessory buildings. Provision of alcoholic beverages is controlled by the New Mexico State statutes for "Bed and breakfast" as governed by § 60-6A-34 NMSA 1978. See also *Hotel or Motel*.

Bedroom
Any room in a dwelling that is partitioned by walls and doors, other than the following: one kitchen, one room that may be designated as a living room, one room that may be designated as a dining room or family room, and any number of baths, foyers, corridors, and closets (all as defined Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code). Rooms greater than 100 square feet may not be considered closets for the purposes of this definition.

Bikeway
Any street or trail that is specifically designated for bicycle travel, regardless of whether such facility is designated for the exclusive use of bicycles or is to be shared with other transportation modes.

BioPark
City-owned facilities managed by Cultural Services and regulated by a Master Plan, including the ABQ BioPark Zoo, Botanic Garden, Aquarium, and Tingley Beach. Zoned NR-PO-D in the IDO.

Block
Where used to describe a city block or an area to be platted with lots and streets, an area that is bounded but not crossed by streets, railroad rights-of-way, waterways, unsubdivided areas, or other barriers. For the purposes of the large retail facility provisions and development in the NR-LM and NR-GM zone districts, drive aisles and private streets also qualify as block boundaries. See also *Measurement Definitions* for *Block Length*.

Blood Services Facility
An establishment that collects whole blood for transfusion or further processing; collects plasma for further processing; or uses plasmapheresis, plateletpheresis, or leukapheresis processes for removal of blood from a donor. This does not apply to hospitals for human beings, laboratories for collection of personal blood samples, or temporary blood drives.

Boat
See *Vehicle Definitions*.

Bonus
See *Building Height Bonus*.

Buffer
See *Landscape Buffer*.

BUG (Backlight, Uplight, Glare) Rating
See *Lighting Definitions*.

Building
An independent, fully enclosed structure with a roof supported by columns or walls resting on its own foundations that is built and maintained for the support, shelter or enclosure of persons, animals, or property of any kind. Unless specified otherwise in this IDO, this term refers to anything within the footprint of a common roof including, but not limited to, a porch, breezeway, or carport. See also *Accessory Building, Front Façade, Street-facing Façade, Large Retail Facility, Primary Building,* and *Structure*.

Building and Home Improvement Materials Store
An establishment having a gross floor area greater than 50,000 square feet primarily engaged in retailing a general line of new home repair and improvement materials and supplies, such as lumber, plumbing goods, electrical goods, tools, house wares, hardware and lawn and garden supplies, with the merchandise lines normally arranged in separate departments, with or without central customer checkout. This use includes the sale of plants and garden supplies in outdoor areas and incidental outdoor storage. See also *General Retail*.

Building Coverage
See *Measurement Definitions*.

Building Frontage Types
The following definitions are specific to the Mixed-use Form-based Zone District and sub-zones.

Arcade
A street-facing façade with an attached colonnade or overhang structure to create a covered passageway. Balconies may overlap the sidewalk while the ground floor remains set at the lot line. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. An easement for private use of the public right-of-way is usually required.

Forecourt
Building frontage where the street-facing façade is aligned with the front lot line, with a portion of the building set back. A fence or wall at the property line may be used to define the private space of the court. Gardens and vehicular drop-off areas are allowed within the forecourt.

Porch
Porches are common frontages associated with single-family houses where the street-facing façade is set back at least 10 feet from the front lot line. A wall or fence at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the façade. A great variety of porch and fence designs are possible, including a raised front yard with a retaining wall at the property line with entry steps to the yard. This term applies only in the MX-FB zone district. The term "porch," as defined elsewhere in this IDO does not apply to this building frontage type. See also *Porch*.

Stoop
Building frontage where the street-facing façade is placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for ground floor residential uses with short setbacks. This type may be interspersed with the storefront building frontage type. A porch may also cover the stoop.

Storefront
Building frontage where the street-facing façade is placed at or close to the front or street side lot line, with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or awning. The absence of a raised ground floor story precludes residential use on the ground floor facing the street, although this use is appropriate behind and above.

Urban Residential
Building frontage where residential units are accessed from street-fronting doors to a lobby, walled court, or to individual units. May be used in combination with other building frontage types.

Walled Court
Building frontage that comprises enclosed gardens or terraces at the frontage line that buffer residential dwellings, restaurants, or other uses from the sidewalk, while removing the private yard from public encroachment.

Warehouse
Building frontage in which up to half of the required windows or doors may be opaque. A warehouse frontage may not have loading docks fronting a street.

Building Height
See *Measurement Definitions*.

Building Height Bonus
A building height bonus provides an additional 12 feet of building height unless specified otherwise in this IDO, in exchange for a certain type of development that has a civic benefit. See also *Measurement Definitions* for *Building Height.* The following bonuses are available as specified in this IDO.

Ground Floor Commercial Bonus
At least 50 percent of the ground floor street-facing façade must be uses in the Commercial Uses category per Table 4-2-1.

Structured Parking Bonus
The development must include structured, podium, or subterranean parking on the same premises.

Workforce Housing Bonus
At least 30 percent of the dwelling units in the development must meet the definition of workforce housing in the City's Workforce Housing Opportunity regulations, pursuant to Part 14-9-1 of ROA 1994 (Workforce Housing Opportunity Act).

Building Stepback
See *Measurement Definitions*.

Building-mounted Sign
See *Sign Definitions*.

Bulk Land Subdivision
See *Subdivision Definitions*.

Business
A legal entity operating an enterprise in a space separate from any other enterprise.

Business Days
For deadlines, a period of days that does not include weekends or holidays listed in Part 3-1-12 of ROA 1994 (Legal Holidays). See also *Calendar Days*

Business Hours
The published hours that an establishment is open to the public. See also *Operating Hours*.

C[385]

Calendar Days

A period of calendar days that includes business days, weekends, and holidays listed in Part 3-1-12 of ROA 1994 (Legal Holidays) unless specified otherwise in this IDO. For deadlines, if the final day falls on a weekend or a holiday, the period ends on the following business day. Where this IDO refers to a period of multiple months or a period of one or more years, the final day of the period would fall on the corresponding date of the month in the future (i.e., if the period starts on May 18, a 3 month period would end on August 18; a 1-year period would end on May 18 of the following year.) See also *Business Days*.

Campground or Recreational Vehicle Park

A lot developed or used to provide campsites for occupancy by tents and/or recreational vehicles for temporary sleeping accommodations, typically at market rates. A campground/recreational vehicle park may include recreational services, facilities, and activities for use by the public and occupants. See also *Vehicle Definitions* for *Recreational Vehicle* and *Vehicle*.

Cannabis Definitions

Cannabis

As defined in § 26-2C-1 to 26-2C-42 NMSA 1978. The IDO regulates cannabis retail, cannabis cultivation, and cannabis-derived products manufacturing only. The IDO shall not impede any personal allowances as established by § 26-2C-1 to 26-2C-42 NMSA 1978. For the purposes of this IDO, hemp is not regulated as cannabis. See also *Hemp*.

Cannabis-derived Products

A product, other than cannabis itself, that contains or is derived from cannabis, as regulated by § 26-2C-1 to 26-2C-42 NMSA 1978. See also *Hemp*.

Cannabis Cultivation

A facility licensed by the State to sell cannabis under § 26-2C-1 to 26-2C-42 NMSA 1978 in which cannabis is grown, harvested, dried, cured, or trimmed.

Cannabis-derived Products Manufacturing

A facility licensed by the State to sell cannabis under § 26-2C-1 to 26-2C-42 NMSA 1978 for the processing, including but not limited to extraction, refinement, isolation, or packaging of a product other than cannabis itself, which contains or is derived from cannabis, including but not limited to concentrates, cannabis infusions, edible products, ointments, and tinctures, but excluding hemp. See also *Hemp*.

Cannabis Odor Control Plan

A written document, approved by a professional engineer or industrial hygienist, explaining plans for reducing cannabis odors associated with cultivation, manufacturing, or licensed on-site cannabis consumption, which shall include, at a minimum, contact information, operating hours, a floor plan, a description and schedule of odor-producing activities, administrative controls such as employee training and maintenance, and engineering controls such as carbon filtration.

Cannabis Retail

A retail sales establishment licensed by the State to sell cannabis under § 26-2C-1 to 26-2C-42 NMSA 1978. Retail establishments selling cannabis solely for consumption by users with a

[385] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adding new uses for Composting Facility, Small / Medium / Large, **Condition #25**. Compost. [Spreadsheet Item #75]

medical card issued by the State under § 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Erin Compassionate Use Act) are considered general retail and are not regulated by this definition. On-site cannabis consumption licensed by the State is considered an incidental activity of cannabis retail. See also *General Retail* and *Commercial On-site Consumption*.

Distillation
The heating of dried cannabis or cannabis extract for the purposes of separating one or more cannabinoids.

Extraction
The use of any solvent except water to separate one or more cannabinoids from dried cannabis.

Hemp
As defined by § 20-10-2-7 NMSA 1978. For the purposes of this IDO, hemp is not regulated as cannabis. See also *Cannabis*.

Oil activation
The heating of dried cannabis or cannabis extract above 200 degrees Fahrenheit during the manufacturing of cannabis products.

On-site Cannabis Consumption
The activity of smoking, vaporizing, and/or ingesting of cannabis or cannabis products in a cannabis consumption area licensed by the State that is in a fully enclosed portion of a building. On-site cannabis consumption is considered an incidental activity of cannabis retail. See *Cannabis Retail*.

Canopy
A roof-like decorative feature projecting from the exterior of a building that may serve as a shelter from the sun, rain, or wind. A tree canopy includes the area beneath a tree's dripline. See also *Sign Definitions* for *Canopy Sign*.

Carport
See *Parking Definitions*.

Car Sharing Program
A self-service membership-based program that allows members to use a shared motor vehicle owned by that program on a short-term basis. Companies or programs that make motor vehicles available for rent where users enter into a separate written agreement each time they rent the vehicle are not considered car sharing programs.

Car Wash
A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial hand-washing of such automobiles, whether by operator or by customer.

Catering Service[386]
1. As a primary use, an ~~An~~ establishment whose primary business is to prepare food on-site, then to transport and serve the food off-site. No retail sale of food or beverages for consumption on the premises is allowed.

[386] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Catering Service. [Spreadsheet Item #73]

2. As a home occupation, catering services are limited to those that meet the definition and criteria of NMSA 1978, § 25-12-1 to -5 (Homemade Food Act).

Center and Corridor Definitions

Activity Center (AC)
An area designated as an Activity Center in the ABC Comp Plan, as amended.

Center
An area designated as a Center in the ABC Comp Plan, as amended, excluding Old Town. For the purposes of this IDO if any portion of a lot is within a Center, Center regulations apply to the entire lot.

Corridor
A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors. See also *Measurement Definitions* for *Corridor Area.*

Downtown Center (DT)
The area designated as the Downtown Center in the ABC Comp Plan, as amended.

Employment Center (EC)
An area designated as an Employment Center in the ABC Comp Plan, as amended.

Main Street (MS) Corridor
A Corridor designation from the ABC Comp Plan. See also *Measurement Definitions* for *Corridor Area*.

Major Transit (MT) Corridor
A Corridor designation from the ABC Comp Plan. See also *Measurement Definitions* for *Corridor Area*.

Premium Transit (PT) Corridor
A Corridor designation from the ABC Comp Plan. See also *Measurement Definitions* for *Corridor Area*.

Urban Center (UC)
An area designated as an Urban Center in the ABC Comp Plan, as amended.

Certificate of Appropriateness
See *Historic Protection Overlay (HPO) Zone Definitions.*

Characteristic Building
A building in the Nob Hill/Highland – CPO-8 that exemplifies historic commercial architecture as identified on the map in § 14-16-3-4(I).

Chief Building Official
A City employee in the City Planning Department responsible for enforcing Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code) and managing the operations of the Building Safety Division of the City Planning Department, including issuing building and demolition permits, performing building inspections, and coordinating with other divisions and departments to help maintain a safe and habitable built environment.

Chile Ristra
A string or cord on which natural, unadorned chile peppers are threaded or tied and hung for display.

Circus
A travelling enterprise that features feats of physical skill and daring, wild animal acts, and performances by clowns.

City
Capitalized, this refers to the City of Albuquerque, New Mexico local government, pursuant to the City Charter. Uncapitalized, this refers to the geographic area defined by the City of Albuquerque municipal boundary.

City Archaeologist
A City employee, or person contracted by the City, who reviews sites for archaeological significance, as described in § 14-16-6-5(A) (Archaeological Certificate).

City Council
The governing body of the City and the land use and zoning authority empowered by the State through home rule. The City Council makes discretionary, policy, and regulatory decisions for City-owned property and private property within the city's municipal boundaries.

City Engineer
A City employee who is a professional engineer registered by the State of New Mexico and designated as the City Engineer, including his/her designee, who is also a professional engineer registered by the State of New Mexico.

Civic or Environmental Benefit
A tangible or measurable benefit resulting from or provided in association with a development project, either onsite or offsite, that serves the surrounding community or environment, including but not limited to, improved public transportation facilities; community facilities, services, and amenities; affordable housing; open space or sensitive land preservation and/or restoration; support for community cultural programs; or environmental monitoring stations.

Clean Room
See Manufacturing Definitions.

Clear Sight Triangle
An area of unobstructed vision at street intersections at least 3 feet and no more than 8 feet above the gutter line and within a triangular area at the street corner, driveway, or drive aisle, as regulated by the DPM.

Club
An organization, including but not limited to a lodge, catering exclusively to members and their guests for social, intellectual, recreational, or athletic purposes that are not conducted for profit.

Club or Event Facility
A publicly or privately owned building devoted to the assembly of people for social, professional, or recreational activities such as meetings, weddings, or conferences. See also *Community Center* and *Residential Community Amenity*.

Cluster Development
See *Dwelling Definitions*.

Cluster Group
A grouping of low-density residential units located within a cluster development where the outer boundary is defined by the rear lot lines of the lots within the group. Each cluster group is distinct and separate from another cluster group. See *Dwelling Definitions* for *Cluster Development*.

Collector
See *Street Definitions*.

Collocation
Where used for Wireless Telecommunications Facilities (WTFs), see *Wireless Telecommunications Facility Definitions*.

Color Rendering Index (CRI)
See *Lighting Definitions*.

Commercial Services
Any activity involving the provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

Common Open Space
See *Open Space Definitions*.

Community Center
A public building or facility operated for meeting, social, cultural, educational, or recreational purposes, including but not limited to multigenerational and senior centers. See also *Health Club/Gym* and *Residential Community Amenity*.

Community Garden[387]
A ~~private or public~~ facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or household ~~family~~ as a primary use of land.

Community Residential Facility
A facility that is designed to provide a residence and services for persons who need personal assistance, personal services, personal care, and/or protective care and who meet the definition of a handicapped person or are protected against housing discrimination under the federal Fair Housing Act Amendments of 1998 (or as amended) and court decisions interpreting that Act. This use does not include 24-hour skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO. This use does not include facilities for persons currently using or addicted to alcohol or controlled substances who are not in a recognized recovery program, facilities for persons or individuals in the criminal justice system, or residential facilities to divert persons from the criminal justice system, which are all regulated as group homes for the purposes of this IDO. See also *Family, Family Care Facility, Group Home,* and *Nursing Home*.

Community Residential Facility is divided into 2 categories based on the number of individuals residing in the facility (not the size of the structure).

[387] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adding new uses for Community Garden, **Condition #25**. Compost [Spreadsheet Item #74] Revised editorially for consistency with this IDO [Spreadsheet Item #2]

1. **Small:** A facility housing between 6 and 8 individuals receiving services, plus those providing services.
2. **Large:** A facility housing between 9 and 18 individuals receiving services, plus those providing services.

Concealed Wireless Telecommunications Facility (WTF)
See *Wireless Telecommunications Facility Definitions.*

Conditional Use
See *Use Definitions.*

Construction
Where used associated with a Historic Protection Overlay Zone, see *Historic Protection Overlay (HPO) Zone Definitions.*

Construction Contractor Facility and Yard
A building and any related outdoor areas used to store and maintain construction equipment and materials, including but not limited to plumbing, electrical, carpentry, roofing, landscaping, and facilities customarily required in the building trade by a construction contractor. See also *Building and Home Improvement Materials Store.*

Construction Staging Area, Trailer, or Office
A temporary building or structure used as a construction office or outdoor storage area for equipment and materials for a project during its construction and located on the same site or on a nearby site.

Convertible Parking Structure
See *Parking Definitions.*

Corner Lot
See *Lot Definitions.*

Correctional Facility
A facility to house persons awaiting trial or persons serving a sentence after being found guilty of committing a crime. This use includes a prison, jail, and adult or juvenile detention center.

Correlated Color Temperature (CCT)
See *Lighting Definitions.*

Corridor
See *Center and Corridor Definitions* and *Measurement Definitions* for *Corridor Area.*

Cottage Development
See *Dwelling Definitions.*

County
Bernalillo County, New Mexico, unless the context clearly indicates that another county is intended.

Courtyard Wall
See *Wall Definitions.*

Crematorium
An establishment that burns dead bodies of humans and/or animals.

Critical Infrastructure
The physical or cyber assets that are so vital to the City that their incapacity or destruction would have a debilitating impact on physical or economic security or public health or safety. For the purposes of this IDO, critical infrastructure includes electric, water, and gas services.

Cul-de-sac
A short street intersecting another street at one end and terminating at the other end, normally with a vehicular turnaround.

Cumulative Impacts
The environmental and community health impacts that result from the incremental effects of industrial and certain commercial developments when considered in conjunction with other past and present development.

Curb Cut
Any break in a curb that facilitates access to or from a street, alley, driveway, or drive aisle.

Curfew
See *Outdoor Lighting Curfew*.

D

Daycare
See *Adult or Child Day Care Facility* and *Family Home Day Care*.

Days
See *Business Days* and *Calendar Days*.

Demolition
Where used associated with a Historic Protection Overlay Zone, see *Historic Protection Overlay (HPO) Zone Definitions*.

Demolition Permit
Where used associated with a Historic Protection Overlay Zone, see *Historic Protection Overlay (HPO) Zone Definitions*.

Developer
Any individual, corporation, company, firm, partnership, joint venture, or other entity responsible for land platting and/or construction or placement of any structures or infrastructure within the boundaries of the city. If the property owner has engaged a representative to act as his/her agent, the agent must possess a legally binding agreement with the property owner in order to act in the property'owner's behalf with regard to the development of the project.

Development Definitions

Development
Any activity that alters the ground or lot lines on a property. Development may include subdivision of land; construction of buildings, structures, or streets; installation of landscaping, infrastructure, utilities, or site features; and/or activities to prepare land for such construction or installation, such as grading. For the purposes of the IDO, this term includes new development and redevelopment on existing lots.

Industrial Development
Properties with any allowable primary use ~~uses~~ in the Industrial Uses category in Table 4-2-1 unless specified otherwise in this IDO, including but not limited to provisions related to Edge Buffer Landscaping. [388]

Infill Development
Development or redevelopment on a property within the 1960 City limits or, outside that boundary, development or redevelopment on no more than 20 acres of land, that has a public water main and a public sewer main fronting the property within the City right-of-way, and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Low-density Residential Development
Properties with residential development of any allowable primary ~~land~~ [389] use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also *Dwelling Definitions* for *Dwelling, Cluster Development*; *Dwelling, Cottage Development*; *Dwelling, Live-work*; *Dwelling, Single-family* ~~*Detached*~~ [390]; *Dwelling, Townhouse*; and *Dwelling, Two-family* ~~*Detached*~~ [391] *(Duplex); Manufactured Home,* and *Other Uses Accessory to Residential Primary Uses*.

Mixed-use Development
Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e., vertical mixed-use) or separate buildings on the same lot or premises (i.e., horizontal mixed-use).

Multi-family Residential Development
Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO. See also *Other Uses Accessory to Residential Primary Uses*.

Non-residential Development
Development of allowable land uses on a property that includes no residential development.

Residential Development
Development of any allowable primary ~~land~~ use from the Residential category in Table 4-2-1 (i.e., any allowable combination of Household Living uses and Group Living uses) that occurs on properties with no land use from another category, with the following exceptions: [392]

[388] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Development Definitions, Industrial Development. [Spreadsheet Item #76]
[389] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Development Definitions, Low-density Residential Development. [Spreadsheet Item #76]
[390] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[391] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[392] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Development Definitions, Residential Development. [Spreadsheet Item #76]

1. Property with both Household Living uses and parks and open space are still considered residential development for the purposes of this IDO.
2. Properties that include other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered residential development for the purposes of this IDO.
3. A property that has an approved non-residential Temporary Use but that otherwise meets this definition is still considered residential development for the purposes of this IDO. See also *Development Definitions* for *Low-density Residential Development*, *Mixed-use Development*, and *Non-residential Development* and *Other Uses Accessory to Residential Primary Uses*.

Townhouse Development
Development with any number of townhouse dwellings pursuant to Table 4-2-1. For the purposes of this IDO, townhouse development is considered low-density residential development, whether the townhouses are platted on separate lots or not. See also Dwelling Definitions for *Dwelling, Townhouse* and *Dwelling Unit*.

Development Hearing Officer (DHO)
A person or firm on contract with the City who makes decisions about subdivisions, vacations, and waivers based on zoning regulations ~~standards~~[393] in the IDO and technical standards in the DPM. The DHO replaced the Development Review Board with the effective date of the 2021 IDO Annual Update.

Development Process Manual (DPM)
A compilation of City requirements related to design criteria, technical and engineering standards, and procedures for the processing of development proposals within the City's jurisdiction, particularly relating to public rights-of-way.

Development Review Board (DRB)
A board made up of City and Agency staff that was replaced by the Development Hearing Officer with the effective date of the 2021 IDO Annual Update. For the purposes of this IDO, major amendments of an approved Site Plan – DRB may be reviewed and decided pursuant to § 14-16-6-4(X)(2)(c)3.

Deviation
An exception to IDO standards that can be granted by the relevant decision-making body within thresholds established by Table 6-4-1 or based on criteria for a Waiver for standards in § 14-16-5-3 (Access and Connectivity), § 14-16-5-4 (Subdivision of Land), or § 14-16-5-5 (Parking and Loading) pursuant to § 14-16-6-6(P) (Waiver – DHO) or for standards related to wireless telecommunications facilities pursuant to § 14-16-6-6(Q) (Waiver – Wireless Telecommunications Facility). See also *Waiver*.

Distance Separation
See *Measurement Definitions* for *Separation of Uses*.

Dispatch Center
A facility from which vehicles for couriers, deliveries, security, locksmiths, taxis, senior services, meals-on-wheels, or similar services are dispatched. Accessory uses may include, but are not limited to, administrative offices and vehicle washing facilities.

Door
See *Transparent Window or Door*.

[393] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistent use of provision / regulation / standard. [Spreadsheet Item #2]

Dormitory[394]
A residence hall providing rooms for individuals or groups, with common spaces for living and cooking. Individual bedrooms may have a dedicated bathroom or shared bathrooms. Dormitories are often established with a university or college, vocational school, or sorority or fraternity. Dormitories are sometimes referred to as "co-living" buildings. See also *Club or Event Facility*, *University or College*, and *Vocational School*.

Downtown Center
See *Center and Corridor Definitions*.

Drainage Facility
The system of structures for collecting, conveying, and storing surface and stormwater runoff. Drainage facilities are for surface and stormwater runoff conveyance and containment. These include but are not limited to streams, pipelines, channels, ditches, arroyos, acequias, wetlands, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and manmade. On-site drainage ponding areas that manage stormwater generated by uses on the lot are not considered drainage facilities. See also *Acequia*, *Major Arroyo*, and *Major Utility*.

Drainage Plan
See definition in the DPM.

Drainage Report
See definition in the DPM.

Drive Aisle
An accessway with a stabilized surface allowing vehicular access either to individual buildings or to parking space(s) within parking lots in multi-family, mixed-use, and non-residential development.

Drive Pad
See definition in DPM.

Drive-in Theater
An establishment including a large outdoor movie screen, a projection booth, and a large parking area for automobiles from which films projected outdoors may be seen. Accessory uses may include a concession stand.

Drive-through or Drive-up Facility
Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also *Car Wash* and *Vehicle Definitions* for *Light Vehicle Fueling*.

Driveway
An unobstructed area for parking that is located between the sidewalk (or drivepad if no sidewalk is required) and the garage or other allowed off-street parking area in low-density residential development and that is paved per DPM standards for pavement or alternative pavement. See the DPM for definition of drive pad and for paving standards. See also *Parking Definitions* for *Garage*.

[394] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Dormitory. Congregate Living. Revised editorially to include an industry term so that the IDO term can be found. [Spreadsheet Item #2 and Item #10]

Dwelling Definitions

Dwelling, Cluster Development
A development type that concentrates single-family or two-family ~~detached~~[395] dwellings on smaller lots than would otherwise be allowed in the zone district in return for the preservation of common open space within the same site, on a separate lot, or in an easement. A cluster development does not increase the overall density of a development but rather allows dwellings to be clustered on smaller lots. The intent of cluster development is to create an innovative development pattern that is sensitive to natural features and topography and creates more area for open space, recreation, and social interaction. See also *Open Space, Common*.

Dwelling, Cottage Development
A shared-interest low-density residential community in which multiple small individual dwellings are served by shared private ways or infrastructure, and in which the development intensity is measured by the amount of gross floor area in residential dwelling units rather than the number of residential dwelling units. A cottage development may include a combination of dwelling units with or without kitchens and with shared facilities, including but not limited to open space, parking lots or carports, gardens, recreation areas, community building(s) with facilities such as a kitchen and dining area, meeting and activity spaces, and a maximum of 1 guest room.

Dwelling, Live-work
A residential dwelling unit that includes a dedicated work space accessible from the living area, reserved for and regularly used by one or more residents of the dwelling unit, and in which the type or size of the work performed is larger or more extensive than that allowed as a home occupation. See also *Home Occupation*.

Dwelling, Mobile Home
A transportable structure that does not meet the construction safety standards of the federal Manufactured Housing Act of 1974. For the purposes of this IDO, this definition includes transportable structures built prior to June 15, 1976, when the Act went into effect.

Dwelling, Multi-family
A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also *Development Definitions* for *Multi-family*.

Dwelling, Single-family ~~Detached~~[396]
A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points. See also *Manufactured Home* and *Development Definitions* for *Low-density Residential*.

Dwelling, Temporary
A portable dwelling, not attached to a permanent foundation, for use during temporary events or construction periods. For the purposes of this IDO, tents are not considered temporary dwellings. See also *Campground or Recreational Vehicle Park*.

[395] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[396] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

Dwelling, Townhouse
A building or multiple buildings with 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also *Development Definitions* for *Low-density Residential*.

Dwelling, Two-family ~~Detached~~[397](Duplex)
A residential building containing 2 dwelling units, each of which is designed for or occupied by 1 family only, with kitchens for each. Each unit in a two-family dwelling is completely separated from the other by an unpierced wall dividing the 2 units side-to-side or back-to-front or by an unpierced ceiling and floor extending from exterior wall to exterior wall (over-under), except for a stairwell exterior to 1 of the dwelling units. See also *Development Definitions* for *Low-density Residential*.

Dwelling Unit
Unless specified otherwise in this IDO, one or more connected rooms and a kitchen designed for and occupied by no more than one family for living and sleeping purposes, permanently installed on a permanent foundation and meeting the requirements of Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code), as of the date of th' unit's construction. See also *Family* and *Kitchen*.

Dwelling Unit, Accessory
A dwelling unit that is accessory to a primary single-family or two-family ~~detached~~[398]dwelling or a non-residential primary use. A detached accessory dwelling unit is also considered an accessory building. See also Dwelling Definitions for *Dwelling, Live-work*; *Dwelling, Single-family ~~Detached~~*[399]; and *Dwelling, Two-family ~~Detached~~*[400]*(Duplex)*; *Kitchen*; and *Measurement Definitions* for *Accessory Dwelling Unit*.

E

Easement
A legal right to use another's land for a specific, limited purpose, typically within private ways. The purpose may include, but is not limited to, installing and maintaining stormwater drainage, water and sanitary sewer lines, fire hydrants, landscaping, and other infrastructure improvements. Easements may also be granted for open space, view protection, or other specific uses. See also *Private Way*.

Electric Utility
A facility used or designed to provide electricity services to the city or part of the city that is regulated as a public utility by the New Mexico Public Regulation Commission, but not including an Energy Storage System, which is regulated as a separate use for the purposes of this IDO. Back-up generators and back-up battery storage are incidental to this use. See also *Energy Storage System*, *Geothermal Energy*

[397] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[398] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[399] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[400] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

Generation, Major Utility, Solar Energy Generation, Utility-scale Electric Facility, and *Wind Energy Generation*.

Electric Vehicle Charging Station
See *Parking Definitions*.

Electromagnetic Interference
Disturbance caused by intruding signals or electrical current.

Electronic Sign
See *Sign Definitions*.

Employment Center
See *Center and Corridor Definitions*.

Energy Storage System (ESS)
A utility-scale electric facility that stores energy from the electrical grid and then discharges it at a later time to provide power when needed. An ESS may include electrochemical batteries and/or solid-state batteries (Battery Energy Storage System), mechanical energy storage, and/or thermal energy storage. For the purposes of this IDO, this use does not include charging equipment for electric vehicles (EVs), batteries used in consumer products, or residential energy storage systems. See also *Electric Utility* and *Utility-scale Electric Facility*.

Entrance, Pedestrian
See *Primary Pedestrian Entrance*.

Environmental Planning Commission (EPC)
A 9-member commission appointed by the Mayor, as described in § 14-16-6-2(E) (Environmental Planning Commission), that makes discretionary and policy decisions and recommendations about land use in the city.

Equestrian Facility
A facility where horses, mules, or ponies are hired, bred, shown, or boarded including accessory stables or exercise areas. Equestrian facilities are often for the display of equestrian skills and the hosting of events, including but not limited to show jumping, dressage, and similar events of other equestrian disciplines.

Escarpment
See *Sensitive Lands Definitions*. See also *Open Space Definitions* for *Major Public Open Space*.

Establishment
A place of business, industry, institutional, or philanthropic activity, with its furnishings and staff. See also *Business*.

EV Capable
See *Parking Definitions*.

Event Facility
See *Club or Event Facility*.

Existing Vertical Structure
See *Wireless Telecommunications Facility Definitions*.

Extraordinary Facility
See *Open Space Definitions*.

Exterior Appearance[401]
The visual character of all outside surfaces of a structure, including the kind and texture of the signs, luminaires ~~light fixtures~~, steps, or appurtenant elements.

F

Façade Definitions

Front Façade
The street-facing façade that is parallel to and closest to the front lot line and that typically contains the front door or primary pedestrian entrance. See also *Measurement Definitions* for *Façade* and *Yard Definitions* for *Front Yard*.

Side Façade
Any façade that faces and is within 30 feet of a side lot line that abuts another lot. (A façade that faces a side lot line that abuts a street is considered a street-facing façade for the purposes of this IDO.) A building may have more than oneIfacade. See also *Measurement Definitions* for *Façade* and *Lot Definitions* for *Side Lot Line*.

Street-facing Façade
Any façade that faces and is visible from an abutting street, not including alleys, unless specified otherwise in this IDO. A building may have more than one street-facing façade. The phrase "façade facing a" that refers to a specific street or to alleys is included in this definition as well. See also *Measurement Definitions* for *Façade*.

Face-mounted Wireless Telecommunications Facility (WTF)
See *Wireless Telecommunications Facility Definitions*.

Facility Plan
Rank 2 plan that is specialized to cover only one type of utility or public facility, such as electric facilities or Major Public Open Space, and specifies important development standards, general site locations, and multi-year programs for facility capital improvements. Such plans address the entire metropolitan area or city, or at least a major part of it.

Fair, Festival, or Theatrical Performance
An organized event or set of events, including but not limited to musical performances and plays, usually happening in one place for a designated period of time with its own social activities, food, or ceremonies and accessory sales of retail goods.

Fairgrounds
An area developed for the purpose of holding fairs, circuses, or exhibitions.

Family
Any of the following individuals or groups:

[401] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with IDO defined terms. [Spreadsheet Item #2]

1. An individual.
2. Two (2) or more persons related by blood, marriage, legal guardianship, or adoption, plus household staff.
3. Any group of not more than 5 unrelated persons living together in a dwelling that do not meet the definition of group home. See also *Group Home*.
4. Any group of 5 persons or more that has a right to live together pursuant to the federal Fair Housing Act Amendments of 1988 (or as amended), as interpreted by the courts.

Family Care Facility

An occupied dwelling used for 24-hour care of 1 or 2 residents who are not relatives of the resident family and not under court ordered guardianship of a member of the resident family. This type of facility must be licensed as a Family Care Home by the State and provide services as outlined for Adult Residential Shelter Care or Board and Care Homes in New Mexico Health and Environment Department regulations.

Family Home Day Care

An occupied dwelling in which a person provides, for remuneration, care for at least 4 but not more than 12 children on a regular basis for less than 24 hours per day. The resident provider's children who are age 6 or more shall not be counted for this definition.

Farmers' Market

An occasional or periodic market held in a designated area where groups of individual sellers offer for sale to the public items such as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages dispensed from booths located on-site. See also *Agricultural Sales Stand*, *Open Air Market*, and *Seasonal Outdoor Sales*.

Festoon Lighting

See *Lighting Definitions*.

Film Production

For the purposes of this IDO, a temporary use that involves filming a movie, television show, commercial, or other type of televised media as the primary use of the property. Film production includes temporary structures, such as sets, lighting rigs, sound stages, and the parking of large vehicles.

Finished Grade

1. The elevation of the approved ground level at all points along a wall or fence.
2. The specified elevation on the grading plan approved by the City in conjunction with an approved Subdivision or Site Plan. In the absence of such approved plans, natural grade applies. See also *Natural Grade* and *Measurement Definitions* for *Grade*.

Fire Station

A public facility where fire engines and other equipment are housed and from which calls for emergency fire responses are handled.

Flood Definitions

The City's flood protection regulations are included in Article 14-5 of ROA 1994 (Flood Hazard and Drainage Control). If there is a conflict between these general definitions and the definitions in Article 14-5, the definitions in Article 14-5 shall prevail.

Flood Fringe

The area between the floodway and the boundary of the base flood (i.e., 100-year flood).

Floodplain
Any land area that is subject to a one percent or greater change of flooding in any given year (i.e., a base flood), as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps, from any source. The floodplain includes both the floodway, ~~and~~ flood fringe, and Special Flood Hazard Area. See also *Sensitive Lands Definitions*. [402]

Floodway
The channel of a river, arroyo, or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood.

Special Flood Hazard Area
The land area covered by high-risk ~~the~~ floodwaters of the base flood, as defined by the Federal Emergency Management Agency and shown on National Flood Insurance Program maps. See also *Sensitive Lands Definitions*. [403]

Foot Candle
See *Lighting Definitions*.

Forecourt
See *Building Frontage Types*.

Framework Plan
A plan that accompanies applications for the creation of a PC zone district that describes, in general terms and without engineering level detail, proposed land uses (based on definitions in this IDO); proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

Freestanding Sign
See *Sign Definitions*.

Freestanding Wireless Telecommunications Facility (WTF)
See *Wireless Telecommunications Facility Definitions*.

Freight Terminal
A property or building used primarily for the temporary parking of trucks of common or contract carriers during loading or unloading and for receiving and dispatch of freight vehicles, including necessary warehouse space for storage of transitory freight. Incidental activities include, but are not limited to, a truck wash and loading and unloading from rail spurs.

Front Façade
See *Façade Definitions*.

Front Lot Line
See *Lot Definitions*.

Fully Shielded Luminaire
See *Lighting Definitions*.

[402] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Floodplain Definitions, Floodplain. [Spreadsheet Item #77]
[403] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Floodplain Definitions, Special Flood Hazard Area. [Spreadsheet Item #78]

G

Game Arcade
Any commercial building in which there are more than 3 amusement game machines on the premises that are available to the public. An arcade may contain commercial recreational machines or games otherwise allowed in the State of New Mexico (beyond amusement game machines).

Garage
See *Parking Definitions*.

Garage or Yard Sale
The occasional sale of household goods from a residential premises to the public, but not including the sale of new or used commercial goods not previously used as household goods by the individuals conducting the sale or goods purchased by the household specifically for resale.

Garden[404]
An area of land managed and maintained as an accessory use of land to cultivate fruits, flowers, vegetables, or ornamental plants for personal or group use, consumption, or donation.

General Agriculture
Any use of land for the purposes of crops, grazing animals, orchards, trees or forest lands, and any other use pertaining to farming or agricultural research, including the raising of horses, cattle, sheep, goats, and other farm animals for use or sale, and including all the types of structures normally associated with these uses, such as storage bins, barns, sheds, tool houses, greenhouses, garages, and any other use or facility ancillary to farming or open land. See also *Animal Keeping, Building and Home Improvement Materials Store, Community Garden,* and *Nursery*.

General Retail
See *Retail Definitions*.

Geothermal Energy Generation
The use of land area for equipment for the conversion of natural geothermal energy into energy. Back-up generators and battery storage are incidental to this use. See also *Electric Utility, Major Utility, Solar Energy Generation*, and *Wind Energy Generation*.

Glare[405]
See *Lighting Definitions*.

Golf Course
A tract of land laid out with a course for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, shelters, restroom facility, or similar accessory use or structure. The facility may also include public trails, private trails, and golf cart paths. A golf course is regulated as Other Outdoor Entertainment for the purposes of this IDO. See also *Outdoor Entertainment*. [406]

[404] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend changes to Garden, **Condition 25**. Compost [Spreadsheet Item #79]
[405] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to move to Lighting Definitions. [Spreadsheet Item #2]
[406] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Golf Course. [Spreadsheet Item #80]

Grade
See *Measurement Definitions*. See also *Finished Grade* and *Natural Grade*.

Grocery Store
An establishment that offers ~~sells~~ a wide variety of goods organized in departments, including but not limited to fresh produce, meat and dairy, canned and packaged food items, small household goods, and similar items to the general public, with more than 50 percent of the gross floor area devoted to ~~the sale of~~ food products for home preparation and consumption. See also *General Retail.* [407]

Gross Floor Area
See *Measurement Definitions*.

Ground Floor Height
See *Measurement Definitions*.

Ground Floor Commercial Bonus
See *Building Height Bonus Definitions*.

Group Home
A facility that is designed to provide a residence and services for persons who need personal assistance, personal services, personal care, and/or protective care but do not meet the definition of a handicapped person or another person protected against housing discrimination under the federal Fair Housing Act Amendments of 1988 (as amended) and court decisions interpreting that Act. This use does not include 24-hour skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO. This use includes other services as incidental activites if they comply with all local and state licensing requirements, including any required license by the New Mexico Department of Health. This use includes facilities for persons in the criminal justice system or residential facilities to divert persons from the criminal justice system. This use includes facilities for persons currently using or addicted to alcohol or controlled substances who are not in a recognized recovery program.

Group Home is divided into 3 categories based on the number of individuals residing in the facility (not the size of the structure).

1. **Group Home, Small:** A facility housing no more than 8 unrelated individuals receiving services, plus those providing services.
2. **Group Home, Medium:** A facility housing between 9 and 18 unrelated individuals receiving services, plus those providing services.
3. **Group Home, Large:** A facility housing 19 or more unrelated individuals receiving services, plus those providing services.

H

Health Club or Gym
A non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities.

Heavy Manufacturing
See *Manufacturing Definitions*.

[407] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Grocery Store. [Spreadsheet Item #81]

Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair
See *Vehicle Definitions* for *Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair.*

Height
See *Measurement Definitions* for *Building Height*, *Structure Height,* and *Sign Height.*

Helipad
An area of land or structural surface created for and used for the landing and takeoff of helicopters or similar vertical lift aircraft, including but not limited to medical and law-enforcement helipads.

Historic Sign
See *Sign Definitions*.

Historic Protection Overlay (HPO) Zone Definitions
For purposes of the HPO zone, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Alteration
Any construction, modification, addition, moving, or destruction which would affect the exterior appearance of a structure that has been designated a landmark or that is located in an HPO zone or that has been formally identified as worthy of preservation or for which the City has received a preservation façade easement.

Certificate of Appropriateness
Written authorization required for alteration, demolition, or new construction pursuant to § 14-16-6-5(B) (Historic Certificate of Appropriateness – Minor) or § 14-16-6-6(D) (Historic Certificate of Appropriateness – Major).

Exterior Appearance
See *Exterior Appearance*.

Historic Sign
See *Sign Definitions* for *Historic Sign*.

Landmark
Any real property designated as a landmark structure or site pursuant to § 14-16-6-7(C) (Adoption or Amendment of Historic Designation).

Landmarks Commission
The City Landmarks Commission as created by § 14-16-6-2(H) (Landmarks Commission) to review and recommend decisions about potential historic zones or landmarks.

Structure
See *Structure*.

Home Occupation
An activity that is carried on for commercial or philanthropic purposes on the same lot as a dwelling unit where the operator of the home occupation resides and that is clearly secondary to that dwelling. See also *Dwelling, Live-work*.

Hospital
A facility designed to provide medical and health-related care for individuals. Such facilities may provide diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous skilled nursing care. This use includes any facility licensed by the State as a general, limited, or special hospital.

Hotel or Motel
An establishment that provides guest rooms for temporary sleeping accommodations within completely enclosed portions of a building for rental at market rates. This use does not include Bed and Breakfast establishments, which are regulated separately for the purposes of this IDO.

I

Indian Nations, Tribes, or Pueblos
For the purposes of this IDO, the designated chief executives (or their designees) of a federally recognized Indian Nation, Tribe, or Pueblo located wholly or partially in New Mexico. The Tribal Liaison with the City's Office of Native American Affairs shall maintain an updated list of the names and contact information. See also *Tribal Land*.

Illuminance
See *Lighting Definitions*.

Illuminated Sign
See *Sign Definitions*.

Independent Living Facility
Multi-family residential development accessory to either an assisted living facility or nursing home as part of a continuing care community that allows residents to transfer to higher levels of care as needed. Independent living units may be designed and constructed as part of a central building containing multi-family dwelling units along with other levels of care or as attached or detached units similar to low-density residential development. Such facilities may include a central or private kitchen, dining, recreational, and other residential accessory uses. See also *Assisted Living Facility*; *Development, Multi-family*; *Nursing Home*; and *Other Use Accessory to Residential Primary Use*.

Industrial Development
See *Development Definitions*.

Infill Development
See *Development Definitions*.

Infrastructure
Streets, sidewalks, public or private utility facilities, sanitary sewer and water system facilities, drainage and flood control facilities, street lighting, and other improvements used by the public or used in common by owners of lots within a subdivision. Includes both private (owned by a non-governmental entity) and public (owned by a governmental entity) improvements.

Infrastructure Improvements Agreement (IIA) [408]
An agreement entered into between the City and a subdivider by which a ~~the~~ subdivider or property owner agrees to assure construction of required infrastructure improvements. ~~See Subdivision Definitions.~~

Infrastructure, Major Public
See *Major Public Infrastructure*.

Interstate Highway
See *Street Definitions*.

[408] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Infrastructure Improvement Agreement (IIA). [Spreadsheet Item #93]

Irrigation Facility
See *Sensitive Lands Definitions*. See also *Acequia*.

J

Joint Sign Premises
See *Sign Definitions*.

K

Kennel
A premises on which 5 or more dogs or cats or combinations of dogs and cats over 3 months of age are kept, maintained, or boarded.

Kitchen
An area of a dwelling where there is a sink of adequate size and shape for washing dishes and food items (as opposed to washing hands) and a cooking stove, range, or oven. The presence of a sink and a hot plate or microwave does not constitute a kitchen, unless specified otherwise in this IDO.

L

Land Use Hearing Officer (LUHO)
The individual(s) appointed and designated by the City Council as described in § 14-16-6-2(I) (Land Use Hearing Officer) to review and recommend decisions on appeals to the City Council.

Landmark
See *Historic Protection Overlay (HPO) Zone Definitions*.

Landmarks Commission
See *Historic Protection Overlay (HPO) Zone Definitions*.

Landscaping Definitions

Cool Season Grasses
Grass types that grow exceptionally well between 65 and 75 degrees, including but not limited to, Kentucky blue-grass, perennial ryegrass, and tall fescue. These grasses are durable and require ample watering during high summer temperatures.

Landscape Area
The area, optional or required, that is landscaped with living vegetative materials, such as trees, grasses, vines, spreading shrubs, or flowers. In addition, the landscape area may include natural and manufactured materials, including but not limited to rocks, fountains, reflecting pools, works of art, screens, walls, fences, benches, and other types of street furniture.

Landscape Buffer
A required piece of land in a specific location used to physically separate or screen one land use or piece of property from another and landscaped with at least the minimum requirements specified in this IDO.

Landscaping
The planting and maintenance of live plants including trees, shrubs, ground cover, flowers, or other low-growing plants that are native or adaptable to the climatic conditions of the Albuquerque area. Includes the provision of non-vegetative materials as ornamental features to make an area more attractive. See also *Landscape Area* and *Measurement Definitions* for *Net Lot Area*.

Warm Season Grasses
Grasses that thrive when temperatures are 75 degrees or higher, including but not limited to, buffalo grass, blue grama, Indian rice grass, clover, thyme, and sand dropseed grass. These grasses are native and drought tolerant and have lower water requirements than cool season grasses.

Large Retail Facility
See *Retail Definitions*.

Large Stand of Mature Trees
See *Sensitive Lands Definitions*.

Library
A public facility for the use and loan, but not sale, of literary, musical, artistic, or reference materials.

Lien
A statutory lien against land for the estimated cost of construction of required infrastructure or improvements by the applicant, Developer, or Subdivider, which is recorded and enforced in accordance with Article 3-36 NMSA 1978 or such other method prescribed by law.

Light Manufacturing
See *Manufacturing Definitions*.

Light Vehicle Fueling Station
See *Vehicle Definitions*.

Light Source
See *Lighting Definitions*.

Light Trespass
See *Lighting Definitions*.

Light Vehicle Repair
See *Vehicle Definitions*.

Light Vehicle Sales and Rental
See *Vehicle Definitions*.

Lighting Definitions[410]

ANSI/IES Standards
Standards developed by the American National Standards Institute (ANSI) and the Illuminating Engineering Society (IES), a professional organization of designers, architects, engineers, sales

[410] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to create a category for lighting definitions for clarity and consistency with this IDO. [Spreadsheet Item #2]

professionals, and researchers. For the purposes of this IDO, ANSI/IES standards are referenced in § 14-16-5-8 (Outdoor and Site Lighting).

BUG (Backlight, Uplight, Glare) Rating
A rating system for the quantity of light within specific beam angles, consisting of all of the following:

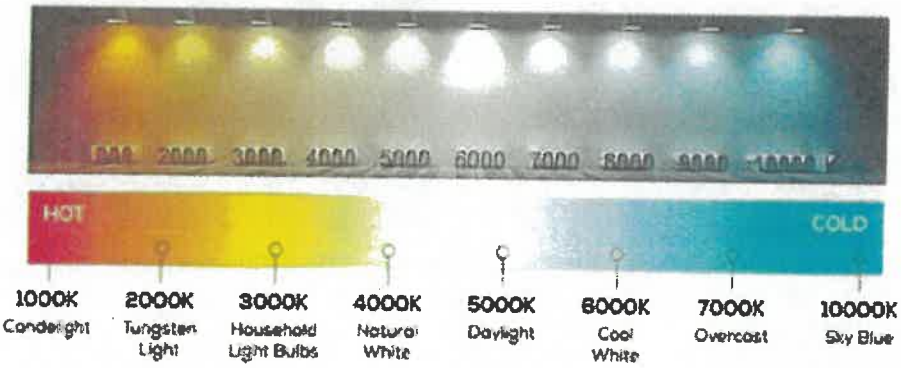
Backlight
A rating based on zonal lumens distributed behind a luminaire between 0 and 90 degrees from the vertical of nadir.

Uplight
A rating based on zonal lumens emitted above 90 degrees from the vertical of nadir.

Glare
A rating based on the zonal lumens distributed between 60 and 90 degrees from the vertical of nadir.

Color Rendering Index (CRI)
A measurement on a scale of 0 to 100 to describe the ability of a light source to render an object's colors as if it were being exposed to natural daylight. A score close to 100 indicates that an anthropogenic light source is a close match for natural light.

Correlated Color Temperature (CCT)
The color appearance of light emitted by a lamp. The CCT rating for a lamp is a measure o" the ""armt"" or "co"lness" of its appearance and is measured in Kelvin (K). Lower CCT (2200K) appears very warm or amber. Medium CCT (2700K – 3000K) appears "warm white." High CCT (4000K +) appears "cool white" or "blue."



Festoon Lighting
String lighting with individual bulbs suspended between 2 or more points and capable of providing usable illuminance, subject to curfew. For the purposes of this IDO, festoon lighting is not considered seasonal lighting. See also *Outdoor Lighting Curfew* and *Seasonal Lighting*.

Foot Candle
A unit of illumination measurement equal to 1 lumen per square foot (lm/s.f.) of surface area.

Fully Shielded Luminaire
Luminaires constructed and properly installed so that no light rays are directly emitted at angles above the horizontal plane as certified by a photometric test report and all light is effectively directed downward.



Glare
The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to, causing annoyance, discomfort, or loss of visual performance.

Illuminance
A measurement for the amount of light falling onto a surface, commonly measured in the horizontal and/or vertical planes in foot candles (Fc) or lux.

~~**Light Fixture**~~[411]
~~An assembly that holds the lamp (bulb) in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.~~

Light Source
The element of a lighting fixture that is the point of origin of the lumens emitted by the fixture.

~~**Light Spillover**~~[412]
~~The shining of light produced by a light fixture beyond the boundaries of the property on which it is located.~~



Light Trespass
Light traveling past property lines and illuminating properties without approval (i.e., "light spillover").[413]

Lighting Designations
Lighting designations align with the ANSI/IES lighting zone definitions, which serve as the basis for ANSI/IES lighting standards. For the purposes of this IDO, the lighting zones are summarized below.

Natural Dark Zone (NDZ)
Natural areas where no anthropogenic lighting is allowed at night.

Light Zone 0 (Lz0)
Predominantly dark areas with limited built environment. Responsible lighting techniques offer some environmental protection.

Light Zone 1 (Lz1)
Developed areas with quiet and dark character, commonly used for residential and lower-volume areas.

[411] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with IDO defined terms. [Spreadsheet Item #2]
[412] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Light Spillover / Light Tresspass. Lighting. [Spreadsheet Item #82]
[413] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Light Spillover / Light Tresspass. Lighting. [Spreadsheet Item #82]

Light Zone 2 (Lz2)
Developed areas for commerce and recreation with moderate volume. Lighting and minimal signage inform people.

Light Zone 3 (Lz3)
Commercial signage and lighting are continuous as they compete to attract and entertain people.

Lumen
A unit of measure to rate the quantity of light provided by a light source.

Luminance
The light source or surface brightness as it is perceived by the human eye, measured in candela per meter squared (cd/m^2).

Luminaire
The complete electrical light unit, including the light source, housing, optics, and driver.

Lux
A unit used to measure illuminance. One (1) lux is equal to 1 lumen per square meter (lm/m^2).

Outdoor Lighting Curfew
For the purposes of this IDO, the time between 10 P.M. and 7 A.M. when outdoor lighting and interior light escaping through windows must be reduced by at least 50 percent of the normal illuminance. For establishments with business hours later than 10 P.M., outdoor lighting curfew begins one hour after closing. For establishments with business hours earlier than 7 A.M., outdoor lighting curfew ends one hour before opening.

Pedestrian-scale Lighting
Lighting in pedestrian areas not to exceed 16 feet in height that allows people to see and be seen from a distance of 40 to 60 feet.

Point Light Source
The exact place where illumination is produced (e.g. a light bulb filament or LED package) even when behind a clear lens.

Seasonal Lighting
Outdoor or site lighting that is portable, temporary, and decorative. This includes but is not limited to string lighting, icicle lighting, outline lighting, and lighted holiday inflatables that are not intended for general illumination. See also *Festoon Lighting*.

Security Lighting
Distinct from outdoor lighting installed for safe passage during hours of darkness, security lighting is installed to provide bright illumination for security to protect people, property, and infrastructure from physical or criminal threats.

Shielded Lighting
A floodlight with an accessory intended to block obtrusive light through either an optical intervention and/or a physical shield or louver.

Lighting Designations
See *Lighting Definitions*.

Liquor Retail
See *Retail Definitions*.

Live-work
See *Dwelling Definitions*.

Loading Area
An area where merchandise and/or supplies are delivered and unloaded or where customers can receive goods for transport off the site.

Local Street
See *Street Definitions*.

Lot Definitions

Corner Lot
A lot located at the intersection of and having frontage on 2 or more streets.

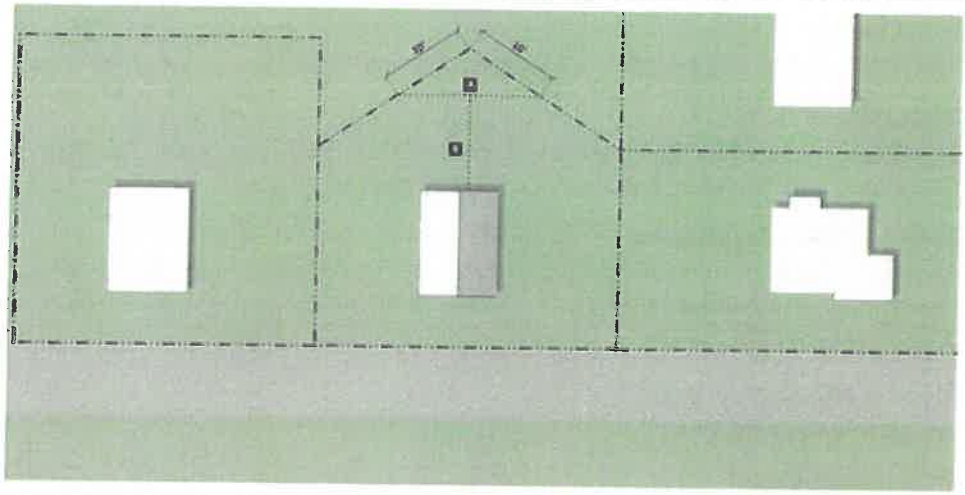
Lot
A tract or parcel of land, exclusive of public right-of-way, that meets any of the following criteria:

1. Has been platted and placed on the Bernalillo County Clerk's record in accordance with laws and ordinances applicable at the time.
2. Is described by metes and bounds held in separate ownership prior to June 20, 1950 or October 2, 1950, as shown on the records of the Bernalillo County Assessor.
3. Is a portion of one or more platted lots, which portion was placed on the records of the Bernalillo County Assessor prior to November 16, 1973, provided that such portion met all requirements of area and dimension of the zone in which it was located when created.
4. Has been placed in the records of the Bernalillo County Assessor pursuant to the laws of the State of New Mexico related to situations not covered by the applicable subdivision regulations in effect at that time.

Lot Line
A boundary of a deeded lot (i.e., a lot recorded and mapped by the Bernalillo County Assessor) or platted lot (i.e., a lot recorded by the Bernalillo County Clerk and mapped by AGIS).

Front Lot Line
A legal boundary of a lot that abuts a street. On a corner lot, the side with the street number address is the front lot line. For the purposes of determining setback requirements on an interior lot that does not abut a street, the lot is not considered to have a front lot line. In that case, all lot lines would be considered side lot lines. For a through lot, the property owner may designate which of the 2 lot lines is the front lot line. See also *Measurement Definitions* for *Setback*.

Rear Lot Line
A legal boundary that is opposite and most distant from the front lot line. In the case of an L-shaped or other irregularly shaped lot where 2 or more lines are so located, all are considered rear lines, except those that are within 50 feet of the front lot line. In the case of a lot that comes to a point at the rear, the rear lot line (shown in the illustration below as the horizontal line marked as "A") is established by connecting two points that are 10 feet from the rear point, measured along the side lot lines. See also *Measurement Definitions* for *Setback*.



Side Lot Line
A lot line that is not a front lot line or a rear lot line. This term includes both interior side lot lines abutting another lot and street side lot lines for corner lots, where the side lot line abuts a street. See also *Measurement Definitions* for *Setback*.

Interior Lot[414]
A lot that does not abut a street that is public right-of-way. See also *Setback.*

Net Lot Area
See *Measurement Definitions.*

Property Line
A boundary formed by the exterior lot lines of all lots making up a premises or project site. See also *Premises*, *Project Site*, and *Subject Property*.

Through Lot
A lot having frontage on 2 separate parallel or approximately parallel dedicated public streets.



Low-density Residential Development
See *Development Definitions.*

Lumen
See *Lighting Definitions*.

Luminance
See *Lighting Definitions*.

Luminaire
See *Lighting Definitions*.

Lux
See *Lighting Definitions*.

M

[414] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Lot Definitions, Interior Lot. [Spreadsheet Item #83]

Main Street
See *Center and Corridor Definitions* and *Measurement Definitions* for *Corridor Area*.

Major Arroyo
An arroyo designated by the Rank 2 Facility Plan for Arroyos as a Major Open Space Arroyo or Major Open Space Link. See also *Sensitive Lands Definitions* for *Arroyo*.

Major Public Infrastructure
Although ultimately determined on a case-by-case basis, major public infrastructure generally includes construction or significant redesign of a street, drainage, or utility facility or similar public infrastructure that is necessary for the subject property, and often nearby properties, to develop.

Major Public Open Space
See *Open Space Definitions*.

Major Subdivision
See *Subdivision Definitions*.

Major Transit
See *Center and Corridor Definitions* and *Measurement Definitions* for *Corridor Area*.

Major Utility
A facility sized or designed to serve the entire city, or a wide area of the city, and regulated as a public utility or common carrier by the State or other relevant jurisdiction or agency, including but not limited to major telephone facilities, natural gas facilities, water treatment plants, sewage treatment plants, and similar public services, but not including mass transit or railroad depots or terminals or any similar traffic generating activity, any facility that provides wireless telecommunications services to the public, or any use listed separately in Table 4-2-1. See also *Drainage Facility*, *Electric Utility*, and *Major Public Infrastructure*.

Manufactured Home
A structure transportable in one or more sections that is built on a permanent chassis, is designed for use with or without a permanent foundation when connected to the required utilities, and meets the construction safety standards of the federal Manufactured Housing Act of 1974. Similar structures that do not meet the construction safety standards of that Act are referred to as mobile homes and are not allowed to be installed in the city. For the purposes of this IDO, manufactured homes are considered single-family ~~detached~~[415] dwellings. See also *Dwelling Definitions* for *Dwelling, Mobile Home* and *Dwelling, Single-family ~~Detached~~*[416].

Manufacturing Definitions

Artisan Manufacturing
Small-scale manufacturing and related processes or activities – including but not limited to application, assembling, compounding, design, fabrication, growing, making, packaging, processing, sculpting, teaching, treating of crafts or products, or welding – often by an artist, artisan, or craftsperson working with ceramic, clay, electronics, metal, paper, plastic, stone, textiles, wood, or similar materials either by hand or with minimal automation or technology, including but not limited to 3D printing. This use includes incidental storage, wholesaling of

[415] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]
[416] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially to delete "detached" as unneccessary. [Spreadsheet Item #2]

products manufactured at the facility, and direct sales to consumers. This use also includes the production of beer, wine, or spirits associated with an approved Small Brewer's License as governed by § 60-6A-26.1 NMSA 1978, an approved Winegrower's License as governed by § 60-6A-11 NMSA 1978, or an approved Craft Distiller's License as governed by § 60-6A-6.1 NMSA 1978. Annual production shall be limited by State statute. This use does not include alcohol sales. Alcohol sales associated with brewing on-site is regulated pursuant to the tap room or tasting room use. See *Tap Room or Tasting Room* and Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation*.

Clean Room

A facility to manufacture delicate and fragile components where processes and components are protected from any outside environmental factors. Clean rooms include working with chemicals, volatile materials, and sensitive instruments. Other clean rooms that do not meet this definition are regulated as incidental activities associated with primary uses in the Industrial and Commercial use categories in Table 4-2-1. See also *Special Manufacturing*.

Heavy Manufacturing

The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any activity that meets the definition of special manufacturing. See also *Clean Room, Special Manufacturing,* and Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation.*

Light Manufacturing[417]

The assembly, fabrication, or processing of goods and materials~~;~~ including but not limited to, machine shop, filming, and growing food or plants ~~in fully enclosed portions of a building,~~; using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot ~~where such assembly, fabrication, or processing takes place~~, where ~~such processes are housed~~ the use takes place primarily within ~~the~~ fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also *Clean Room* and Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation.*

Special Manufacturing

An establishment or business that uses hazardous inputs or creates hazardous by-products, as defined by federal regulation, in the course of manufacturing, assembly, fabrication, or materials treatment, or that uses manufacturing, assembly, fabrication, or treatment processes that create potentially hazardous impacts, including but not limited to explosions or leakage of nuclear or electromagnetic radiation into the environment or surrounding areas. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of Clean Room accessory to another use in the Industrial use category pursuant to Table 4-2-1.

[417] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Manufacturing Definitions, Light Manufacturing. [Spreadsheet Item #84]

Mapped area
See *Small Area*.

Marquee Sign
See *Sign Definitions*.

Massage Business
Any business offering massage therapy services pursuant to the State Therapy Practice Act, §61-12C-1 to §61-12C-25 N.M.S.A. 1978. For the purposes of this IDO, massage businesses are treated as personal and business services use. See also *Personal and Business Services*.

Massing
The overall composition of the exterior of the major volumes of a building and their relationship to each other in a sequence in the overall design of the building or structure.

Master Development Plan[419]
A plan created by an applicant and approved by the City to achieve a coordinated private development, such as a business or industrial park, on larger sites that often comprise more than one lot and building. A Master Development Plan may include standards that implement a cohesive design on the site.

Master Plan[421]
1. A Rank 3 Plan developed and approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities.
2. For the purposes of the State Constitution, the Master Plan is a duly adopted plan or any of its parts for the development of an area within the planning and platting jurisdiction of a municipality for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development. In the case of the City and Bernalillo County, this Master Plan is the ABC Comprehensive Plan.
3. A term used prior to the effective date of the IDO for Framework Plans associated with the Planned Community zone district. Formerly, Planned Communities required a Level A and a Level B Plan. The former Comprehensive Zoning Code considered Level A Plans as Rank 2 Area Plans, which were policy documents that established the vision and goals for the entire community as well as planned areas with different land use categories. Level B Plans were considered Rank 3 Sector Development Plans that established allowable uses and development standards in each land use category.

Maximum Extent Practicable
No feasible or prudent alternative exists, as determined by the relevant decision-making body, after the applicant has taken all possible steps to comply with the standards or regulations and to minimize potential harmful or adverse impacts. Constraints to compliance that are self-imposed, such as through a particular platting proposal when other options are feasible, shall not be considered sufficient justification. Economic considerations may be taken into account but shall not be the overriding factor.

[419] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Master Development Plan. [Spreadsheet Item #85]
[421] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Master Plan. Negotiable Zone Districts. [Spreadsheet Item #86]

Measurement Definitions

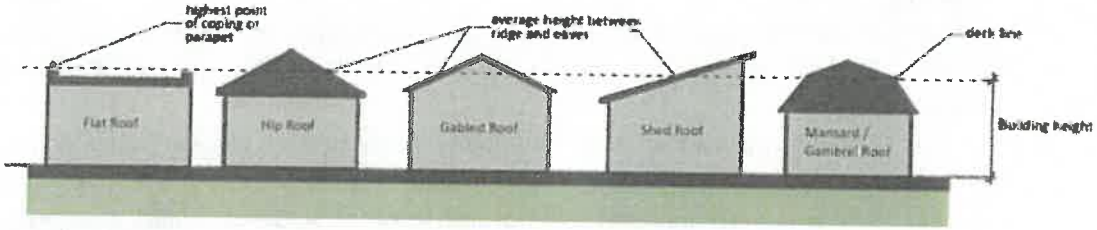
Accessory Dwelling Unit
If a maximum size for accessory dwelling units is specified, a garage or shed attached to the accessory dwelling unit does not count toward the size. See also *Dwelling Definitions* for *Dwelling Unit, Accessory*.

Average
Averages shall be calculated as an arithmetic mean.

Block Length
The distance from centerline to centerline of two intersections. In the instance that a block is bounded by other obstructions, the measurement shall be from the centerline of the street to the edge of the obstruction. See DPM for additional explanation. See also *Block*.

Building Coverage
The percentage of a lot that is covered by building footprints. See also *Building*.

Building Height[422]
The vertical distance above the average finished grade, unless specified otherwise in this IDO, at each façade of the building, considered separately, to the top of the coping or parapet on a flat roof, whichever is higher; to the deck line of a mansard roof; or to the average height between the plate and the ridge of a hip, gable, shed, or gambrel roof. On a stepped or sloped project site, the maximum height is to be measured above average finished grade of any distinct segment of the building that constitutes at least 10 percent of the gross floor area of the building, unless specified otherwise in this IDO. See also *Building, Building Height Bonus, Finished Grade*, and *Measurement Definitions* for *Grade*, ~~and~~ *Ground Floor Clear Height*, and *Story*.



Building Stepback
For the purposes of measuring a building stepback where required, each plane of the façade should be independently considered to determine the relevant stepback for that portion of the building. See also *Front Façade* and *Street-facing Façade*.

Corridor Area
Where the specified distance crosses a lot line, the entire lot is included in the Corridor Area. See also *Centers and Corridors Definitions*.

Main Street (MS) Area
Lots within 660 feet in any direction of the centerline of a Main Street Corridor as designated by the ABC Comp Plan, as amended.

Major Transit (MT) Area
Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

[422] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]

Premium Transit (PT) Area
Lots within 660 feet in any direction of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Days
See *Business Days* and *Calendar Days*.

Distance for Notice or Appeals
Includes public rights-of-way unless specified otherwise in this IDO.

Distance from a Linear Feature
When this IDO refers to a distance from any linear feature, including but not limited to a street, lot line, or façade, the measurement shall be made perpendicular to the linear feature along the length of that linear feature.

Distance Separations
See Measurements for *Separation of Uses*.

Distance to a Through Lane
Distance to a through lane is measured to the closest striped edge.

Façade
When the IDO refers to a distance to a façade, the measurement shall be made to the closest perpendicular plane of a primary building façade. See also *Garage* and *Façade Definitions*.

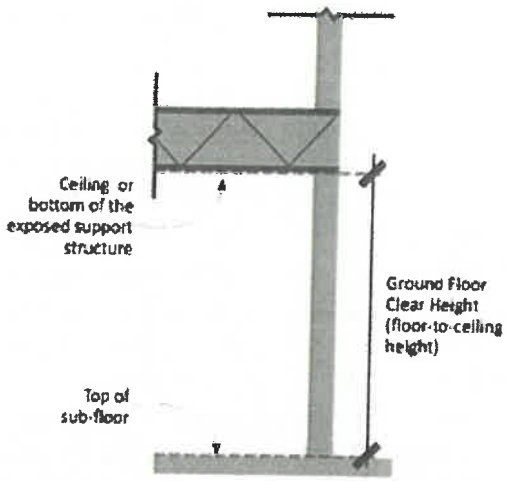
Garage
When the IDO refers to a distance to a garage, the measurement shall be made to the garage façade, not to the garage door. See also *Façade*, *Driveway* and *Parking Definitions* for *Garage*.

Grade
1. The average of the ground levels immediately adjacent to each façade of a building, considered separately.
2. Where an earth embankment is placed against the side of a building or a retaining wall supporting a terrace is placed close to a building, grade shall be measured from the toe, or bottom, of the embankment or retaining wall; the finished floor of the building is not to be considered.

See also *Finished Grade* and *Natural Grade*.

Gross Floor Area
The total floor area, including basements, garages, mezzanines, and upper floors, if any, expressed in square feet measured from the outside surface of exterior walls.

Ground Floor Clear Height
The vertical distance of the interior of a ground floor, measured from the slab or top of the sub-floor to the ceiling or the bottom of the exposed support structure for the second floor. This may also be referred to as "floor-to-ceiling height."



Large Stand of Mature Trees
See *Sensitive Lands Definitions*.

Lot Width
The length of a straight line between the mid-points of each of the side lot lines. See *Lot Definitions* for *Side Lot Line*.

Neighborhood Edge
Any distance required by a standard in § 14-16-5-9 (Neighborhood Edges) is measured from the nearest point on the nearest lot line of the Protected Lot to the nearest point on the Regulated lot that contains the feature being regulated.

Net Lot Area
For purposes of calculating landscaping requirements, the total area of the lot minus the following:

1. The area of the lot covered by buildings.
2. The portions of the lot that are not required for off-street parking or a parking lot and that are fully screened from view from any abutting property or public right-of-way by an opaque wall or fence at least 6 feet high, in which no landscape will be required except required buffer landscaping; chain link fence with slats does not constitute acceptable full screening.
3. The area of any approved landscape that the property owner installs and maintains in the abutting public right-of-way, exclusive of the area of any existing or planned public sidewalk.

Parking Lot Area
The area of a parking lot that includes parking spaces and drive aisles. See the DPM for dimensional standards. See also *Parking Definitions*.

Parking Space
See the DPM for dimensional standards. See also *Parking Definitions* for *Parking Space*.

Required Off-street Parking Spaces
If an existing parking lot area does not have parking spaces striped, the number of existing parking spaces is to be measured by subtracting the area that would be required to meet all setbacks and landscaping areas required by the IDO and all drive aisles and circulation areas

required by the DPM and dividing the remaining existing paved area by the dimensions of a parking space in the DPM.

Separation of Uses
In all instances where the IDO requires a separation of uses, zone districts, lots, or buildings, such distance shall be measured in a geometrically straight line using a scaled map, or a survey if necessary. Such measurement shall be made without regard to any intervening structures, objects, uses, the street grid, landforms, waterways, or any other topographical features.

1. Unless specified otherwise in this IDO, this distance shall be measured from the nearest point on the nearest lot line of the lot containing the regulated use to the nearest point on the nearest lot line of the lot containing the use, or in the zone district, from which the regulated use is required to be separated.
2. If the IDO requires a separation between a building containing a regulated use and a specified use or zone district, the distance shall be measured from the nearest point on the building containing the regulated use to the nearest point on the nearest lot line of the lot containing the specified use or in the specified zone district.

Setback
The shortest distance between a structure and a lot line. Front setbacks are measured from the front lot line. Rear setbacks are measured from the rear lot line. Side setbacks are measured from side lot lines. In the case of a setback from an irrigation facility, the measurement is taken from the toe of the slope to the structure or from the lot line to the structure, whichever is greater. See also *Lot Definitions* for *Front Lot Line*, *Rear Lot Line*, and *Side Lot Line*.

Sign Area

1. Unless specified otherwise in this IDO or unless maximum sign area is regulated as a percentage of façade area, maximum sign area is per allowed sign, not per premises.
2. For freestanding and projecting signs, the area of 1 rectangle or of 2 contiguous rectangles in the same plane, drawn with horizontal and vertical lines so as to include the entire sign except sign base or supports. The maximum area of any double-sided or V-shaped sign shall be measured for the larger sign face only.
3. For building-mounted signs, except canopy signs, the area enclosed with a sign border or the sum of the areas of the minimum imaginary rectangles enclosing each word or non-verbal symbol if there is no sign border.
4. For add-on signs to off-premises signs, the area of up to 2 rectangles in addition to the rectangle that defines the area of the basic sign.

Sign Height
The vertical distance from finished grade to the highest point of the sign. For rooftop signs, the vertical distance from the top of the highest parapet to the top of the sign. See also *Sign Definitions* for *Rooftop Sign*.

Small Area
Where any small area boundary crosses a lot line, the entire lot is subject to applicable small area standards unless specified otherwise in this IDO. See also *Small Area*.

Story[423]
The portion of a building included between the upper surface of any floor and the upper surface of the floor or roof next above, provided that the entire level is located fully above finished grade at the building façade. Any portion of a building that is partially or fully below finished grade shall not be considered a story. See also *Measurement Definitions* for *Building Height*.

Structure Height
The vertical distance above finished grade of the highest point on a structure that is not a building, but not including decorative or incidental features that do not extend more than 10 percent of the length of any side of the structure or occupy more than 10 percent of the ground coverage of the structure. See also *Structure* and *Measurement Definitions* for *Building Height*.

Wall Height
For a perimeter wall along the front lot line, wall height shall be measured from the finished grade on the public side of the wall. For other perimeter walls along other lot lines or for walls between the front lot line and the front façade of the primary building, wall height shall be measured from the finished grade on the side of the wall that provides the taller wall height. Wall height does not include decorative or incidental features, such as pilasters or fence posts, that are allowed or required by this IDO. See also *Wall Definitions*.

Medical or Dental Clinic
An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of licensed health care practitioners, dentists, or licensed health care practitioners and dentists in practice together.

Metropolitan Redevelopment Area
An area that has been designated for targeted initiatives, incentives, or public and/or private investment in order to promote the repurposing or expansion of existing structures to accommodate new economic uses, or to promote the demolition, remediation, and/or redevelopment of sites to accommodate new economic uses.

Minor Subdivision
See *Subdivision Definitions*.

Mixed-use Development
See *Development Definitions*.

Mixed-use Zone District
See *Zone Definitions*.

Mobile Food Truck
Any wagon, truck, trailer, or other vehicle that is propelled by an engine or motor vehicle and from which any person sells, offers for sale, or gives away food or beverages. Other sales or services may be allowed as specified elsewhere in this IDO. For the purposes of this IDO, mobile food trucks are regulated as a mobile food truck use where accessory on a premises with any other primary use, regardless of the use, area, or purpose of that other primary use, but as a mobile food truck court where mobile food trucks are the only primary use on a premises. See also *Mobile Food Truck Court*.

[423] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Grade. Measurement Definitions, Stories [new definition]. [Spreadsheet Item #87]

Mobile Food Truck Court
Any number of mobile food trucks as the only primary use on a premises. See also *Mobile Food Truck*.

Mobile Home
See *Dwelling Definitions*.

Mobile Vending Cart
A vehicle without motive power that has functional wheels and at least one axle and is used for the sale of goods, including but not limited to food, beverages, raw produce, flowers, arts, and crafts.

Model Home
A dwelling or dwelling unit representative of other dwellings or units offered for sale or lease or to be built in an area of residential development. A model home may be used as a residential real estate sales office for the development in which it is located before occupancy by a household.

Monument Sign
See *Sign Definitions*.

Mortuary
An establishment in which the dead are prepared for burial or cremation, the body may be viewed, and funeral services are sometimes held.

Mounting Height
The vertical distance between the finished grade and the center of the apparent light source of the luminaire.

Multi-family
See *Development Definitions* and *Dwelling Definitions.*

Multi-use Trail
A paved path physically separated from motorized vehicle traffic by an open space or barrier and constructed within the public right-of-way, private way, or an easement, including but not limited to utility and drainage easements that permit more than one type of non-motorized use. See also *Bikeway* and *Public Right-of-way*.

Museum
A facility open to the public, with or without charge, for the collection and display of paintings, sculpture, textiles, antiquities, other works of art, or similar items. See also *Art Gallery*.

N

Natural Grade
The average ground level based on the site contours of land that has never been issued a grading permit, prior to any grading or addition or removal of earth. See also *Finished Grade* and *Measurement Definitions* for *Grade*.

Natural Resource Extraction
The extraction and/or refining of dirt, minerals, sand, gravel, and ores, from their natural occurrences on affected land and transportation of extracted materials to locations off-site. Loading and unloading from rail spurs is incidental to this use.

Neighborhood Association
When used in this IDO, this term refers to Recognized Neighborhood Associations and Recognized Neighborhood Coalitions, as defined by of Part 14-8-2 of ROA 1994 (Neighborhood Association Recognition Ordinance).

Neon Sign
See *Sign Definitions*.

Net Lot Area
See *Measurement Definitions*.

Nicotine Retail
See *Retail Definitions*.

Nightclub
An establishment dispensing liquor in which music, dancing, or entertainment is provided, but not including any adult entertainment use. See also *Adult Entertainment*.

Non-commercial or Broadcasting Antenna
An antenna that transmits and/or receives signals or waves radiated or captured for non-commercial or broadcasting purposes, including amateur radio station operation/receive-only antenna if owned and operated by a federally licensed amateur radio station operator or used exclusively for a receive-only antenna, WTFs used exclusively for emergency services, any antenna used for AM, FM, or TV broadcasting, or any other facility exempted from local regulation under the federal Telecommunications Act of 1996, as amended and interpreted by the courts and related regulations of the Federal Communications Commission. See also *Wireless Telecommunications Facility Definitions* for *Wireless Telecommunications Facility*.

Non-commercial Vehicle
See *Vehicle Definitions*.

Nonconformity Definitions

Nonconforming Lot
A lot that was lawfully created but does not conform to the lot size, lot dimension, or other requirements of this IDO related to the lot.

Nonconforming Structure
A structure that does not conform to the IDO requirements for structures in the zone district where it is located, for reasons other than the use of the structure, but that did not violate those requirements at the time the structure was constructed. By way of example: a nonconforming structure could be one that violates height, setback, aesthetic, or form requirements.

Nonconforming Use
A use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

Nonconformity
A structure, use, lot, sign, or site feature that does not conform to applicable zoning but that did conform to applicable zoning in effect at the time it was built or developed.

Non-recognized Neighborhood
See *Neighborhood Association*.

Non-residential Development
See *Development Definitions.*

Non-residential Use
See *Use Definitions*.

Non-residential Zone District
See *Zone Definitions*.

Nursery
A primary use of land in which the predominant activity is the growing of plants for wholesale or retail sales, which may take place outside or in greenhouses. Outdoor sales of plants are allowed.

Nursing Home
A facility designed to provide a residence, meals, and medical- and health-related care for individuals, including 24-hour skilled nursing care. This definition includes facilities providing in-patient care for individuals suffering from a terminal illness. Such facilities may include commercial kitchens with shared dining facilities for residents; medical services with personnel that provide assistance with medication, administration, dressing, bathing, and social activities; activity rooms; indoor recreational amenities; gift shops; hair salons; administrative offices; laundry services; worship space; and overnight guest units for short-term visitors. See also *Assisted Living Facility, Independent Living Facility*, and *Other Use Accessory to Residential Primary Use*.

O

Off-premises Sign
See *Sign Definitions*.

Office
Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services. See also *Business* and *Establishment*.

On-premises Sign
See *Sign Definitions*.

Open Air Market
Open air sales of new retail goods, produce, and/or handcrafts; incidental sales of food and beverages is allowed. See also *Farmers' Market* and *Seasonal Outdoor Sales*.

Open Space Definitions

Common Open Space
The area of undeveloped land and/or existing site features within a cluster development that is set aside for the preservation, use, and enjoyment by the owners and occupants of the dwellings in the development and includes historic buildings or structures, sensitive lands, agriculture, landscaping, or outdoor recreation uses. The common open space is a separate lot or easement on the subdivision plat of the cluster development. For the purposes of the common open space calculation in cluster development, parks and concrete or reinforced arroyos do not count as common open space. See also *Dwelling Definitions* for *Dwelling, Cluster Development*.

Extraordinary Facility
Facility within Major Public Open Space, not including trails, fencing, signs, incidental parking lots, access roads, or infrastructure not visible on the surface, that is primarily for facilitating recreation, relaxation, and enjoyment of the outdoors and that requires additional review by the Open Space Advisory Board and EPC pursuant to the Rank 2 Major Public Open Space Facility Plan. Extraordinary Facilities may include utility structures, WTFs, or buildings. See also *Open Space Definitions* for *Major Public Open Space*.

Major Public Open Space
City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Open Space
In lowercase letters, a generic term for any outdoor space or amenity intended to retain access to open air and sunlight, regardless of location, ownership, or management responsibility. Open space is required through various means in order to provide a psychological and physical respite from development densities. Open space is intended to create healthy places that balance density vs. openness and urban vs. natural environments. For City-owned open space, see *Open Space Definitions* for *Major Public Open Space*.

Usable Open Space
Outdoor space to be preserved on-site and managed privately to help ensure livable conditions on each site by providing light and air and meeting visual, psychological, and recreational needs. These areas can be used for a variety of purposes and are not required to be at ground level. Usable open space may include, but is not limited to, lawns; community gardens; decorative and native plantings; open balconies; rooftop decks; plazas; courtyards; covered patios open on at least 2 sides; pedestrian walkways; landscaped medians, buffers, or setbacks; active and passive recreational areas; fountains; swimming pools; wooded areas; and water courses. Such space shall be available for entry and use by users of the development. Required drainage facilities or land within an easement for overhead utilities that are not landscaped shall not count toward required usable open space. Usable open space does not include public right-of-way, private ways, parking lots, off-street parking, driveways, drive aisles other private vehicular surfaces, or buildings other than swimming pool rooms.

Operating Hours
The hours during which employees are scheduled to be working in an establishment, which may extend beyond the business hours of the establishment. See also *Business Hours*.

Other Indoor Entertainment
A facility providing entertainment or recreation activities where all activities take place within enclosed structures, but not including a theater, auditorium, or any other use listed separately in Table 4-2-1. Examples include, but are not limited to, baseball batting cages, bowling alleys, climbing walls, game

arcades, laser tag centers, miniature golf courses, paintball, skating rinks, shooting ranges, swimming pools, tennis clubs, trampoline centers, and velodromes.

Other Outdoor Entertainment
An outdoor facility whose main purpose is to provide entertainment or recreation, with or without charge, but not including auto or horse race tracks, drive-in theaters, or any similar outdoor use not listed separately in Table 4-2-1. Examples include, but are not limited to, amusement parks, batting cages, go-cart tracks, golf courses and driving ranges, miniature golf, skateboard parks, skating rinks, sports courts, swimming pools, target sport ranges, and water parks.

Other Pet Services
A facility providing care and services for household pets, such as animal grooming, training, or day care but which is not listed separately in Table 4-2-1.

Other Use Accessory to a Non-residential Primary Use
A land use that is subordinate in use, area, or purpose to a primary non-residential land use on the same lot, serving a purpose naturally and normally incidental to such primary land use, and that is not listed separately in Table 4-2-1. Examples include, but are not limited to, an employee exercise room, employee café/cafeteria, outdoor exercise area/track, employee nursery/child care, small display/sales room for goods produced on the premises, and storage of maintenance equipment used on the premises (e.g. lawn mowers).

Other Use Accessory to a Residential Primary Use[424]
A land use that is subordinate in use, area, or purpose to a primary residential land use on the same lot and serving a purpose naturally and normally incidental to such primary land use and that is not listed separately in Table 4-2-1. For residential uses other than multi-family dwellings, this use includes, but is not limited to, tennis courts, game rooms, patios, outdoor kitchens, swimming pools, and accessory buildings for storage, recreation, hobbies, and gardening for the use of the residents living in the dwellings on the same lot as this use. For multi-family residential development, this use includes, but is not limited to, sales of convenience items, personal service shop, rental/management office, concierge/doorman services, and similar activities provided for residents of the multi-family or group living uses. See also *Residential Community Amenity*.

Outdoor Animal Run
An area for the temporary outdoor containment of animals associated with a kennel, veterinary clinic, animal breeding facility, or other commercial activity. For the purposes of this IDO, this use does not include an outdoor animal run for personal pets.

Outdoor Dining Area
A covered or uncovered seating area where patrons of an establishment are served food and/or beverages to be consumed on-premises.

Outdoor Display
The display of retail goods outside but on the same property as the primary establishment. For the purposes of light vehicle sales and rental, outdoor inventory is considered to be outdoor display and not outdoor vehicle storage.

Outdoor Lighting Curfew
See *Lighting Definitions*.

[424] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. EPC reviewed but did not recommend adding composting for multi-family residential development, **Condition #25**. Compost. [Spreadsheet Item #11] [Spreadsheet Item #21]

Outdoor Storage
The keeping of any goods, material, or merchandise outside of a building in the same place for more than 24 hours, but not including any storage activity or use of land listed separately in Table 4-2-1. See also *Building and Home Improvement Materials Store, Contractors Facility and Yard,* and *Salvage Yard*.

Outdoor Vehicle Storage
The keeping of motor vehicles or equipment not used for transportation purposes on an active, regular, or continuing basis outside of a building, generally for a period of 7 calendar days or more, whether or not the motor vehicle is titled, licensed, or operable, either as a primary use or accessory use, but not including a salvage yard. See also *Salvage Yard* and *Vehicle Definitions* for *Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair; Light Vehicle Repair*; and *Light Vehicle Sales and Rental*.

Overlay Zone
See *Zone Definitions*.

Overnight Shelter
A facility that provides temporary or transitional sleeping accommodations for 6 or more persons within completely enclosed portions of a building with no charge or a charge substantially less than market rates. Such facilities may provide meals, personal assistance, personal services, social services, personal care and protective care. This use does not include 24-hour skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO. See also *Campground or Recreational Vehicle Park, Hotel or Motel, Nursing Home*, and *Safe Outdoor Space*.

P

Park
Publicly or privately owned land that is maintained for active or passive recreational use and for the use and enjoyment of the general public or the residents or occupants of a development. This use includes areas consisting of vegetative landscaping and/or areas improved for outdoor sports and recreation. Structural improvements are generally limited to those that facilitate the use of the land as a park. Incidental activities and structures include, but are not limited to, playgrounds, maintenance facilities, swimming pools, restrooms and dressing rooms, concessions, caretaker's quarters, and parking.

Parking Definitions

Carport
A roofed structure that is not enclosed on at least 2 sides, that is used for parking vehicles, and that is located over a parking area and/or driveway. For the purposes of this IDO, carports are subject to building height maximums in the underlying zone district but are allowed to be in required setbacks pursuant to Table 5-1-4. See also *Porch*.

Convertible Parking Structure
A structure or part of a structure designed to accommodate motor vehicle parking spaces that has a fully enclosed ground level with no ramping on any ground floor street-facing façade so that the ground floor can be adapted to commercial, residential, or office uses.

Electric Vehicle Charging Station
A facility or area where electric-powered or hybrid-powered motor vehicles can obtain electrical current to recharge batteries and that is an incidental activity of a primary use of the property.

EV Capable
Parking spaces with a capped cable or raceway connected to an installed electric panel with dedicated branch circuit(s) to install the infrastructure and equipment needed for a future electric vehicle (EV) charging station with a rating of 240 volts or higher.

Front-access Garage
A garage in which the garage door is angled less than 45 degrees away from the front lot line (i.e., typically the street that the primary residence faces). See also *Garage*, *Side-access Garage*, and *Rear-access Garage*.

Garage
A single-story structure or part of a building in a low-density residential development or a single-story structure in a multi-family residential development designed to accommodate motor vehicle parking spaces that are completely enclosed, but not including a parking structure. For the purposes of this IDO, the terms two- or three-car garages refer to the garage width, assuming side-by-side parking, not tandem parking. See also *Front-accessed Garage*, *Parking Structure, Rear-accessed Garage*, and *Side-accessed Garage* and *Development Definitions* for *Residential Development*.

Off-street Parking Space
A storage area for the parking of one motor vehicle that is located on a lot, unless specified otherwise in this IDO. See the DPM for dimensional standards. See also *On-street Parking Space*.

On-street Parking Space
An on-street storage area for the parking of one motor vehicle. For the purposes of this IDO, an on-street parking space abutting a lot may be counted as 1 off-street parking space for that lot if over ½ the length of the space is located between the imaginary extensions of the side lot lines into the street. See the DPM for dimensional standards. See also *Parking Space*.

Paid Parking Lot
An area used to provide parking, as a commercial enterprise, for 4 or more motor vehicles for a fee. The term does not include a commercial parking structure that is a building primarily used for the provision of parking for a fee. See the DPM for dimensional standards. See also *Parking Lot* and *Measurement Definitions* for *Parking Lot Area*.

Park-and-ride Lot
An area or structure intended to accommodate parked motor vehicles where commuters park and continue travel to another destination via public transit, carpool, vanpool, walking, or bicycle. This use may be operated in a parking area owned or operated by a third party with the consent of that party, but spaces dedicated to this use may not be counted toward required off-street parking spaces for any primary or accessory use operated by the third party.

Park-and-ride Facility, Temporary
The temporary provisions of parking for transit customers using service provided by the municipal transit agency in conjunction with a temporary civic use, including but not limited to the New Mexico State Fair and the International Balloon Fiesta. The use may include a ticket booth, portable restrooms, lighting, concession stand, and barriers contributing to traffic management.

Parking Lot
Any off-street outdoor area for the parking of motor vehicles, including any spaces and drive aisles necessary for the function of the parking lot or for the convenience of patrons. See also *Paid Parking Lot* and *Measurement Definitions* for *Parking Lot Area*.

Parking Lot – Multiple Drive Aisles
A parking lot that may have more than 1 drive aisle.

Parking Lot – Single Drive Aisle
A parking lot with only 1 drive aisle, which may be one-way or two-way. The drive aisle may serve 1 or 2 rows of parking spaces.

Parking Space
An on- or off-street storage area for the parking of one motor vehicle. See the DPM for dimensional standards. See also *Off-street Parking Space* and *On-street Parking Space*.

Parking Structure
A multi-story structure or part of a multi-story building designed to accommodate motor vehicle parking spaces that are partially or completely enclosed, including podium parking, but not including a parking structure that is located underground or within the outer building envelope of another building. Parking structures are typically associated with Mixed-use and Non-residential development. See also *Garage* and *Development Definitions for Mixed-use Development* and *Non-residential Development*.

Parking Structure with Ground Floor Uses
A structure or part of a structure designed to accommodate motor vehicle parking spaces that incorporates retail, office, or residential uses along at least 50 percent of the ground floor street-facing façade.

Rear-access Garage
A garage accessed from the rear lot line. See also *Garage*, *Front-accessed Garage* and *Side-accessed Garage*.

Side-access Garage
A garage in which the garage door is angled at least 45 degrees away from the street that the primary residence faces. The access to this garage may be from the front lot line (i.e., typically the street that the primary residence faces) or a side lot line (i.e., from an abutting street in the case of a corner lot). See also *Garage*, *Front-accessed Garage,* and *Rear-accessed Garage*.

Stacking Space
A term used in designing vehicle circulation areas for the queuing of motor vehicles. See definition in the DPM.

Tandem Parking
Off-street parking area where 2 or more parking spaces arranged one behind or above the other.

Wrapped Parking
A structure, part of a structure, or a parking lot designed to accommodate motor vehicle parking spaces that is wrapped on all sides that abut a street by buildings with residential, commercial, or office uses.

Paved, Pavement, or Paving

Paved per DPM standard for pavement or alternative pavement / paving. See definition and related standards in the DPM.

Pavement Width
See definition and related standards in the DPM for pavement width, depth, materials, and design.

Pawn Shop
Any establishment engaged in the business of lending money on the deposit or pledge of personal property; the purchase of personal property with the expressed or implied agreement or understanding to sell it back at a stipulated price; or engaged in the business of purchasing items of gold, silver, platinum or other precious metals or gems and reselling the product. See also *General Retail*.

Peak Service Frequency
See *Transit Definitions*.

Pedestrian-oriented
Intended primarily to provide access, amenities, or space for services that benefit people walking. Includes but is not limited to sidewalks, pedestrian walkways, multi-use trails, transit stops, spaces for outdoor seating or vending, plazas, parks, and public facilities associated with Major Public Open Space.

Pedestrian-scale Lighting
See *Lighting Definitions*.

Perimeter Wall
See *Wall Definitions*.

Permissive Use
See *Use Definitions*.

Person
An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, 2 or more persons having a joint or common interest, or any other legal entity.

Personal and Business Services
Establishments providing services to individuals or businesses, including but not limited to bail bond providers, beauty and barber shops, shoe repair, tailor/alterations shops, tattoo parlors, taxidermy services, electronic data processing, and employment service; mailing, addressing, stenographic services; and specialty business service such as travel bureau, news service, exporter, importer, interpreter, appraiser, and film library. This use is divided into 2 categories based on the size of the establishment (not the size of the structure):

1. Personal and Business Services, Small: An establishment with 10,000 square feet or less of gross floor area.
2. Personal and Business Services, Large: An establishment with more than 10,000 square feet of gross floor area.

See also *Bail Bond Business* and *Massage Business*.

Planning Director
The chief administrative officer of the City Planning Department or his/her authorized representative or designee.

Plat[425]
A graphic and written description of a lot or lots with survey reference ties to permanent survey monuments related to the subdivision, resubdivision (sometimes called a replat), or consolidation of

[425] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Subdivision - Major. Preliminary Plat / Final Plat. [Spreadsheet Item #94]

land prepared in accordance with the standards of this IDO and the DPM for presentation to the DHO for action. See also *Subdivision Definitions.*

Final Plat
The approved ~~completed subdivision~~ plat in a form for ~~approval and~~ recordation.

~~**Preliminary Plat**~~
~~A tentative plat of a proposed subdivision prepared in accordance with the specifications of this IDO and the DPM for presentation to the DHO for action.~~

Sketch Plat
A conceptual plat of a proposed subdivision used for discussion by the applicant and Planning Department staff to determine suitability for subdivision. A sketch plat typically shows general building and parking locations and specifies design requirements for buildings, landscaping, lighting, and signage.

Point Light Source
See *Lighting Definitions.*

Pole Sign
See *Sign Definitions.*

Porch
A roofed structure that is not more than 50 percent enclosed (except for removable screens, screen doors, storm sashes, or awnings) on at least 2 sides, that projects from the exterior wall of a building, and that is used as an outdoor living area. To be considered a porch, and not just part of the building, the porch façade facing the street must not be more than 50 percent enclosed (except for removable screens, screen doors, storm sashes, wrought iron security fencing, or awnings). For the purposes of this IDO, any portion of a roofed structure that is not enclosed on at least 2 sides that is over a parking area or driveway is considered a carport. See also *Building Frontage Types* and *Parking Definitions* for *Carport.*

Portable Sign
See *Sign Definitions.*

Premises
Any lot or combination of abutting or adjacent lots held in single ownership, together with the development on that lot or lots; there may be multiple occupancy.

Premium Transit
See *Centers and Corridors Definitions* and *Measurement Definitions* for *Premium Transit Area.*

Primary Building
A building within which a primary use takes place. See also *Building* and *Large Retail Facility.*

Primary Pedestrian Entrance
A public entrance to a primary building. If there is more than one, for the purposes of this IDO, the entrance demarcated by more façade articulation, signage, landscaping, site amenities, or other design treatments shall be considered the primary pedestrian entrance. If all entrances are thus demarcated, the applicant may choose which entrance shall be considered the primary pedestrian entrance to satisfy any relevant requirements in this IDO.

Primary Use
See *Use Definitions.*

Private Way
A lot or easement that is not public right-of-way and that contains a street or alley providing access between a public right-of-way and one or more lots. The term may include easements for public and private infrastructure when such are established through a suitable legal document, along with the access rights. See also *Public Right-of-way* and *Street*.

Project Site
A lot or collection of lots shown on a Subdivision – Minor or Major or on a Site Plan. This term refers to the largest geography specified in the earliest request for decision on the first application related to a particular development. For example, if a large lot is subdivided and submitted for development in phases, any regulation referring to the project site would apply to the entirety of the land in the original lot included in the Subdivision application.

Projecting Sign
See *Sign Definitions*.

Property Line
See *Lot Definitions*.

Public Area
An area of land owned by or intended to be owned by a governmental entity or over which a governmental entity enjoys an easement, whether deeded, dedicated, or otherwise acquired, and that is generally, but not required, to be used to serve the public with some service or benefit, including public infrastructure.

Public Hearing
A formal meeting open to the public in which a decision-making body makes a discretionary decision.

Public Right-of-way
Land deeded, reserved or dedicated by plat, or otherwise acquired by any unit of government for the purposes of movement of vehicles, bicycles, pedestrian traffic, and/or for conveyance of public utility services and drainage. This land generally does not have established zoning and is instead designated as "unclassified" in the Official Zoning Map. See also *Alley*, *Drainage Facility*, *Private Way*, *Street*, and *Trail*.

Public Utility Collocation
See *Wireless Telecommunications Facility Definitions*.

Public Utility Structure
A structure owned by a unit of government or by a public utility company that is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; traffic signal; public light poles; or any other public utility structure controlled by a Facility Plan approved by the City.

Q

Quasi-judicial Hearing
A public hearing that follows the additional requirements of § 14-16-6-4(L)(3), generally for decisions that would result in changes to property rights or entitlements on a particular property or affecting a small area.

R

Racetrack
An outdoor facility for sanctioned competition of racing vehicles (including cars, trucks, motorcycles, and other vehicles designed for racing purposes) or for horses or dogs, on a closed circuit. In addition to a racetrack, the facility may include spectator seating (bleacher-type stands), a paddock area for support crews and maintenance, racetrack operations offices, and spectator services.

Railroad Yard
A primary use of land that includes an area and related facilities in which the predominant activity is the assembly or disassembly and loading or unloading of trains, including without limitation passenger or freight terminals, operations and maintenance shacks, train sheds, and classification yards.

Rail Trail
The right-of-way and/or easements designated as the Albuquerque Rail Trail by the Rank 3 Albuquerque Rail Trail Master Plan and mapped by AGIS. For the purposes of this IDO, the Rail Trail corridor is considered both a City trail and a street.

Real Estate Office
A facility or area used as a temporary office to sell or lease land or buildings or interests in land or buildings within a specified area.

Rear Lot Line
See *Lot Definitions*.

Recognized Neighborhood Association
See *Neighborhood Association*.

Recreational Vehicle
See *Vehicle Definitions*.

Recycling Drop-off Bin Facility
An accessory use, structure, or enclosed area that serves as a neighborhood drop-off point for temporary storage of recyclable materials, including but not limited to paper, aluminum, glass, and plastic, but not including compost or organic materials.

Reflective or Mirrored Glass
Glass with greater than 15 percent average daylight exterior reflectance as published by the manufacturer.

Religious Institution
A structure or place where worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held, together with its accessory buildings, that is operated, maintained, and controlled under the direction of a religious group. Incidental activities include, but are not limited to, school and recreational facilities, parking, caretaker's housing, religious leader's housing, philanthropic or humanitarian activities, and group living facilities such as convents or monasteries.

Residential Community Amenity
A use provided for the comfort and convenience of residents of more than 1 unit in a low-density or multi-family residential development, including but not limited to a clubhouse, exercise room, swimming pool, tennis court, community room, or laundry room.

Residential Development
See *Development Definitions*.

Residential Use
See *Use Definitions*.

Residential Zone District
See *Zone Definitions*.

Resource Management Plan
Rank 3 Plans developed by the Open Space Division of the City Parks and Recreation Department to provide policy guidance on how to manage and protect natural, historic, or cultural resources and/or scenic views for individual City-owned or managed Major Public Open Space. Resource Management Plans also guide visitor uses, budgeting, and decision making.

Restaurant
An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also *Bar* and *Tap Room or Tasting Room*.

Retail Definitions

Adult Retail
Any establishment where 25 percent or more of the gross floor area is used to sell or rent adult material, including but not limited to books, magazines, newspapers, films (video tapes and/or DVDs), slides, photographic or written material, and other items or devices that are distinguished or characterized by an emphasis on the depiction, description, exposure, or representation of specified anatomical areas or the conduct or simulation of specified sexual activities. For the purposes of this IDO, an adult retail establishment that meets the definition above is considered a primary use, regardless of the use, area, or purpose of any other primary uses on the same premises. See also *General Retail* and *Specified Anatomical Areas*, *Specified Sexual Activities*.

General Retail
An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to § 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Erin Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also *Adult Retail*, *Building and Home Improvement Materials Store*, *Large Retail Facility*, *Liquor Retail*, and *Grocery Store*.

General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

1. **General Retail, Small:** An establishment with no more than 25,000 square feet of gross floor area.
2. **General Retail, Medium**: An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.

3. **General Retail, Large**: An establishment of more than 50,000 square feet of gross floor area. See also *Large Retail Facility*.

Cannabis Retail
See *Cannabis Definitions* for *Cannabis Retail*.

Large Retail Facility
A single-tenant building with at least 50,000 square feet of gross floor area for the purposes of retailing. A collection of establishments, each less than 50,000 square feet, linked by common walls is not considered a large retail facility. See also *General Retail*.

Liquor Retail
A retail sales establishment licensed by the State selling packaged alcoholic liquors (including beer, wine, and spirituous liquors) for consumption off-site. Establishments that operate under a 'mall Brewer's' Winegrower's, or Cra't Distiller's license are not considered Liquor Retail. See also *General Retail* and *Tap Room or Tasting Room*.

Nicotine Retail
Any establishment licensed by the State to sell any tobacco product or electronic nicotine delivery system as defined in § 61-37-1 to 61-37-25 NMSA 1978 (Tobacco Products Act), or nicotine paraphernalia, including but not limited to, cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette rolling machines, electronic cigarette cartridges, electronic cigarette liquids, and any other items designed for the preparation, storing, consumption, or use of tobacco products or electronic smoking devices. This use does not include the sale of cannabis. See also *General Retail* and *Cannabis Definitions* for *Cannabis Retail*.

Retaining Wall
See *Wall Definitions*.

Right-of-way
See *Public Right-of-way*.

Rock Outcropping
See *Sensitive Lands Definitions*.

Roof-mounted Wireless Telecommunications Facility (WTF)
See *Wireless Telecommunications Facility Definitions*.

Rooftop Sign
See *Sign Definitions*.

S

Safe Outdoor Space
A lot, or a portion of a lot, developed to provide designated spaces for occupancy by tents, recreational vehicles, and/or light vehicles. Designated spaces are provided to occupants at no charge. A safe outdoor space offers social services and support facilities. See also *Campground and Recreational Vehicle* and *Vehicle Definitions* for *Recreational Vehicle* and *Light Vehicle*.

Salvage Yard
Any use involving storage and/or sale of inoperable, disused, dismantled or wrecked vehicles, equipment, machinery, or goods, or the storage or processing of scrap metal, wastepaper, rags, wastes, construction wastes, industrial wastes or other scrap, salvage, waste, or junk materials.

School
An accredited public or private institution offering a course of education recognized by the State as leading to a high school diploma or equivalent. Accessory uses may include student sports fields or facilities, playgrounds, gardens, and an accessory dwelling unit for a caretaker. This use is divided into:

1. Elementary or middle school: An educational facility for grades kindergarten through 8.
2. High school: An educational facility for grades 9 through 12.

See also *University or College, Vocational School,* and *Measurement Definitions* for *Separation of Uses*.

Seasonal Lighting
See *Lighting Definitions*.

Seasonal Outdoor Sales
The temporary outdoor display and sale of goods or products associated with the season or a cultural event, such as the sale of fireworks, Christmas trees, pumpkins, or seasonal produce, and typically occurring at a location not devoted to such sales for the remainder of the year. See also *Agricultural Sales Stand, Farmers' Market,* and *Open Air Market*.

Security Lighting
See *Lighting Definitions*.

Self-storage
A use consisting of 3 or more individual, small, self-contained, fully enclosed units in building that are leased or owned for the storage of business and household goods or'contractors' supplies. Storage areas provided for renters of residential dwellings on the same premises are not considered self-storage. See also *Other Use Accessory to a Residential Primary Use.*

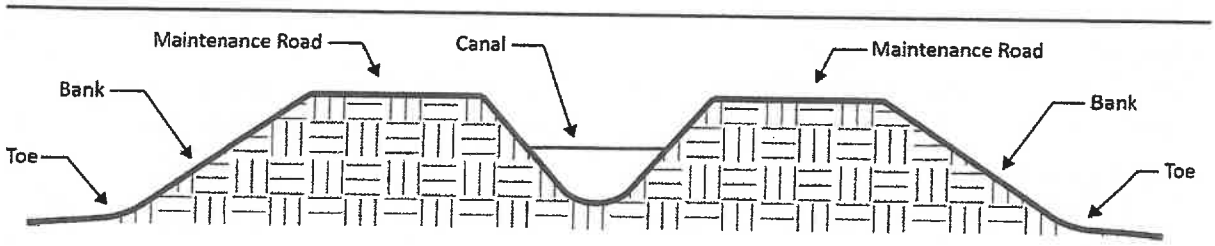
Sensitive Lands Definitions

Arroyo
A watercourse that conducts an intermittent or ephemeral flow, providing primary drainage for an area of land, or a watercourse that would be expected to flow in excess of 1,000 cubic feet per second as the result of a 100-year storm event, as determined by the City Hydrologist.

Escarpment
Land with 9 percent slope or more, where development is discouraged. The Northwest Mesa Escarpment is part of the Petroglyph National Monument, which is also designated as Major Public Open Space. See also *Open Space Definitions* for *Major Public Open Space*.

Floodplains and Special Flood Hazard Areas
See *Flood Definitions*.

Irrigation Facility
The system of water facilities within the MRGCD, including acequias, ditches, laterals, canals, interior drains, riverside drains, and wasteways, which convey water to irrigators or return unused irrigation water to the Rio Grande. Some facilities may also convey stormwater. The irrigation facility includes the canal that conveys the water, the maintenance road(s) along the bank top, and the sloped banks that tie back to the surrounding land. These facilities may or may not have a formal easement. See also *Acequia*.



Large Stand of Mature Trees
At least 3 trees with trunks at least 8 inches in diameter at breast height (DBH), as measured by the City Forester, on a subject property.

Rock Outcropping
Bedrock or other stratum a minimum of 4 feet high on its steepest side as measured from the adjacent 10 percent slope line and in excess of 300 square feet in surface area.

Riparian Area
Aquatic ecosystems and the transitional ecosystems surrounding them, as shown on the map created and maintained by the City Parks and Recreation Department and published by AGIS. The transitional riparian ecosystem is characterized by distinctive vegetative communities and soils that are affected by the presence of surface and groundwater and provides critical habitat for endangered species and migratory birds, as well as other animals.

Significant Archaeological Site
See *Archaeological Definitions*.

Steep Slope
Land with 9 percent slope or more, where development is discouraged.

Wetlands
Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as determined by the City Hydrologist. Wetlands generally include swamps, marshes, bogs, and similar areas.

Separation of Uses
See *Measurement Definitions*.

Setback[426]
1. A required distance between a structure and a lot line.
2. On an interior lot ~~not abutting a street~~, side setbacks shall be followed for all lot lines.

See also *Lot Definitions* for *Front Lot Line*, *Rear Lot Line*, and *Side Lot Line (Interior or Street Side)* and *Measurement Definitions* for *Setback*.

Shielded Lighting
See *Lighting Definitions*.

Side Façade
See *Façade Definitions*.

Side Lot Line
See *Lot Definitions*.

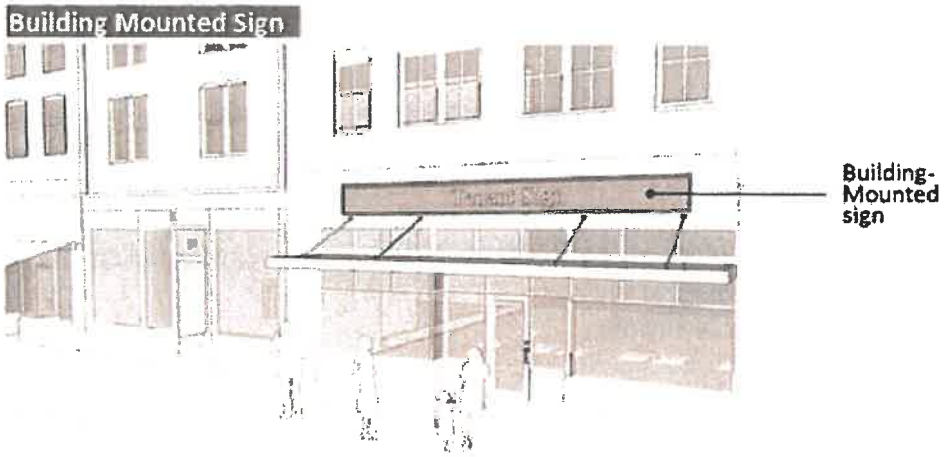
[426] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Streets. Setback. [Spreadsheet Item #88]

Sidewalk
A hard-surfaced walk or raised path and any curb ramps or blended transitions along and generally paralleling the side of the streets for pedestrians. Sidewalks do not include the curb or gutter structures.

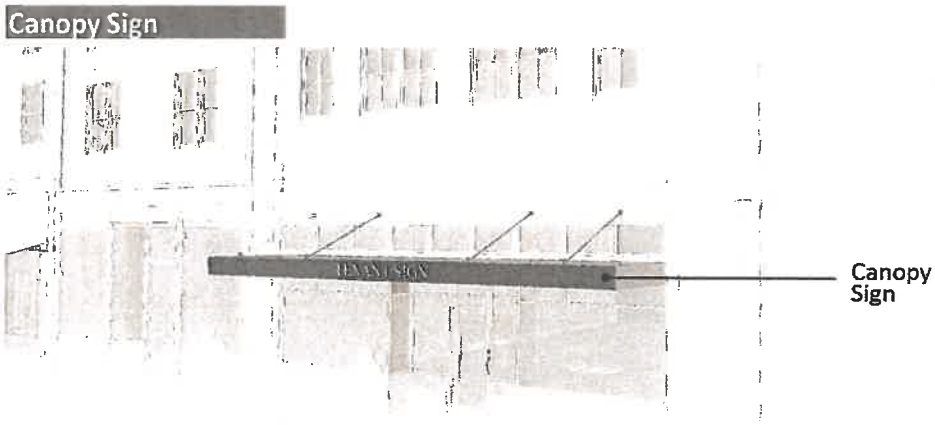
Sight Lines
See § 14-16-3-6(D)(3) (Coors Boulevard – VPO-1 Definitions).

Sign Definitions

Building-mounted Sign
A sign entirely supported by or through a building, including canopy sign, marquee sign, projecting sign, rooftop sign, or wall sign. See also *Sign Definitions* for *Canopy Sign, Marquee Sign, Projecting Sign, Rooftop Sign, Wall Sign,* and *Window Sign.*



Canopy Sign
A type of building-mounted sign mounted on or under a permanent canopy, arcade, or portal. See *Sign Definitions* for *Wall Sign* for signs on a freestanding roofed structure, such as a canopy for a vehicle fueling station.



Electronic Sign
A sign that is internally lit to display messages and images that are changed electronically. The lit sign area may be of various types, including but not limited to flat screen, active display matrix, or a board with a single or multiple lines of text or graphics. The light source may vary

but is typically Light Emitting Diodes (LED). Any sign that meets the definition of a neon sign is not considered to be an electronic sign. See also *Sign Definitions* for *Neon Sign.*

Freestanding Sign
A sign attached to or supported from the ground and not attached to a building. Signs on walls or fences that are not an integral part of a building are considered freestanding signs. Freestanding signs do not include portable signs. See *Sign Definitions* for *Monument Sign* and *Pole Sign* for sign types that are considered freestanding.

Historic Sign
A sign that is 50 years old or greater or listed or determined to be eligible for listing in the New Mexico Register of Cultural Properties either individually or as a contributing part of a property or a sign that contributes to the historic character of a designated City landmark.

Illuminated Sign
Any sign that is directly lighted by any on-premises electrical light source, internal or external, except light sources specifically and clearly operated for the purposes of lighting the general area in which the sign is located rather than upon the sign itself, including but not limited to luminous tubing signs such as neon signs. All electronic signs are illuminated signs.

Joint Sign Premises
Two (2) or more abutting premises, each with less than 100 feet of street frontage that are treated as 1 premises through an agreement between their respective owners and the City in order to qualify for a freestanding sign that would not be allowed on the individual premises.

Marquee Sign
A type of projecting sign mounted on a continuous structural band that forms the more or less vertical edge of the marquee structure.



Monument Sign
A type of freestanding sign with a maximum of 2 sign faces that is integrated into a solid structure beginning at the ground and including a base and/or up to 2 masonry or concealed supports. The total width of the support(s) at the bottom of the sign shall be no less than 25 percent of the width at the top of the sign. See also *Freestanding Sign*.

Neon Sign
A sign that uses neon, argon, or a similar gas to fill tubing, made of glass or similar material, that is charged with electricity and used to create an illuminated tubular sign or illuminated

elements of a sign that includes, at a minimum lettering and/or images. The tubing may contain an alternative illumination technology, including but not limited to light-emitting diodes (LEDs). Any non-gaseous illumination technology, such as LEDs, must produce illumination that appears to be a continuous, uninterrupted line, similar to illumination produced by gaseous illumination technology.

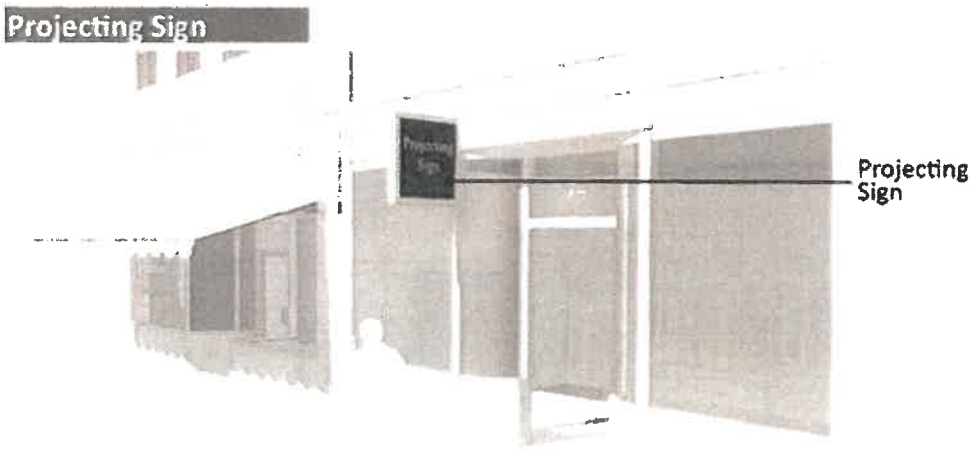
Off-premises Sign
A sign, the content of which does not refer to an establishment operating on the premises where the sign is displayed.

On-premises Sign
A sign, the content of which relates to the premises on which it is located, referring exclusively to the name, location, products, persons, accommodations, services, or activities of or on those premises, or the sale, lease, or construction of those premises.

Pole Sign
A type of freestanding sign attached to or supported from the ground by a single pole or post and not attached to a building. See also *Freestanding Sign*.

Portable Sign
An A-frame or sandwich board sign. A portable sign shall rest on the ground and shall not be supported by a person or animal.

Projecting Sign
A type of building-mounted sign, other than a wall sign or canopy sign, that projects from and is supported by a wall of a building.



Rooftop Sign
A building-mounted sign that is mounted on the roof of a building.

Sign
Any display to public view of letters, words, numerals, emblems, pictures, or any parts or combinations thereof designed to inform or advertise or promote merchandise, services, or activities except for the following:

1. Non-illuminated names of buildings, dates of erection, monument citations, commemorative tablets and the like when carved into stone, concrete, metal, or any other permanent type construction and made an integral part of a permitted structure or made flush to the ground.

2. Signs required by law or signs of a duly-constituted governmental body.
3. Signs placed by a public utility for the safety, welfare, or convenience of the public, such as signs identifying high voltage, public telephone, or underground cables.
4. Signs on a vehicle, provided that any such vehicle with a sign face of over 2 square feet is not conspicuously parked so as to constitute a sign; nothing herein prevents such a vehicle from being used for delivery or other vehicular purposes.
5. Temporary holiday decorations.

A back-to-back sign or V-shaped sign constitutes 1 sign if it employs a common set of supports. A composite group of signs integrated into 1 framed unit or compact structure constitutes 1 sign.

Sign Area
See *Measurement Definitions.*

Sign Height
See *Measurement Definitions.*

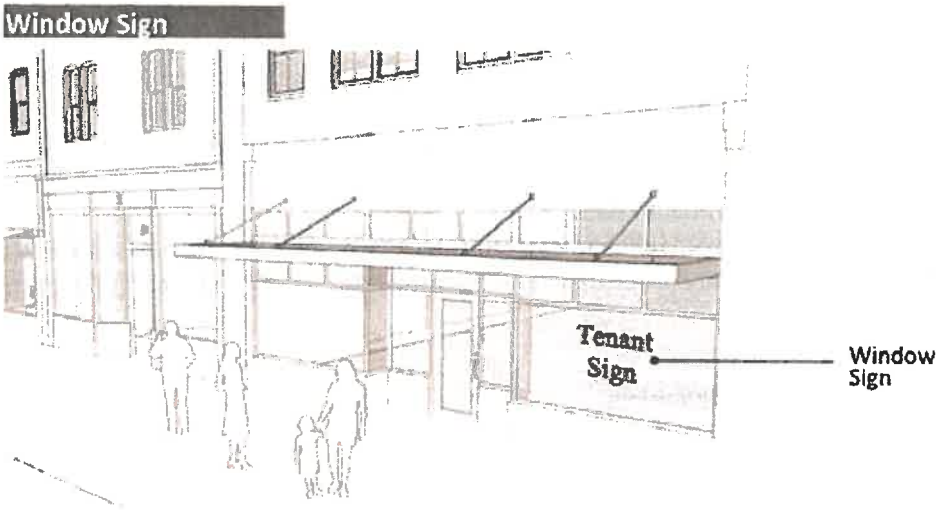
Streamers
A strand of pennants, triangular flags, or fringe made of any material other than paper.

Temporary Sign
A public display of letters, words, numerals, figures, statues, devices, emblems, pictures, etc. for a specified period of time that is installed in a way that is easy to remove.

Transit Shelter Sign
A sign located on a City of Albuquerque Transit Department shelter.

Wall Sign
A sign flush to the exterior surface of a building, applied directly on the building or a signboard attached flush to the building, projecting no more than 18 inches from the building surface and not projecting above the roof. However, light sources aimed at the wall sign may extend farther. A sign on a freestanding roofed structure, such as a canopy for a vehicle fueling station, outdoor storage or display, or drive-up facility, is also considered a wall sign.

Window Sign
A sign on a window or door, with its message or image discernible from the exterior of the building. Window wraps and windows with messages or images are considered window signs.



Yard Sign
A type of free-standing sign that is relatively small and short, typically supported by 1 or 2 wires or posts, and located in the front or street side yard of a lot.

Single Room Occupancy
A type of residential development that provides dwelling units with separate sleeping areas and some combination of shared bath or toilet facilities. The building may or may not have separate or shared cooking facilities for the residents. Each household unit generally occupies only a single room in the facility for sleeping purposes (in addition to having the non-exclusive use of shared spaces in the facility).

Site Development Plan
A term used prior to the effective date of the IDO for a scaled plan for development on one or more lots that specifies at minimum the site, proposed use(s), pedestrian and vehicular access, any internal circulation, maximum building height, building setbacks, maximum total dwelling units, and/or nonresidential floor area. A more detailed site development plan would also specify the exact locations of structures, their elevations and dimensions, the parking and loading areas, landscaping, and schedule of development. The equivalent approval in the IDO will be determined based on the level of detail provided in the prior approval.

Site Plan
An accurate plan that includes all information required for that type of application, structure, or development.

Sketch Plat
See *Plat Definitions*.

Small Area[427]
A mapped area established pursuant to IDO procedures where IDO standards ~~regulations~~ specific to that area apply. Small areas adopted after May 18, 2018 shall be no less than 5 acres, shall include no fewer than 25 lots, and shall include properties owned by no fewer than 15 property owners. Overlay zones

[427] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]

are considered small areas but have a different minimum size threshold. See also *Measurement Definitions* for *Small Area* and *Zone Definitions* for *Overlay Zone*.

Small Loan Business

Any business requiring licensure under the New Mexico Small Loan Business Act, Article 58-15 NMSA 1978, including but not limited to businesses offering Payday Loans, Title Loans, Installment Loans, or Refund Tax Anticipation Loans. For the purposes of this IDO, small loan businesses are treated as a bank use. See also *Bank*.

Small-cell Wireless Telecommunications Facility (WTF)

See *Wireless Telecommunications Facility Definitions*.

Solar Energy Generation

The use of land or buildings as locations for mounting of solar collectors or other devices that rely on sunshine as an energy source and are capable of collecting, distributing, or sto'ing the sun's radiant energy. Back-up generators and battery storage are incidental to this use. See also *Electric Utility*, *Geothermal Energy Generation*, *Major Utility*, and *Wind Energy Generation*.

Solid Waste Convenience Center

City-owned and operated locations for the drop-off of solid waste by residents and small commercial haulers only.

Special Manufacturing

See *Manufacturing Definitions*.

Specified Anatomical Areas

Any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areolae.
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

See also *Adult Entertainment, Adult, Retail*, and *Specified Sexual Activities*.

Specified Sexual Activities

Any of the following:

1. Human genitals in a state of sexual stimulation or arousal.
2. Acts of human masturbation, sexual intercourse or sodomy.
3. Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts.
4. Flagellation or torture in the context of a sexual relationship.
5. Masochism, erotic or sexually oriented torture, beating or the infliction of pain.
6. Erotic touching, fondling or other such contact with an animal by a human being.
7. Human excretion, urination, menstruation, vaginal, or anal irrigation as a part of or in connection with any of the activities set forth in 1 through 6 above.

See also *Adult Entertainment, Adult Retail*, and *Specified Anatomical Areas*.

Sports Court

A recreational facility for sports played on courts at least 20 feet by 30 feet, including but not limited to basketball, volleyball, tennis, handball, and racquetball, except facilities that meet the definition of stadium or sports field. See also *Sports Field* and *Stadium*.

Sports Field
A facility designed for amateur or professional sporting events, exhibitions, or shows. See also *Sports Court* and *Stadium*.

Stacking Space
See *Parking Definitions*.

Stadium
An outdoor, open-air area or structure suitable for sporting events or performances with tiers of seats or benches and with seating capacity for 1,000 or more people. See also *Sports Field* and *Stadium*.

Steep Slopes
See *Sensitive Lands Definitions*.

Stoop
See *Building Frontage Types*.

Storefront
See *Building Frontage Types*.

Street Definitions

Arterial
A street designated on the Mid-region Council of Governments (MRCOG) Long Range Roadway System Map in the Long Range Transportation System Guide of the Metropolitan Transportation Plan or a logical geographic extension of that street as determined by the City Engineer. An arterial street may be designated as minor or principal arterial and serves large volumes of comparatively high-speed traffic. Access to arterial streets is controlled. See the DPM.

Collector
A street designated on the Mid-region Council of Governments (MRCOG) Long Range Roadway System Map in the Long Range Transportation System Guide of the Metropolitan Transportation Plan or a logical geographic extension of that street as determined by the City Engineer. A collector street may be designated as a major or minor collector and carries substantial traffic from local streets to arterial streets. See the DPM.

Interstate Highway
An access-controlled street that is part of the National Highway System. For the purposes of this IDO, this term includes all public right-of-way owned or controlled by NMDOT along Interstate Highway 25 and Interstate Highway 40 associated with the interstate highway, including but not limited to through lanes, frontage roads, on- and off-ramps, and interchanges. See also *Through Lane*.

Local Street
A street designated in the DPM that is primarily used to access abutting properties. A local street may be designated as an access local, normal local, or major local street and carries low traffic volumes. See the DPM.

Main Street
See *Center and Corridor Definitions* and *Measurement Definitions* for *Corridor Area*.

Side Street
On a corner lot, the street abutting the side lot line of the lot. See also *Lot Definitions* for *Side Lot Line.*

Street
The portion of a public right-of-way or private way, from curb to curb (or from edge of paving to edge of paving if there is no curb, or from edge of visible travel way to edge of visible travel way, if there is no paving), that is primarily devoted to vehicular use.

Street Frontage
The boundary between a premises and a public right-of-way or private way, whether or not direct access is allowed from the public right-of-way or private way to the premises.

Stub Street
A non-permanent dead-end street intended to be extended in conjunction with development on adjacent lots or sites. See also *Adjacent.*

Through Lane
A continuous travel lane, excluding any turn lanes or ramps that provide access to or exit from travel lanes. See also *Measurement Definitions* for *Distance to a Through Lane.*

Street Tree
A tree that meets the provisions of Part 6-6-2 of ROA 1994 (Street Trees).

Street Wall
A masonry wall that defines outdoor spaces and separates the sidewalk and the street from the private realm (e.g. parking lots, trash cans, gardens, and equipment).

Street-facing Façade
See *Façade Definitions.*

Structure
Anything constructed or erected above ground level that requires location on the ground or attached to something having a location on the ground but not including a tent, vehicle, vegetation, trash can, bench, picnic table, or public utility pole or line. Swimming pools are considered structures, whether above-ground or in-ground. See also *Building, Wall Definitions, Wireless Telecommunications Facility Definitions,* and *Sign Definitions.*

Structure Height
See *Measurement Definitions.*

Structured Parking
See *Building Height Bonus Definitions* and *Parking Definitions* for *Parking Structure with Ground Floor Uses.*

Stub Street
See *Street Definitions.*

Subdivision Definitions

Bulk Land Subdivision
Any subdivision of property that is primarily intended to facilitate transfer to intermediate land holders, not to create lots available for development without further subdivision or Site Plan approvals.

Infrastructure Improvements Agreement (IIA)
~~An agreement entered into between the City and a subdivider by which the subdivider agrees to assure construction of required infrastructure improvements.~~ See *Infrastructure Improvements Agreement (IIA)*.[428]

Subdivide
To divide or re-divide (sometimes referred to as "replat") land into 2 or more parts or to consolidate 2 or more lots by whatever means to facilitate the present or future conveyance or other transfer of incidents of ownership or use. See also *Plat Definitions.*

Subdivider
Any person who, by reason of his/her power, authority, and/or interest with respect to a specific lot, effects, brings about, causes, or proposes the subdivision of that lot.

Subdivision
1. The process of subdividing land into 2 or more lots for the purpose of sale or development.
2. The process of consolidating 2 or more lots for the purpose of sale or development.
3. The subdivided lot.

~~Minor~~ Subdivision of Land – Minor
Any subdivision that meets the eligibility requirements for a Subdivision of Land – Minor pursuant to § 14-16-6-6(K).

~~Major~~ Subdivision of Land – Major
Any subdivision not classified as minor.

Subject Property
A lot or collection of lots included in an application submitted pursuant to this IDO. See also *Premises*, *Project Site*, and *Lot Definitions*.

Substantial Change
Where used associated with a WTF Approval, see *Wireless Telecommunications Facility Definitions*.

Swimming Pool
See *Structure*.

T

Tandem Parking
See *Parking Definitions*.

Tap Room or Tasting Room
An establishment associated with a local brewery, winery, or distillery operating under an approved Small Brewer's License as governed by § 60-6A-26.1 NMSA 1978, an approved Winegrower's License as governed by § 60-6A-11 NMSA 1978, or an approved Craft Distiller's License as governed by § 60-6A-6.1 NMSA 1978 where beer, wine, or spirits are available for consumption on-site. Any production of alcohol as regulated by State law under one of these licenses is considered artisan manufacturing. Any sale of

[428] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Infrastructure Improvement Agreement (IIA). [Spreadsheet Item #93]

alcohol for off-premises consumption as regulated by State law under these licenses is not considered liquor retail. See also *Bar, Liquor Retail,* and *Manufacturing Definitions* for *Artisan Manufacturing*.

Temporary Sign
See *Sign Definitions*.

Theater
A facility with fixed seats for the viewing of movies or live presentations of musicians or other performing artists.

Through Lane
See *Measurement Definitions* for *Distance to a Through Lane* and *Street Definitions* for *Interstate Highway* and *Through Lane*.

Through Lot
See *Lot Definitions*.

Toe of Slope
The point where the irrigation facility bank meets natural grade. See *Irrigation Facility* for diagram.

Townhouse
See *Dwelling Definitions*.

Tract
A portion of land identified on a plat, often for a purpose other than development of a building, such as for drainage, transportation, open space, or as a remainder lot that will not be sold as a lot.

Trail
See *Multi-use Trail* and *Public Right-of-way*.

Trailer
See *Vehicle Definitions*.

Transit Definitions

Peak Service Frequency
The transit route frequency during peak periods (7:00 A.M. to 9:00 A.M. and 3:00 P.M. to 6:00 P.M.), as calculated by the City Transit Department using published transit schedules and mapped by AGIS. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route, that stops at the transit stop or station in question and is based on the average frequency of the route. See *Transit Route Frequency*.

Transit Facility
Land used for transit stations, terminals, depots, and transfer points, which may include shelters, park-and-ride lots, and/or related facilities on public or privately owned lots.

Transit Route Frequency
The average amount of time between buses arriving at transit stops or stations calculated by the City Transit Department using published transit schedules. This frequency is generally calculated for the most frequent route, or combination of paired routes that act as one route. For routes with segments that have frequencies with substantially different levels of service, different transit route frequencies may be designated by segment of the route. See *Peak Service Frequency*.

Transit Shelter
A shelter erected and maintained under the direction and control of ABQ RIDE or other public transportation provider as part of a public transit system for the use of transit patrons.

Transit Shelter Sign
See *Sign Definitions*.

Transit Station
A designated place where transit vehicles stop for passengers to board or alight from the vehicles. Usually associated with a premium service such as bus rapid transit or commuter rail, transit stations are distinguished from transit stops by having level-boarding platforms and passenger amenities such as ticket vending machines and real-time transit information, as well as common transit stop amenities such as seating and/or shelters. See also *Transit Facility* and *Measurement Definitions* for *Premium Transit Area*.

Transit Stop
A designated place where transit vehicles stop for passengers to board or alight from a bus. Boarding and alighting are generally accomplished from the street curb by means of steps or deployable ramps. The level of amenity at a transit stop tends to reflect the level of usage. Stops at busy locations may have shelters, seating and possible electronic passenger information systems; less busy stops may use a simple pole and route sign to mark the location.

Transparent Window or Door
A window or door with windows rated with a Visible Transmittance of 70 percent or greater or a combination of glass and coating or finish to satisfy the equivalent standard. A transparent window or door on the ground floor permits easy viewing into the building from the sidewalk from a minimum distance of 3 feet away from the building. Reflective or mirrored glass is not considered to be transparent. Any portion of a door or window that is covered with a sign or translucent window wrap is not considered to be transparent. See also *Reflective or Mirrored Glass*.

Tribal Land
Land held in trust, fee land, or land owned by the tribal government of an Indian Nation, Tribe, or Pueblo that the relevant tribal government requests in writing to be mapped by AGIS for the purpose of referrals to the tribal government as a commenting agency. See also *Indian Nations, Tribes, or Pueblos*.

Tribal Representative
A tribally appointed representative currently serving on the City of Albuquerque Commission on American Indian/Alaska Native Affairs. The Tribal Liaison with the City's Office of Native American Affairs shall maintain an updated list of the names and contact information for members of the City of Albuquerque Commission on American Indian/Alaska Native Affairs.

U

Unconcealed Wireless Telecommunications Facility
See *Wireless Telecommunications Facility Definitions*.

University or College
An institution, other than a vocational school, that provides full-time or part-time education beyond high school. See also *School* and *Vocational School*.

Upgrade
Where used associated with a WTF Approval, see *Wireless Telecommunications Facility Definitions* for *Upgrade*.

Urban Center
See *Center and Corridor Definitions*.

Urban Residential
See *Building Frontage Types*.

Usable Open Space
See *Open Space Definitions*.

Use Definitions

Accessory Use
A land use that is subordinate in use, area, or purpose to a primary land use on the same lot or, in any Mixed-use or Non-residential zone district, the same premises. An accessory use may or may not be located in an accessory structure. For the purposes of this IDO, accessory uses are listed in Table 4-2-1, may have separate Use-specific Standards, or may be defined as incidental to another primary use. See also *Use Definitions* for *Primary Use*.

Allowable Use
A land use allowed in a particular zone district by Table 4-2-1 as a primary or accessory use, whether allowed permissively or conditionally. See also *Use Definitions* for *Permissive Use, Conditional use,* and *Accessory Use*.

Conditional Use
A land use that is allowable in a particular zone district subject to conditional approval by the ZHE based on a review of the potential adverse impacts of the use and any appropriate mitigations to minimize those impacts on nearby properties. Table 4-2-1 specifies whether a particular conditional use is primary (listed as C) or accessory (listed as CA) or allowed conditionally in a primary building that has been vacant for a specified amount of time (listed as CV).

Non-residential Use
Any primary use in Table 4-2-1 not listed in the Residential Uses category. See also *Residential Use*.

Permissive Use
A land use that is allowed by-right in a particular zone district, either as a primary or accessory use. Permissive Primary uses are listed as P in Table 4-2-1. Permissive Accessory uses are listed as A in Table 4-2-1.

Primary Use
A land use that is a primary use of a property and allowable within a particular zone district either permissively or conditionally. A primary use may be combined with other primary or accessory uses allowable within that zone district, subject to IDO standards.

Residential Use
Any primary use listed in the Residential Uses category in Table 4-2-1. See also *Non-residential Use*.

Temporary Use
A land use that is allowed for a short period of time on a property and allowable within a particular zone district permissively. Temporary uses are listed as T in Table 4-2-1. A

temporary use may or may not require a permit from the Planning Department. Any temporary activity or event not listed in Table 4-2-1 is not considered a land use and therefore is not a temporary use as regulated by this IDO. A temporary use may be allowed on vacant land or combined with other primary or accessory uses allowable within a zone district, subject to IDO standards.

Utility
See *Drainage Facility*, *Electric Utility*, *Major Public Infrastructure*, and *Major Utility*.

Utility-scale Electric Facility
Facilities developed and/or used by an electric utility regulated by the New Mexico Public Regulation Commission or a facility that is at least 1 megawatt (MW) of net generation or storage capacity and owned by electric utilities or independent power producers to provide grid support services to the bulk electric system and those systems that transmit or distribute electricity with voltages of 4.16 kilovolts (kV) or greater. See also *Electric Utility* and *Energy Storage System*.

V

Vacation
The act that rescinds all or part of a recorded subdivision plat including legal dedications and grants of easements.

Variance[429]
Exceptions to dimensional standards or variations from the strict, literal application of standards in this IDO or the DPM. Variances from IDO standards are reviewed and decided by the ZHE or EPC, while Variances from technical standards in the DPM or related to projects in public rights-of-way are decided by the DHO. The allowable use of premises may never be changed via a Variance. A Variance may not change the applicability of a standard (i.e., distance or other contextual standard). See also *Waiver* and *Use Definitions* for *Allowable Use*.

Vegetative Screen
See *Wall and Fence Definitions*.

Vehicle Definitions

Boat
A vehicle not exceeding 30 feet in body length, 8 feet in width, or 11 feet in overall height, for traveling in or on water. Height includes the trailer if the boat is mounted on a trailer. See also *Trailer*.

Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair
A facility that is engaged in the sales, fueling, rental, and/or vehicle repair of heavy vehicles and equipment typically used in agricultural, transit, commercial, or industrial operations. This use does not include any vehicle that meets a definition for a distinct vehicle in this IDO, including but not limited to Recreational Vehicle. Sales of parts, whether new or used, for heavy vehicles and equipment, and incidental storage of heavy vehicles related to sales, rental, fueling, repair, service, and maintenance are included in this use. See also *Vehicle Definitions* for *Heavy Vehicle*.

[429] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised to clarify that variance may not be requested to affect the applicability of a dimensional standard but rather to the standard itself, **Condition #30**.

Light Vehicle Fueling Station
An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or any use in the Retail Sales sub-category in Table 4-2-1 except incidental retail sales listed above. See also *Liquor Retail, Outdoor Vehicle Storage,* and *Vehicle Definitions* for *Light Vehicle Repair, Light Vehicle Sales and Rental, Light Vehicle, Vehicle Repair*, and *Vehicle Service and Maintenance*.

Light Vehicle Repair
Any facility providing vehicle repair and vehicle service and maintenance of light vehicles. See also *Vehicle Definitions* for *Light Vehicle, Vehicle Repair*, and *Vehicle Service and Maintenance*.

Light Vehicle Sales and Rental
An establishment primarily engaged in the retail sale and/or rental of new and used light vehicles, including incidental outdoor display, storage, and vehicle service and maintenance. This use includes the retail sale/rental of modular and manufactured homes, motor homes. This use does not include outdoor vehicle storage as a primary use. See also *Vehicle Definitions* for *Light Vehicle* and *Vehicle Service and Maintenance*.

Recreational Vehicle
A motor vehicle or trailer equipped with living space and amenities, including but not limited to bus campers, camper trailers, pickup campers, travel trailers, motor homes, park model trailers, and tiny houses. See also *Vehicle*.

Trailer
A vehicle without motive power, designed so that it can be drawn by a motor vehicle, to be used for the carrying of persons or property or as a human habitation. A structure that meets the requirements of Articles 14-1 and 14-3 of ROA 1994 (Uniform Administrative Code and Technical Codes and Uniform Housing Code) in all ways, including foundation, is not a trailer, whether or not it was once a vehicle.

Vehicle
A vehicle that meets the definition in § 8-1-1-2 of ROA 1994 (Traffic Code – Definitions).

Light Vehicle
A vehicle that has a gross vehicle weight rating of less than 10,000 pounds, including but not limited to automobiles, light trucks, sport utility vehicles, vans, boats, recreational vehicles, trailers, motorcycles, mopeds, scooters, and ATVs.

Heavy vehicle
A vehicle with a gross vehicle weight rating of 10,000 pounds or greater, including but not limited to tractors, semi-trucks and/or trailers, buses, harvesters, loaders, and all tracked vehicles.

Vehicle Repair
An incidental activity of light vehicle repair use and heavy vehicle and equipment sales, rental, fueling, and repair use that includes vehicle repair beyond vehicle service and maintenance. See *Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair, Light Vehicle Repair,* and *Vehicle Service and Maintenance*.

Vehicle Service and Maintenance
An incidental activity of light vehicle repair use; heavy vehicle and equipment sales, rental, fueling, and repair use; and light vehicle sales and rentals that includes services for a vehicle that are part of regular maintenance, including but not limited to battery charging, tire repairs, and oil and fluid changes. See *Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair*, *Light Vehicle Repair,* and *Vehicle Repair*.

Veterinary Hospital
An establishment of licensed practitioners primarily rendering dentistry, surgical, and medical treatment for animals that may provide overnight accommodations to pets for a limited period before or after medical procedures. Incidental activities include but are not limited to outdoor animal runs and crematory facilities.

View Fencing
See *Wall and Fence Definitions*.

View Frame
See § 14-16-3-6(D)(3) (Coors Boulevard – VPO-1 Definitions).

View Plane
See § 14-16-3-6(D)(3) (Coors Boulevard – VPO-1 Definitions).

Vocational School
A public or private institution that provides specialized training and education beyond the high school level, but that does not provide lodging or dwelling units for students or faculty, and that has programs that typically result in the awarding of a certificate. See also *School* and *University or College*.

W

Waiver[430]

A deviation beyond the thresholds established in Table 6-4-1 or an exception from standards not included in Table 6-4-1. See also *Deviation*.

Walkway

A passage or path for walking located on private property, which often connects the sidewalk to a building entrance or connects between different buildings on a site.

Wall and Fence Definitions

Courtyard Wall
Walls that are not on the lot line that enclose an outdoor space to form an outdoor courtyard.

Green Wall[431]
A wall with at least 75 percent of the vertical surface intentionally planted with vegetation using a built-in or mounted planting system, which may include integrated irrigation or structural support components. Plant material may include vines, small shrubs, foliage plants, xeric species, or other vegetation, as long as they meet standards in this IDO.

Opaque Wall or Fence
A continuous non-transparent vertical surface used as part of a perimeter or courtyard wall or fence. A fence with inserts or non-rigid or cloth-like materials attached to the fence does not constitute an opaque wall or fence.

Perimeter Wall
A wall constructed on a lot line, typically to define a property boundary, enclose a property, or provide privacy.

Retaining Wall
A wall designed and constructed to resist the lateral pressure of soil.

Vegetative Screen
A view screen created from evergreen plant material that is at least 75 percent opaque on average across the area to be screened at maturity. Plant material can be trees, vines, or shrubs, as long as they otherwise meet standards in this IDO.

View Fencing
A wall that is at most 25 percent opaque to perpendicular view unless specified otherwise in this IDO, constructed of wood, painted or coated pipe, wrought iron, or smooth wire pasture fence material. View fencing is intended to provide a sense of openness and continuity, visual transparency, and passive surveillance while still providing perimeter security.

Wall
A vertical structure of masonry (which includes stone, clay, brick, and poured concrete), wood, plaster, or other material that defines or encloses an area. Where the IDO provides standards about the wall of a building, the term "façade" is used, except for signage on buildings, which uses the term "wall sign." Unless specified otherwise in this IDO, this term includes walls, fences, perimeter walls, courtyard walls, and retaining walls. A post that supports a structure other than a wall, such as a sign or a carport, is not considered a wall.

[430] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Revised editorially for consistency with this IDO. [Spreadsheet Item #2]
[431] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Green Wall. [Spreadsheet Item #3]

Wall Height
See *Measurement Definitions*.

Wall Sign
See *Sign Definitions*.

Walled Court
See *Building Frontage Types*.

Warehouse
See *Building Frontage Types*.

Warehousing[432]
The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation, ~~or for~~ distribution to retailers, or delivery to the final customer, but not for ~~sale to~~ the general public, and not including self-storage. Loading and unloading from rail spurs is incidental to this use. See also *Self-storage*.

Waste and/or Recycling Transfer Station
A site or facility where materials to be recycled or reprocessed are unloaded after collection and transferred onto transport vehicles, either immediately or following a temporary storage period, aggregation, or sorting. The facility may feature sorting, material crushing apparatus, and the storage of the material until it is transported. Loading and unloading from rail spurs is incidental to this use.

Water Harvesting
A water conservation method used to capture, divert, and/or store rainwater for plant irrigation and other uses.

Wetlands
See *Sensitive Lands Definitions*.

Wholesaling and Distribution Center[433]
A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for ~~direct sale to~~ the general public.

Wind Energy Generation
The use of land for the installation wind energy turbines, wind chargers, windmills, battery banks, and related equipment to generate electrical power from wind or the installation of such equipment or devices on a building. Back-up generators and battery storage are incidental to this use. See also *Electric Utility*, *Geothermal Energy Generation*, *Major Utility*, and *Solar Energy Generation*.

Window
See *Transparent Window or Door*.

Window Sign
See *Sign Definitions*.

[432] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Warehousing. [Spreadsheet Item #89]
[433] IDO Update 2025 – Citywide Text Amendments – EPC REVIEW. Wholesaling and Distribution. [Spreadsheet Item #90]

Wireless Telecommunications Facility (WTF) Definitions

Architecturally Integrated WTF
A WTF that is camouflaged into the structure on which it is located by means of color, texturing, architectural treatment, massing, size, design, and/or shape. An architecturally integrated WTF is a concealed facility.

Collocation
The location of more than one WTF at a single location and/or using the same structure, not including a public utility structure, for mounting wireless telecommunications antennas by more than one provider of wireless telecommunications services. See also *Public Utility Collocation*.

Concealed WTF
As further prescribed in § 14-16-4-3(E)(12)(a), a WTF that is aesthetically integrated or otherwise consistent with surrounding existing buildings, structures, and landscaping, including height, color, style, massing, placement, design, and shape, and that does not visually stand out as a WTF. A face-mounted WTF that is painted to match the façade, but has no other design elements that conceal the wireless telecommunications antenna, remains readily visible to the naked eye and is not considered a concealed WTF.

Existing Vertical Structure
Any tower or other vertical structure that was constructed in accordance with a building permit.

Face-mounted WTF
A wireless telecommunications antenna attached to and covering a small portion of the surface of a building. Face-mounted WTFs are considered unconcealed and are prohibited. Existing face-mounted WTFs are regulated as Nonconforming uses. See also *Unconcealed WTF*.

Freestanding WTF
A WTF, other than a public utility collocation, that consists of a standalone support structure, antennas, and associated equipment. The support structure may be a wooden pole, steel monopole, lattice tower, or similar structure.

Public Utility Collocation
The location of one or more wireless telecommunications antennas on a public utility structure, including transmission structures.

Public Utility Structure
See *Public Utility Structure*.

Roof-mounted WTF
A WTF placed on a rooftop through gravity mounts or other surface attachments and integrated into the natural rooftop profile of the building so as to resemble a permissible rooftop structure, such as a ventilator, cooling equipment, solar equipment, water tank, chimney, or parapet.

Small-cell WTF
A WTF that is designed to act as a booster site to increase localized network capacity. This use is defined and regulated as a small wireless facility by Article 5-10 of ROA 1994 (Small Wireless Facilities).

Substantial Change
As defined and regulated by federal law.

Unconcealed WTF
A nonconforming WTF that is not designed as a concealed structure. These include lattice towers with exposed wireless telecommunications antennas and face-mounted wireless telecommunications antennas. New construction of this type of facility is prohibited.

Upgrade
As defined and regulated by federal law, the replacement or addition of wireless telecommunications antenna(s) or equipment, not including routine maintenance.

Wireless Telecommunications Antenna
A component of a WTF. Any exterior transmitting or receiving device that may be mounted on a tower, building, or structure and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), or other commercial signals. It includes, but is not limited to, directional antennas (such as panels, microwave dishes, and satellite dishes) and omni-directional antennas (such as whips), but not including non-commercial or broadcasting antennas. See also *Non-commercial or Broadcasting Antenna*.

Wireless Telecommunications Facility (WTF)
A facility that transmits and/or receives signals or waves radiated or captured by a wireless telecommunications antenna. It may include: antennas of all kinds including microwave dishes, horns, and other types of equipment for the transmission or reception of such signals, telecommunications tower or similar structures supporting said equipment, equipment buildings or cabinets, parking area, and/or other accessory development. Non-commercial or broadcasting antennas are not considered to be WTFs. See also *Non-commercial or Broadcasting Antenna*.

Wireless Telecommunications Services
The provision or offering for rent, sale, or lease, or in exchange for other value received, of the transmittal of voice, data, image, graphic, and video programming information between or among points excluding only cable services.

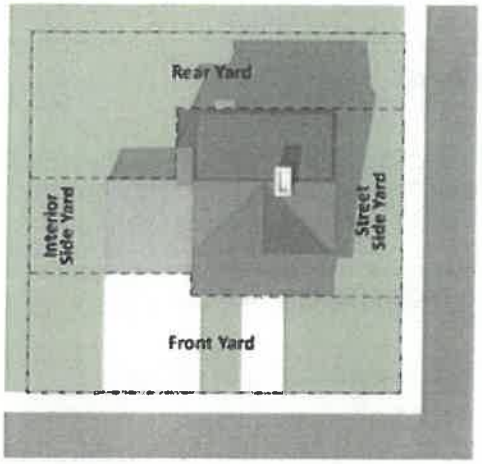
Wireless Telecommunications Tower
A component of a WTF. A structure intended to support wireless telecommunications antennas. Examples of such structures include, but are not limited to, freestanding poles (such as monopoles, masts, poles, or guyed towers) and lattice construction steel towers.

Workforce Housing
Housing meeting the definition of the City's Workforce Housing Opportunity regulations pursuant to Part 14-9-1 of ROA 1994 (Workforce Housing Opportunity Act). See also *Building Height Bonus Definitions*.

Wrapped Parking
See *Parking Definitions*.

Y

Yard Definitions



Front Yard
The part of a lot from the front lot line to any front façade of the primary building, extended to both side lot lines. If there is no primary building on the lot, the part of a lot within the minimum setback in the zone district on the side of the lot where the property will be addressed. See also *Lot Definitions*.

Interior Side Yard
The part of a lot from an interior side lot line to the side façade of the primary building. See also *Lot Definitions*.

Rear Yard
The part of a lot from the rear lot line to any rear façade of the primary building, extended to both side lot lines. See also *Lot Definitions*.

Street Side Yard
The part of a lot from a street side lot line the side façade of the primary building. See also *Lot Definitions*.

Yard, Railroad
See *Railroad Yard*.

Yard Sign
See *Sign Definitions*.

Z

Zone Definitions

Overlay Zone
Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO). Character Protection and View Protection Overlay zones adopted after May 18, 2018 shall be no less than 10 acres, shall include no fewer than 50 lots, and shall include properties owned by no fewer than 25 property owners. There is no minimum size for Airport Protections Overlay or Historic Protection Overlay zones. See also *Small Area*.

Zone Boundary
The boundary of a zone district is a lot line unless clearly otherwise shown on the Official Zoning Map, in which case, the boundary of a zone is determined by use of the scale of measurement shown on the Official Zoning Map.

Zone District
One of the zone districts established by this IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of this IDO.

Mixed-use Zone District
Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

Non-residential Zone District
Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Residential Zone District
Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in § 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area.

Zoning Enforcement Officer (ZEO)
A City Planning Department employee or his/her authorized representative who interprets the provisions of this IDO, reviews applications for decisions related to this IDO, and may make administrative decisions.

Zoning Hearing Examiner (ZHE)
A person or firm on contract with the City who reviews and decides applications for Conditional Use Approvals, Expansions of Nonconforming Use or Structure, Permit – Carport, Permit – Wall or Fence – Major, and Variances.

Zoo
A facility, indoor and/or outdoor, where animals are kept for viewing by the public, and that may be accredited by the American Zoological Association. Office, retail, and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances. This use does not include the ABQ BioPark, which is listed as a separate use in this IDO and regulated per the BioPark Master Plan.

7-2 ACRONYMS AND ABBREVIATIONS

Table 7-2-1: Acronyms and Abbreviations

ABC Comp Plan	Albuquerque/Bernalillo County Comprehensive Plan
ABCWUA	Albuquerque Bernalillo County Water Utility Authority
ABQ	Albuquerque
ABQ RIDE	City of Albuquerque Transit Department
AC	Activity Center (ABC Comp Plan Center)
ADA	Americans with Disabilities Act
ADR	City of Albuquerque Office of Alternative Dispute Resolution
AMAFCA	Albuquerque Metropolitan Arroyo Flood Control Authority
ANSI	American National Standards Institute
APO	Airport Protection Overlay (zone)
BR	Bedroom
CMU	Concrete Masonry Unit
BUG	Backlight, Uplight, Glare
CD	Candela
CCT	Correlated Color Temperature
CPA	Community Planning Area
CPO	Character Protection Overlay (zone)
CPTED	Crime Prevention Through Environmental Design
CRI	Color Rendering Index
DHO	Development Hearing Officer
DNL	Day-night Noise Level
DPM	Development Process Manual
DRB	Development Review Board
DRC	Design Review Committee
DT	Downtown (ABC Comp Plan Center)
EC	Employment Center (ABC Comp Plan Center)
EPA	United States Environmental Protection Agency
EPC	Environmental Planning Commission
ESS	Energy Storage System
FAA	Federal Aviation Administration
FA	Gross Floor Area
FC	Foot Candle
HEART	Humane and Ethical Animal Rules and Treatment
HID	High-intensity Discharge
HPO	Historic Preservation Overlay (zone)
IDO	Integrated Development Ordinance
IES	Illuminating Engineering Society
HUD	U.S. Department of Housing & Urban Development
IIA	Infrastructure Improvements Agreement
kV	Kilovolt
LC	Landmarks Commission
LED	Light Emitting Diode
LM	Lumen
LRV	Light Reflective Value
LUHO	Land Use Hearing Officer
MRCOG	Mid-region Council of Governments

Table 7-2-1: Acronyms and Abbreviations	
MRGCD	Middle Rio Grande Conservancy District
MS	Main Street (ABC Comp Plan Corridor)
MT	Major Transit (ABC Comp Plan Corridor)
MW	Megawatt
MX	Mixed-use (zone district)
MX-FB	Mixed-use – Form-based (zone district)
MX-H	Mixed-use – High Intensity (zone district)
MX-L	Mixed-use – Low Intensity (zone district)
MX-M	Mixed-use – Medium Intensity (zone district)
MX-T	Mixed-use – Transition (zone district)
NMAC	New Mexico Administrative Code
NMSA	New Mexico Statutes Annotated
NR-BP	Non-residential – Business Park (zone district)
NR-C	Non-residential – Commercial (zone district)
NR-GM	Non-residential – General Manufacturing (zone district)
NR-LM	Non-residential – Light Manufacturing (zone district)
NR-PO	Non-residential – Park and Open Space (zone district)
NR-SU	Non-residential – Sensitive Use (zone district)
ONC	Office of Neighborhood Coordination
PC	Planned Community (zone district)
PD	Planned Development (zone district)
PNM	Public Service Company of New Mexico (electric utility service)
PROWAG	Public Right-of-way Accessibility Guidelines
PT	Premium Transit (ABC Comp Plan Corridor - 660 feet from transit stations)
R-L ~~R-1~~	Residential – Low-density ~~Single-family~~ (zone district)
R-A	Rural and Agricultural (zone district)
R-MC	Residential – Manufactured Home Community (zone district)
R-MH	Residential – Multi-family High Density (zone district)
R-ML	Residential – Multi-family Low Density (zone district)
R-T	Residential – Townhouse (zone district)
ROA 1994	Revised Ordinances of Albuquerque 1994 (City of Albuquerque Code of Ordinances)
TIS	Traffic Impact Study
UC	Urban Center (ABC Comp Plan Center)
VPO	View Protection Overlay (zone)
WTF	Wireless Telecommunications Facility
ZEO	Zoning Enforcement Officer
ZHE	Zoning Hearing Examiner

CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 2
Project Number PR-2015-001843
Plan Number TA-2025-00002

October 28, 2025

COMMISSION MEMBERS:

Daniel Aragon, Chair
Renn Halstead, Vice Chair (Excused)
Adrian Carver
Giovanni Coppola
Eric Nelius
Jarrod Likar
Tim MacEachen
Matthew Archuleta

Matt Myers, EPC Attorney

PLANNING STAFF:

Mikaela Renz-Whitmore, Planning Manager
Megan Jones, Principal Planner
Kate Clark, Staff Planner

CHAIR ARAGON: Let's move to agenda item number 2. And I will turn it over to staff. And if I haven't sworn you in, let's get that taken care of.

MS. CLARK: Yes, just swear me in. My name is Kate Clark. Address is 600 2nd Street NW, Albuquerque, New Mexico, 87102.

CHAIR ARAGON: Well, good morning.

MS. RENZ-WHITMORE: Mr. Chair.

CHAIR ARAGON: Yes.

MS. RENZ-WHITMORE: While we're happy to swear to tell the truth, because we always do, this is a legislative matter and you do not have to swear people in.

CHAIR ARAGON: Oh. Well, thank you.

MS. RENZ-WHITMORE: You're welcome.

CHAIR ARAGON: Okay. Ms. Clark, disregard that and – or disregard what I said, and please proceed with your presentation.

MS. CLARK: Will do. Thank you.

CHAIR ARAGON: And good morning.

MS. CLARK: Good morning.

CHAIR ARAGON: We can see your screen. You have the floor.

MS. CLARK: So, good morning, Mr. Chair, Commissioners, members of the public. My name is Kate Clark, and I'm a senior planner on the Regulatory Planning team in the City's Planning Department. This is agenda item number 2, Project Number PR-2015-001843, Plan Number TA-2025-00002. The request is for various citywide amendments to the text of the Integrated Development Ordinance, or IDO, for the biennial update required by IDO subsection 14-16-6-3(D).

The proposed citywide text amendments are accompanied by the council-proposed text amendment to CPO-7, which you just heard separately. These small area and citywide amendments are collectively known as the "2025 IDO Update."

The EPC's role is to make a recommendation to City Council, which will make the final decision. And the proposed citywide amendments are a legislative matter.

There are approximately 150 proposed citywide amendments, which staff has compiled in a spreadsheet and redline exhibit. The spreadsheet indicates what the amendment is, provides a brief explanation, shows where it's located in the Redline, and also lists its source. This spreadsheet and the Redline exhibit have been posted to the project website since mid-September.

For an amendment to IDO text, required notice must be published, e-mailed, and posted. A legal ad was posted in the *Albuquerque Journal*. E-mail notice was sent to each registered neighborhood organization, as required as well. And that notice was also posted on the Planning Department website and on the project website.

And then, in addition to the required notice, two online public review sessions were held on October 6th and 14th. Staff also hosted a public study session on October 8th. And the presentation and video from the review session are posted on the project web page.

So staff has received a variety of public comments. Some are e-mails and/or attachments, and others were pinned to the spreadsheet on the project web page. The comments expressed support, opposition, and recommended changes.

The majority of the comments have been in support of the proposed amendments overall, although some did express concerns with specific items or aspects of the update process.

The most common topics were on bodegas and duplexes, both of which received generally positive feedback. And then other frequently discussed topics included broader housing changes and items related to parking and transportation.

The proposed amendments fall into roughly 14 categories, as described in the staff report. And then the staff report contains analysis of each proposed amendment by topic area, and it also identifies consistency with a broad range of goals and policies in the Comprehensive Plan, including those related to housing, transportation, land use, sustainability, and urban design.

That said, there are some instances where proposed amendments are consistent with certain Comprehensive Plan goals, while potentially conflicting with others. So, specifically, changes to contextual residential development standards may reduce neighborhood-scale protections in some areas, and then these competing policies will be described in more detail during the applicant presentation.

The proposed citywide text amendments meet the review and decision criteria for amendments to IDO text citywide in Subsection 14-16-6-7(D)(3)(a) through (c) of the IDO.

The request is consistent with the spirit and intent of the Comprehensive Plan and other adopted City plans and would help to guide growth and development in accordance with its policies.

The amendments are broad and legislative in nature, and they do not apply to a single lot or project.

And then overall, the proposed changes support public health, safety and welfare by addressing community-wide issues like housing, food access, and parking, while also protecting existing neighborhoods.

Regarding PR-2018-001843, TA-2025-00002, staff recommends that the EPC

continue the hearing to the regular November 20th hearing to allow additional time for further discussion.

Staff has prepared recommended findings 1 through 42, and conditions of approval 1 to 23 for the Commission's review.

And with that, I stand for questions.

CHAIR ARAGON: Thank you, Ms. Clark. I do have a question, procedural related. What are we expected to do today, as far as, are we going to get through all the material and take a vote?

Are we going to get through the material and then there's so much material we can't get through it all, we'll hear it next month?

Please enlighten me, because I'm a little confused.

MS. CLARK: Sure. I may defer that to Ms. Renz-Whitmore, since she will be doing the applicant presentation, which will have most of the substance of the material we'll be reviewing today. So I will defer to her.

MS. RENZ-WHITMORE: Thank you, Chair. Thanks, Kate.

Yes, so the plan today is that I'll give a short presentation as the applicant, and then pause, and – well, actually, now, what I'd recommend is that we take agency comments so that they –folks who have other things to do can weigh in quickly.

And then, as the applicant, I'll give a brief presentation just about the broad scope of the changes, then take public comment. We'll see how long that goes, and then after public comment, depending on what time it is, start going through item by item, basically, and have – I will present on any of the conditions that affect the particular proposal, have you guys weigh in, give us direction.

You can take, kind of, straw man polls, of the direction for each of those items, and we'll just work our way through the spreadsheet, basically, through a presentation. And we get through as much as we can today.

Hopefully we do get through it all, by the end of the day, so that when we come back on November 20th, you have revised findings that support the direction you gave us on all of the items, we have all of the conditions fully prepared so that you can take one last check and take your final vote of the package of changes as a whole.

CHAIR ARAGON: Okay. Will there be more public testimony at the next hearing if we need one?

MS. RENZ-WHITMORE: Mr. Chair, if you continue the case, the public comment will have been taken care of. You always have the option of opening the floor again, but you would not have to.

CHAIR ARAGON: Okay. We'll figure that out when we get there.

MS. RENZ-WHITMORE: Great.

CHAIR ARAGON: All right.. Thank you for answering my question.

MS. RENZ-WHITMORE: Thanks.

CHAIR ARAGON: Did you have anything else you wanted to add?

MS. RENZ-WHITMORE: I was just going to say, hopefully you'll take my recommendation and allow agency staff, who's present, to follow up as, kind of, staff comment.

CHAIR ARAGON: Yeah, we can do that. Did you want to do your presentation now, or turn it over – or use that time to go to agency comments?

MS. RENZ-WHITMORE: Let's do agency comments first, if you don't mind, and then I'll present as the applicant.

CHAIR ARAGON: I will listen to your recommendation.

MS. RENZ-WHITMORE: Thank you.

Agency staff, Nicole, if you'll allow them to unmute if they raise their hands.

MS. MAHER: Chair, it looks like first up, we have Aaron Hill.

MR. HILL: Hi there. I heard that. I don't –

CHAIR ARAGON: You may continue, Mr. Hill.

MR. HILL: Thank you. Chair Aragon, Members of the Commission, I am Aaron Hill, a transportation planner representing the Mid Region Metropolitan Planning Organization, and I am here to voice the MPO's support for these changes. Please accept these comments in addition to the detailed letter we submitted earlier this month.

The amendments put forward today are vital in implementing the policies adopted in our 2045 Metropolitan Transportation Plan, a plan which encourages growth into key centers and a mix of land uses where appropriate, with the goal of improving access to daily destinations for all residents of our communities; allowing and encouraging the development of *tienditas, casitas*, mixed-use areas, and particularly the adoption of ZC-3 and ZC-4 are all important steps in creating a more safe, efficient and financially sustainable transportation and land use system.

Additionally, this would encourage density in areas of Albuquerque that are designed to handle it from a transportation perspective. While the city as a whole saw traffic volumes increase by 2 percent over the past decade, Major Transit corridors, which these amendments target for increased development intensity, have actually seen a decrease in 6 percent of traffic volume over the same time.

While the proposed amendments could increase trips along these corridors, these

corridors have the excess capacity to absorb such an increase in volume, far more so than other areas of the city which may be forced to handle additional trips and traffic without such amendments.

With that in mind, we urge you to adopt these proposed amendments. Thank you.

CHAIR ARAGON: Thank you, Mr. Hill. Next presenter.

MS. MAHER: Chair, up next, we have China Osborn.

CHAIR ARAGON: Okay. Question for staff. Do we have a time limit, or we're not concerned about it? Or are we concerned about it?

MS. MAHER: Chair, I just asked Ms. Renz-Whitmore, and she said that two minutes should be appropriate, if you're all right with that.

CHAIR ARAGON: Yeah. And if they need a little bit more, we can do that.

MS. MAHER: Okay. I'll do a two-minute timer, and then if you allow them more, they'll go on.

CHAIR ARAGON: All right. Excellent. Thank you. Ms. Osborn.

MS. OSBORN: Thank you. Good afternoon, Chair Aragon, Commissioners. My name is China Osborn. I am a Metropolitan Redevelopment project manager. I work for the Metropolitan Redevelopment Agency for the City of Albuquerque.

And today, we are pleased to express our support for the majority of the changes that are recommended by Planning staff in this IDO update. We are generally in favor of the changes that are related to housing and economic development that provide clearer and more streamlined regulations that allow for more development flexibility, gentle density, reduced parking minimums and increased opportunities for infill development and resilient neighborhoods.

We did submit public comment with specific changes that we are in favor of, and item numbers.

I did want to take my time today just to specifically talk about Item # 3, which relates to open space requirements in the Downtown Metropolitan Redevelopment Area. We are in favor of the usable open space item, multiple usable open space alternatives that are being proposed. We did recommend changes, suggested changes, that we believe will allow more flexibility to the interpretation of what is useful open space; however, I did want to point out that we also defer to Planning staff's recommendation regarding those proposed changes.

We are recommending some specific language that would clarify, for example, what existing sidewalks would be considered to be, especially in the Downtown area. We are also recommending some more flexibility in some of those specific line items.

And if you would like for us to answer any questions about our letter, we are more

than willing to do that. Otherwise, we –

CHAIR ARAGON: You kind of faded there. You faded out at the end. Can you hear me?

MS. OSBORN: Yes, I can hear you. I see that my screen is frozen, but I can still hear you.

CHAIR ARAGON: Okay. Yeah, your screen is. You're quite frozen. You know what I'd like to see happen? I don't know if this is possible, but when we get to these specific items and we're going through our discussion, maybe you could interject what your changes are at that time. That might sway our decision. I don't know if that's how this is going to work, but we'll – I guess we'll figure that out when we get to that part.

MS. OSBORN: Yes, thank you. I will be available for part of the day today, and I can also attend the next meeting.

CHAIR ARAGON: Okay. Thank you very much. Do you have anything else you wanted to add?

MS. OSBORN: No. Thank you very much for your time.

CHAIR ARAGON: All right. Next speaker, please, Ms. Maher.

MS. MAHER: Up next we have Ann Simon.

CHAIR ARAGON: Okay. And just for the record, we're hearing agency comments. It's not really public testimony at this particular time. So these are agency comments that the staff wants us to hear. Thank you very much.

MS. SIMON: Good morning, Mr. Chair and Members of the Commission. On behalf of the City's Sustainability Office, I'm here to support the IDO amendment related to composting.

When generated locally and applied to local soils, compost provides many benefits. In addition to reducing greenhouse gas emissions and building healthy soils, compost can improve water retention, it reduces erosion during storm events, it establishes plant growth and many more benefits. Our office values encouraging composting and supports guidance about where and how to operate compost systems so that they can enhance neighborhoods.

The Sustainability Office has been working with City staff on these proposed IDO amendments related to compost by providing technical expertise and model policies and resources from the natural resources defense council, NRDC, which provides some model zoning language that our team was able to incorporate into this proposed amendment.

Adding compost as an incidental activity in a community garden definition encourages composting local material, which generates soil amendment material for

the gardens and nearby residents.

Beyond building healthy soils, it also builds community and helps clarify rules and regulations relating to this activity.

So, we urge you to consider this change and appreciate being asked to be involved. Thank you very much.

CHAIR ARAGON: Thank you for your comments and presentation today, Ms. Simon.

Who's our next presenter?

MS. MAHER: Chair, I don't see anyone else for agency comments with their hand raised. If you are an agency that would like to comment at this time, please raise your virtual hand.

Chair, I do not see anyone else that would like to speak during the agency and comment portion.

CHAIR ARAGON: Okay. Ms. Renz-Whitmore.

MS. MAHER: Oh, sorry, Chair. Now I see, Max Gruner. His hand just went up.

CHAIR ARAGON: Just in the nick of time. Mr. Gruner, please proceed.

MR. GRUNER: Mr. Chair, Commissioners, my name is Max Gruner. I'm the Director for Economic Development for the City of Albuquerque. I just got into this meeting. Could you please clarify, would this be the appropriate time to comment on the proposed IDO changes?

CHAIR ARAGON: I believe so, yes, Mr. Gruner. You're right on time.

MR. GRUNER: Thank you, Mr. Chair. So again, Director for Economic Development. It's good to see you all. On behalf of the Economic Development Division at the City of Albuquerque, just wanted to speak out in support of the proposed changes to the IDO.

Housing truly has been one of those constraining... binding constraints for economic growth in the city of Albuquerque. If we don't get housing right, the danger of losing our young populations, our young families, the danger of having workers that are essential for growing our economy not be able to live in Albuquerque is huge.

If we don't get housing right, we're not just in danger of creating an environment of ever-rising housing and rent prices, but we're really in danger of losing a whole generation to this city. And this is remarkable, because it's really the generation that we need to be excited about keeping and attracting to our city, because they really constitute the leadership of tomorrow.

The idea of creating density in strategic ways, particularly along transit corridors,

the idea of really leaning into infill is absolutely essential for the continued growth of the city.

You know, we, in my department, use a phrase that, look, "density creates amenities. Amenities creates quality of life. Quality of life creates desirability," and when I say "desirability," I mean the kind of feeling [that] compels young people to want to stay here, that compels people who have moved away and made a life for themselves in other places in the country to want to move back.

And also it creates the environment where when we onshore companies like Pacific Fusion, like Maxeon and other companies, where those companies, which are often competing for sites all over the nation, for those companies to really look at our ecosystem and say, "We have a high level of confidence that our workforce can actually find housing here and create a life for themselves here" ... I just want to say, I love the background music that was on me.

But again, so on behalf of the Economic Development Department of the City of Albuquerque, we stand in absolute and enthusiastic support for the proposed changes to the IDO. Thank you,

Mr. Chair. Thank you, Commissioners.

CHAIR ARAGON: Thank you, Mr. Gruner. I didn't hear any background music, so I feel left out. But thank you for your comments.

MR. GRUNER: Yeah, Mr. Chair, right when I was coming to the climax of what I was about to say, the music swelled up and I thought it was intentional by the Commission, so I thank you for that, whoever was playing it.

CHAIR ARAGON: Well, we didn't hear it, so I think it was in your head.

MS. MAHER: Oh, that was the timer.

CHAIR ARAGON: Thank you. We appreciate your comments.

Ms. Renz-Whitmore, I don't think we have any more, agency comments, so I will go back to you.

MS. RENZ-WHITMORE: Thank you, Mr. Chair. I'll pull up a presentation.

So, as Ms. Clark mentioned, we have about 150 changes. A lot of them are about landscaping. The vast majority of – kind of our focus has been on housing, as Mr. Gruner alluded to, so this presentation will talk a lot about why we're proposing the changes we are for housing.

There are also changes about what staff is calling negotiable zone districts. These are zone districts that the uses and the development standards are negotiated on a case-by-case basis per project. We also are proposing some zoning conversions.

The Council has submitted 12 proposed changes, and the Mayor has submitted three proposed changes that we'll go over in great detail. So here's how those changes kind

of fall into the organization of the Integrated Development Ordinance.

You can see the vast number of changes are in development standards. We also have many changes affecting uses, allowable uses, in different zone districts, specifically for use-specific standards. We have many changes affecting procedures in Part 6, and some definition changes as well.

So, as Ms. Clark mentioned, all of the changes are in the spreadsheet of changes. In addition, which is slightly new this year, we had more capacity – thanks, Kate – we did create a Redline exhibit so you can see how those changes look in the document itself.

The item numbers in the spreadsheet are also in the footnote for each item that appears in the Redline in red text, either underlined as an addition or struck-through if it's proposed to be deleted.

In addition, the Council amendments and Mayor amendments are in separate documents submitted by those decision makers, all available on the project web page.

So I'll just call your attention – the decision criteria for today – oh. Well, I'm seeing my slides.

Thank you, Kate, for letting me know.

So, let me just go back. Yes, I'm getting now notes from folks.

Okay. So lots of changes. Here they are in the IDO. Here's the spreadsheet, the Redline. The item numbers in the spreadsheet track with the footnote in the Redline, so you can always go back and forth. The Council amendments are in separate documents on the project web page. Okay. So I've caught up with myself.

Again, apologies for that.

The decision criteria for today's text amendments, which are legislative in nature, is whether they are consistent with the Comprehensive Plan. So your role today is to go through all of these proposed items and give direction to staff about whether you think they are consistent with the Comprehensive Plan. If not, direct staff that you think they should be taken out. If you think they are consistent, direct staff that you think they should move forward.

You'll be making a final vote to recommend a package of changes that go to the City Council. City Council will have at least one hearing before the Land use, Planning, and Zoning committee for these legislative text changes that affect properties citywide.

And City Council will then hear it. We're thinking probably those hearings happen in early 2026.

So, in addition to the folks you heard from this morning, we also got letters of support from the Health, Housing, and Homelessness Department. Senior Affairs has an

Age-friendly Action committee that sent a letter of support. The Transit Department is generally in favor of adding additional density along transit corridors.

So, stop for just one second and say what zoning is. So, zoning is part of a legal system that establishes property rights and, more specifically, establishes limits on property rights.

The U.S. Constitution says that private property owners have the right to a financial benefit of their property. The local government, empowered by the state, does have zoning power, which is part of the police power to help protect public health, safety, and welfare.

So we carefully balance the property rights that each private property owner has with the responsibility that local government has to make sure that the uses of that property do not negatively impact public health, safety, and welfare.

We had some public comment early on in our engagement process, asking the question of whether regulatory changes are a takings of property rights. Not a lawyer, but I am a planner pretending to know something about land use. The courts have generally found that a taking is when the zoning regulation removes all economic beneficial use to the property owner, not just limiting what the uses are. As long as there are some economic uses that are beneficial to the property owner, it is not considered a regulatory taking.

So let me pause again to say what zoning does well and what it doesn't do well.

Zoning is a wonderful tool, but fairly blunt force to not allow uses at all or to suddenly remove a prohibition and allow a particular use. Just removing that prohibition does not make development happen. Many other factors are in play as to whether somebody invests in their property to develop anything.

Additionally, zoning does a good job of setting a base level of what's good enough to get an approval from the City, but it does not necessarily translate into creating great places. We need architects with some vision for that.

So, again, I'll say that zoning is one of many tools that the local government has to regulate what happens in the built environment. Today, we're only talking about zoning. And with those limitations of what zoning can do, I'll just say that, the City has many other levers that it can put into play to regulate things like noise or street trees or traffic or short-term rentals or vacant premises. The City has all of those separate ordinances that may come into play for some of the comments that you may hear today.

Those are the stick side of the carrot stick equation. The City also has some carrots in the form of incentives for financial tools or subsidies for housing, particularly affordable housing.

Max Gruner and his group have some economic development tools and incentives for local businesses. The City just passed an ordinance to help with repairs for

people who want a – need a chunk of change to, let's say, upgrade their electrical systems or to repair their roofs.

That's all the City side.

On the other side, we have all of these private and federal and state regulations and factors that absolutely influence perhaps maybe more than zoning, what happens in terms of the development market. So lending practices at banks, mortgage rates, the Fair Housing Act, the construction industry, whether we even have construction workers to build the things we want built, jobs and wages, household trends changing all the time.

So zoning can't really impact a lot of those things, and I'll just say that many of the comments that we've received kind of worry that by removing a prohibition on, let's say, townhouses throughout the city, that suddenly we're going to see just a proliferation of that type of development. And I'm just pointing to this slide to say there are a lot of other factors in play that have to line up before we actually see changes on the ground.

So, the City of Albuquerque's land use and planning system looks at two documents, the Comprehensive Plan, which sets out how we need to accommodate growth over time, what the best places are to absorb any growth that occurs, and what we need to be careful to protect as any development happens.

So the Centers and Corridors strategy is a growth management strategy in the Comprehensive Plan. Many of the changes that you'll see today use the designations for Centers and Corridors as a lever to encourage additional growth in those areas to try to attract some gravity for the market to look at those places first for any development and pull that development pressure away from the things that the Comprehensive Plan says to protect, which include our open spaces, distinct neighborhoods, things like that.

So all of those policies are implemented primarily through the zoning regulations in the Integrated Development Ordinance, which does have tailored rules about Centers and Corridors, which some of our proposals affect contextual rules about what happens between Areas of Consistency and Areas of Change, all of the different overlay zones.

You've heard a case today about an overlay zone, other rules to protect special places and then other edge rules or context rules that are there to protect open space and neighborhoods.

So, in all of this, that growth management strategy is really dependent on us getting the balance right between providing appropriate incentives, primarily through regulations, to attract that development into the appropriate places. And again, the Comprehensive Plan says the most appropriate places to absorb development are Centers and Corridors. And if we do that well and attract the market in a way that's effective, then we will be protecting neighborhoods, special places and our open space system.

So, in particular, the Centers and Corridors approach include – the proposals include legislative zoning conversions for Major Transit and Activity Centers, which I'll go over in great detail in a bit; increased building heights in Centers and Corridors, particularly Major Transit and Activity Centers; parking maximums that limit surface parking in our most walkable and Urban Centers and Corridors; and a proposal to eliminate parking minimums altogether in those Centers and Corridors.

We have many policies in the Comp Plan that we would be helping to implement with those proposed changes, including Centers and Corridors goals, policies about desired growth, and development in Centers and Corridors, a specific policy for Activity Centers and for Major Transit corridors that really incentivizes additional density services and amenities. As Mr. Gruner mentioned, for economic development, density leads to amenities, leads to quality of life. That is absolutely part of the Comprehensive Plan Centers and Corridors strategy.

So, we're back to that kind of balance between incentivizing Centers and Corridors and protecting those other areas. I just want to say that there are many rules in the Integrated Development Ordinance that are in a hierarchy. Staff applies them that if an area has an overlay zone, those rules take precedence over every other rule in the Integrated Development Ordinance.

So even though we'll be proposing higher building heights in Activity Centers, for example, if an overlay zone says that no Centers and Corridor building heights apply in that overlay zone, the overlay zone takes precedence, supersedes.

Similarly, contextual rules get applied next. So, those rules about, let's say, Neighborhood Edges, would supersede the Centers and Corridors building height rules, which come next. And then finally, the rules that are in the Integrated Development Ordinance by zone district or zone category get applied last.

So, the proposed changes that are citywide are consistent with many of the goals and policies in the Comprehensive Plan, such as those for complete communities, land uses that create a mix of uses conveniently accessible from surrounding neighborhoods, efficient development patterns, infill development, housing near jobs, housing supply, housing options, and housing affordability.

So, I'm going to highlight some of the rules that are proposed to change related to housing options.

So, the City did an Albuquerque Region Housing Needs Assessment in partnership with the Mid Region Council of Governments, which generally said, the region needs to include over 30,000 housing units by 2040. The question is, how do we absorb those additional housing units in Albuquerque in the most appropriate way?

The proposed changes that you've got before you, including those for the zoning conversions along Major Transit and Activity Centers, allowing duplexes, attached *casitas* and townhouses in R-1.

CHAIR ARAGON: Mikaela, I can't hear you. But you're not on mute. Maybe it's me.

COMMISSIONER MACEACHEN: I'm hearing her fine.

MS. RENZ-WHITMORE: Oh, Mr. Chair, blocking me out.

CHAIR ARAGON: I can hear Commissioner MacEachen. I can hear Mikaela now.

MS. RENZ-WHITMORE: Okay. Maybe it was a glitch. Let me know if that happens again.

CHAIR ARAGON: Well, my batteries might be going dead on my headphones. Sorry for interrupting.

MS. RENZ-WHITMORE: That's okay. So, I was going through the proposals that allow more housing options citywide, including those that would allow duplexes, *casitas*, townhouses in R-1, dormitories or co-living in R-ML and MX-T. Not allowing single-family in the MX-T zone district, allowing cottages on 10,000 square foot lots or bigger. Also some proposals allowing safe outdoor spaces and small overnight shelters to be more possible throughout the city.

All of these changes combined really affect the possibility for more uses on more lots zoned for residential in the city, as you can see in the chart.

So, the picture that we're trying to really change is the map on the left that shows all of the properties in the city where you can only have a house or a *casita* today. That means that anyone else who might be able to afford a duplex or a townhouse, but not a single-family house with the land that comes with it, are excluded from these areas.

The map on the right is showing the properties where townhouses and apartments are allowed. The proposed changes are really trying to remove this exclusionary zoning pattern that is kind of baked into the institutionally racist history of zoning.

So, in particular, the legislative zoning conversions would turn every single R-1 property that lies within our existing Major Transit corridors and our Activity Centers in orange, would turn R-1 into R-T, allowing townhouse, would change, properties in those same locations that are R-T into MX-T, and properties in those areas that are R-ML into MX-L.

You can see the effect of just those changes on the amount of other housing options that are allowed in these locations citywide.

The other main category of housing changes are those trying to influence the cost per unit of housing development. So these changes include reducing the minimum lot size and setbacks in R-1. If you need to use less of your land as a setback, you can use more of it for housing. If you can put housing on a smaller lot, you'll have to pay less for the cost of the land plus the housing development. There's also another proposal to remove the lower limit on subdivisions for contextual standards.

And, again, I'll go over each of these items one by one as we get into the second half of this hearing.

Allowing *casitas* up to 18 feet. Today, they're limited by the main... the height of the main house. Increasing building heights in Centers and Corridors and reducing parking requirements. If you have to spend less money on parking, you can spend more money on the development. So, hoping that that can reduce the cost of the units, each unit.

So the picture of the problem that we're facing in Albuquerque and many other cities around housing is that the gap between what wages would allow you to afford to purchase for a single-family home and the price of an average single-family home is widening. It's not getting better over time. Our wages are not getting us closer to being able to afford a house; in fact, very much the opposite.

We're also looking at a rise in Albuquerque of monthly rent. That means that about 39 percent of workers in Albuquerque can't afford median rent at median wages. And these median wages are people like our healthcare workers, maintenance folks, office workers, food prep and servers. These are all the essential services that, during COVID, still had to keep getting to work.

So, in New Mexico, there's absolutely a relationship – and in Albuquerque, too. I had data for New Mexico, sorry. There's a relationship between low housing supply, increase in rents and, therefore, an increase in homelessness. When rents go up, more people at the edges can't afford to stay in their houses.

The other trend that we're seeing is that household size is going down over time. That means even with the same exact population—and Albuquerque is not growing much, I think we've got a 2 percent growth rate right now—but even with no additional people coming, or additional babies getting bigger, the household size means that we need more housing units to house the same number of people. And the units that we need should be smaller because it's just a single person in most of our households.

This also has a generational trend as well. As people age, as people divorce, as people move out of their families' houses, they do need more housing, and they tend to be single-person households, again, needing that smaller unit size.

As Mr. Hill mentioned, with the Mid Region Council of Governments, this does have a regional implication as well. As we know, there are many job centers in the city of Albuquerque and a lot of housing on the Westside. There is a lot of vacant land and a lot of land zoned for residential on the Westside.

If it all develops out as single-family, then all of the commutes across the river to job centers in the east will get worse over time.

In order to encourage quality of life for folks, part of the task here today before you is to increase the ability to absorb more residential development within the east side of the city, where things are already built.

So, other cities are generally seeing that the more housing you provide, the slower your rents grow or even turn back. So, we're hoping to encourage housing production here to slow the rate of rent as one strategy.

Here you can see how Albuquerque is faring compared to some sister cities in our region. Albuquerque's rent growth is the highest of those five cities in the region. And our growth in homelessness is triple what other cities are seeing.

We had some questions throughout our engagement process about if you open up more of the east side of Albuquerque to residential, different types of housing units, aren't you just going to see a huge amount of outside capital buying those up and us turning into kind of a completely rental market?

So I did a little bit of looking at a software program we have called Building Blocks that's done by a company called Tolemi. Based on their information, we have, the vast majority of folks who own single-family or even multi-family units live in our city. Vast, vast majority.

The owners of multi-family do have a significant amount that are out of state but still a long way to go before we are completely owned by folks who don't live here. In terms of the residential owner type, you can see the vast majority of our residential building stock is just owned by the homeowner. Some of those residential units are owned by small local landlords.

Fewer of them are out-of-town landlords. There are another big chunk of large out-of-state landlords. But the vast majority of folks, even those who are landlords of our residential stock, do live in our city.

So, with that, I'm going to pause here. The staff report, as Kate mentioned, groups these proposed changes into several categories of. I am prepared to go through them all and show you, kind of, the Comprehensive Plan, the policies for each of them.

I don't think that's entirely necessary at this point.

I'm going to encourage you to pause here, take public comment. And then, for the rest of the portion of our hearing today, we'll go through the items kind of one by one and I'll show you what the proposal is, what conditions, if any, staff is recommending, and take your direction item by item.

CHAIR ARAGON: Okay. Sounds good. Thank you for your presentation.

So do we have people signed up to speak? I'm sure we do.

MS. MAHER: Chair, yes, we do have a list of people that would like to speak.

Also, if you're a member of the public that would like to speak and you have not yet signed up in the chat, please send me your name and e-mail address and I will add you to the list.

Chair and Commissioners, first up, we have Eleanor Walther.

CHAIR ARAGON: Okay. Before we get there, can you give me, like, an estimate of how many people are signed up currently?

MS. MAHER: So far, we have seven.

CHAIR ARAGON: Okay. Not overwhelming. Very good. No swearing in, just we'll hear them. So I believe we have Eleanor.

MS. WALTHER: I'm Eleanor Walther. Good morning, Commissioners. I'm Eleanor Walther.

CHAIR ARAGON: Morning. Can you get your presentation done in about two minutes?

MS. WALTHER: I made a two-minute speech, but I could probably speak a half an hour.

CHAIR ARAGON: Well, thank you for being candid. We'll give you a couple minutes. If you need another minute or more, let me know.

MS. WALTHER: Okay. Thank you. Good morning, Commissioners. I'm Eleanor Walther.

The 2025 IDO review includes more than 150 proposed amendments, an avalanche of changes that makes real public review nearly impossible. The process doesn't empower residents, it overwhelms them, and it shuts out the very people who live with the consequences.

Many of these amendments advance the same upzoning agenda found in O-69 in the rejected opt-in zoning bill, R-167. O-69 is under legal challenge right now. Moving forward with overlapping IDO changes while that case is still in the court, isn't just premature, it's irresponsible. The amendments must be deferred until the Court rules.

Let's be honest. How many people outside this room or Zoom call even know these amendments exist? If commissioners and neighborhood leaders are struggling to keep up, what chance does the average citizen have?

The City has created a process so dense and opaque that it excludes meaningful public participation. We keep hearing that higher density and less parking will solve the housing crisis, but that's wishful thinking. These policies will erode single-family neighborhoods, push out long-time residents, and accelerate gentrifications.

Remember the accessory dwelling unit reform? Only 14 units were built. Before passing more upzoning, the City should ask why past efforts haven't delivered meaningful results.

I urge you, do not move forward, recommend, do not pass on any amendments

tied to O-69 or R-167, and give the public a real chance to review what's being proposed. The people of Albuquerque deserve a fair, transparent, and honest process.

Anything less undermines trust.

And I would just like to make an additional comment that 20 percent of our homeless now come from out of state. So building more housing isn't the solution for homelessness. It's much more complicated than that.

CHAIR ARAGON: Thank you very much for your comments this morning. Who's our next speaker?

MS. MAHER: Chair, next up we have Patricia Willson.

CHAIR ARAGON: Ms. Willson?

MS. WILLSON: Good morning.

CHAIR ARAGON: Good morning. You were there, now you're not.

MS. WILLSON: Oh.

CHAIR ARAGON: There you are. Okay. Is two minutes enough for you?

MS. WILLSON: Yes, sir. And I always tell the truth.

Chair Aragon and Commissioners, you will hear many messages of support that follow similar scripts, folks telling you, quote, I support the proposed IDO updates because they make Albuquerque more affordable, walkable and resilient, unquote.

While supporters are not wrong in wishing to limit sprawl and create gentle density through infill development, there's absolutely no data to support these claims that these changes will create affordability, walkability, and resiliency.

We just saw the slide titled, quote, Finding the balance between protecting neighborhoods and incentivizing high-quality development, unquote. However, IDO amendments tend to favor the development side of the scale.

Including this update, the number of amendments since 2019 is approximately 712. No other municipality has anywhere near that number. The staff report made available just eight days ago contains 42 recommended findings and 23 recommended conditions of approval, nine of which require you to make a selection from options presented. You have your work cut out for you.

As the author of the amendment that changed the update process from annual to biennial, I had hoped it would help curb the insanity. Unfortunately, that has not happened. The process is still broken. It continues to make substantive changes to our zoning code with no data to support their success or failure.

But kudos to the Planning staff for their tremendous efforts. Please accept their

recommendation for a continuance on this case. Thank you very much.

CHAIR ARAGON: Thank you. Our next speaker, please.

MS. MAHER: Chair, next up we have Jane Baechle.

CHAIR ARAGON: Good morning, Ms. Baechle, how are you today.

MS. BAECHLE: Well. Thank you.

CHAIR ARAGON: Is two minutes enough for you?

MS. BAECHLE: I'm speaking as a representative of the Westside Coalition, so I would like a bit more time.

CHAIR ARAGON: Okay. I think we could accommodate that.

MS. BAECHLE: Thank you.

So the staff report notes that bodegas, increasing housing options, and the IDO update process were concerns for a number of people who weighed in on the proposals. The WSCONA executive committee shares those concerns.

First, the City's arguments in support of its myriad proposals aimed at increasing housing options and density in general, also known as upzoning, rely heavily on a report the City commissioned and has been referenced, the Roots Policy Research. But the City ignores the fact that the data in that report is derived from the period of 2010 to 2022 and covers a five-county area to project housing needs for the city of Albuquerque.

In our WSCONA candidate forums in September, every candidate responded no when asked if they believed that data was accurate, would accurately project future Albuquerque housing demand.

Like the candidates in those events, WSCONA maintains that that position paper fails to consider relevant data that provides a different view of projected housing needs, data readily available, including U.S. Census data and UNM BBER research.

The City also fails to examine evidence that upzoning increases land value and costs, asserting that increasing housing supply will necessarily drive down housing costs. Again, readily available data contradicts that assumption.

Research by Jonah Freemark of the Urban Institute on the effects of upzoning rights evidence indicates that upzonings offer mixed success in terms of housing production, reduced costs and social integration and impacted neighborhoods. The effect is as equally likely to be displacement of long-term residents and gentrification.

Similar findings come from a study published also by the Urban Institute. Patrick Condon, a University of British Columbia professor and author of "Broken City,"

provides an extensive analysis of the impacts of housing costs and land speculation following increasing housing density in Vancouver.

Proponents of upzoning, ending single-family zoning and of eviction of urban density for Albuquerque dismiss opposing views as knee-jerk opposition, undemocratic and unrepresentative Neighborhood Associations defending the status quo and impeding progress for everyone else. And some more pejorative labels.

It is certainly appropriate and desirable to debate different visions for the city. It is not reasonable to change zoning law while ignoring a significant portion of data that contradicts a position.

At a minimum, the City should ensure that substantive zoning law changes reflect all available data about reasonably expected outcomes, potential undesirable consequences, and consider measures to prevent or mitigate those, especially where they are likely to impact underserved and historic neighborhoods.

A process which presumes to adequately evaluate 151 amendments in less than four months and to provide for informed public comment is flawed. The vast majority of Albuquerque residents impacted by any proposed changes will be unaware of their impact until the bulldozer or construction crew shows up next door or they somehow learn their property and that of their neighbors has been rezoned.

The City argues that these are legislative changes they are empowered to make, even though the process effectively fails to provide notice sufficient for the average citizen to understand the effect of the proposed changes.

WSCONA is not alone in our view of this. It is past time to cease using the IDO review process to make inadequately vetted and zoning law changes in a process which the average Albuquerque resident can neither understand nor meaningfully participate in. Thank you.

CHAIR ARAGON: Thank you very much, Ms. Baechle. Our next speaker, please.

MS. MAHER: Yes, Chair. Up next, we have Evelyn Rivera.

MS. RIVERA: Good morning, Chair Aragon and Commissioners.

CHAIR ARAGON: Good morning.

MS. RIVERA: My name is Evelyn Rivera. Hello.

CHAIR ARAGON: Good morning. I'm greeting you. I can see you from about the nose up. Is two minutes enough for you this morning?

MS. RIVERA: I hope so. I could talk for all day, but anyway. My name is Evelyn –

CHAIR ARAGON: I believe you. We'll give it a shot.

MS. RIVERA: Okay. Thank you.

My name is Evelyn Rivera. I have been a Realtor for 45 years, and I was a certified residential appraiser for about 40 years. By the way, rents only increased 1.7 percent last year, and housing prices only increased 3.4 percent.

I oppose all of the proposed amendments to convert R-1 zone properties to multi-family uses. There is no shortage of vacant rental units. There is a shortage of single-family residential homes available for aspiring homeowners.

According to the July 2024 U.S. Census data, the vacancy rate for rental units was 6.7 percent out of 109,000 rentals, or approximately 7,000 vacant units in Albuquerque and Bernalillo County.

The proposed amendments would upzone R-1 properties, which would, in effect, diminish the supply of single-family residential homes available for aspiring homeowners. Upon conversion to multi-family properties, these properties would lose the annual 3 percent cap on real estate taxes that applies only to single-family residential properties. The properties converted to multi-family uses would be reassessed at current market values.

The amendment to ban single-family homes in MX-T-zoned areas would make the existing single-family homes in those areas nonconforming. Lenders would not be willing to make mortgage loans on properties that are banned in those areas. It is unlikely that insurance companies would write policies on properties that could not be built if destroyed. It would further reduce the number of single-family homes available to aspiring young homeowners.

So what is the real purpose of eliminating R-1 zoning? Oh, darn.

CHAIR ARAGON: Are you doing okay there?

MS. RIVERA: I have more to say. I don't know if –

CHAIR ARAGON: Yeah, say some more things.

MS. RIVERA: Okay.

CHAIR ARAGON: I'm actually interested in what you have to say.

MS. RIVERA: Okay. I think they should apply these things to, like, new construction. I bought my first home in 1987, it was a duplex. So, anyway, instead of affecting older neighborhoods.

In the Planning Department's presentation of the proposed amendment, it was stated zoning has a history of racism, and zoning's history is one of institutional racism.

According to the U.S. Census data, Albuquerque and Bernalillo County population are primarily minority, with only 37.7 percent of the population white only.

The presenter also stated one of the purposes of the changes that allow more housing

options throughout the city is a desegregation strategy to really open up communities to households with varied incomes. 38 percent of the housing units in Albuquerque are not single-family detached homes.

Furthermore, I live in a neighborhood that includes high-income young professionals and retired folks on modest fixed Social Security incomes. Having appraised over –

CHAIR ARAGON: If you could try to wrap up.

MS. RIVERA: Okay.

CHAIR ARAGON: Try to wrap it up.

MS. RIVERA: I believe this is detrimental to older neighborhoods. It's detrimental to minorities who have worked so hard to build up equity in their houses and hopefully leave something to their heirs. So, thank you so much.

CHAIR ARAGON: Thank you very much. I appreciate your comments this morning.

Who's our next speaker?

MS MAHER: Chair, up next we have Carlos Michelin.

CHAIR ARAGON: Okay.

MR. MICHELÉN STRÖFER: Good morning. Can you hear me?

CHAIR ARAGON: Yes. How you doing this morning?

MR. MICHELÉN STRÖFER: Well. Thank you. In the office, trying to pay attention to both things at once.

CHAIR ARAGON: Very good. Two minutes enough for you?

MR. MICHELÉN STRÖFER: Yeah, should be.

CHAIR ARAGON: All right. Excellent. Please proceed.

MR. MICHELÉN STRÖFER: Do I need to –

CHAIR ARAGON: We're not quasi – we're not swearing in today.

MR. MICHELÉN STRÖFER: Okay.

CHAIR ARAGON: Trusting you're going to speak from the heart.

MR. MICHELÉN STRÖFER: All right. So, I want to speak in support of all these changes, or most of them. I want to live in a city where young professionals can afford to buy a home and where everyone has access to stable housing and where kids can safely walk or bike to school or to the corner store.

And as several people have mentioned, the reasons we don't have this is because of our racist history from the '50s and '60s, and it's about time we correct that.

Achieving this depends on how we shape our built environment, and that starts by removing these outdated and arbitrary land use regulations that make it hard for our city to grow and adapt. So I encourage you to recommend most of these changes.

I do have some concerns with items M-3 and 7, which removed the Council's power as a decision-making body for small mapped areas. So those are CPOs, HPOs, and VPOs. I think Council should still be the one making decisions on these areas. These proposed amendments make it easier to form new overlay protection areas, which, in my opinion, is a mistake. This already formed a complete mess, a patchwork of regulations that's almost impossible to navigate. We should not be making it easier to create new ones. And it completely undermines all the other good changes in this proposal.

And finally, I'll say that many of us commented on all the different topics on those spreadsheets. So I hope somehow EPC members can see those comments. I really like that slide that staff presented on the group topics. Maybe if you can see the comments by topics, that might be helpful. Because a lot of us put a lot of time commenting on each of the topics.

That's all I have. Thank you.

CHAIR ARAGON: Thank you very much, appreciate your comments. Who's our next presenter?

MS. MAHER: Chair, next up we have Brian Dombrowski.

MR. DOMBROWSKI: Good morning.

CHAIR ARAGON: Good morning, Mr. Dombrowski. Two minutes enough for you?

MR. DOMBROWSKI: Yeah, I might need one second extra, but I'll do my best.

CHAIR ARAGON: We'll accommodate you.

MR. DOMBROWSKI: Okay. Thank you. Good morning, Chair and Commissioners. My name is Brian Dombrowski. I'm a homeowner in the Taylor Ranch neighborhood, and my neighborhood fortunately already has some of the amenities these IDO changes are trying to make more permissible throughout the city.

My street has townhomes next to standalone homes. My street has multi-story houses directly next to single-story. Across the street, we have a mixed-use development that shares the same block with residential homes, and it's a fantastic neighborhood. And no, our home values are not crashing, and we have not run out of parking.

In the mixed-use shopping center is my dentist's office and other local businesses that I love taking errands to because our zoning has allowed it to be within walking distance. I wish there were more options for neighborhood small businesses, like *tienditas* or bodegas that I could walk to, and these IDO changes make that a possibility.

I'm also a particular fan of allowing cottage courts, triplexes, duplexes and other multi-family traditional housing options.

In my community, we have neighbors with their adult children still living at home because they cannot afford to buy or rent in the city, even after they graduate and enter the workforce. We also have working adults living with multiple roommates just to afford their mortgages.

These single-family houses are already functioning as a duplex or triplex in all but name. It's ridiculous to believe that adding another door and dividing off a kitchenette inside is somehow going to spoil the neighborhood and tear apart our social fabric, which is why folks who don't want them don't have to build them. But we can allow our neighbors to have a home that is right for our needs.

Our communities don't need to be rigidly built in stone; they should mature gracefully and be flexible to meet the needs of our populace. And right now, that need is more housing, more affordable housing and more walkable communities that reduce traffic congestion and all the environmental harms that come from sprawl. That's what these changes are about, supporting sustainable, efficient and affordable infill development options for young adults who grew up here and want to take root here for the rest of their lives.

Please send this to Council with a due pass recommendation. Thank you so much for your time in helping Albuquerque become a city we can all afford. Thank you.

CHAIR ARAGON: Thank you, Mr. Dombrowski. Appreciate your comments.

Who's our next presenter?

MS. MAHER: Chair, next up we have Rhiannon Samuel.

CHAIR ARAGON: Okay.

MS. MAHER: And just to let you know, we have 15 people signed up, and this is the seventh speaker.

CHAIR ARAGON: Okay. Thank you very much. Ms. Samuel, is two minutes enough for you?

MS. SAMUEL: Yes, sir. Thanks for asking.

CHAIR ARAGON: Okay. Thank you. Please proceed.

Hi. My name is Rhiannon Samuel, and I'm the executive director of NAIOP New Mexico. Thank you for your time and commitment to review the 2025 IDO

updates.

NAIOP represents professionals across the commercial real estate industry who are deeply invested in creating a more vibrant, livable and economically resilient Albuquerque. Our members are actually on the ground revitalizing underused properties, building workforce housing, and generating jobs. We believe that smart, balanced zoning is key to ensuring these investments aligned with the city's goals.

Now, Commissioners, you have our full comment letter on page 292 in your packet, which details our positions on individual amendments. In summary, we support several changes that streamline outdated processes and encourage density and redevelopment.

However, we strongly oppose amendments that introduce new layers of regulation, particularly those that add cost, delay or uncertainty without a clear benefit. These include items like new demolition review requirements for older buildings older than 50 years old, which we don't feel is quite right; expanded historic designations and tighter parking maximums, each which would create barriers to the very kind of infill and reinvestment the city says they want to promote.

We urge you to weigh the unintended consequences of these proposals. And let's ensure that our zoning code continues to foster, not frustrate the growth our community needs.

Thank you for your consideration.

CHAIR ARAGON: Thank you for your comments today. Who's our next presenter?

MS MAHER: Chair, next up we have Yasmin Kahn.

CHAIR ARAGON: Okay.

MS. KHAN: Hello. My name is Yasmin Khan and I represent the Barelas Neighborhood Association. I'm the land use representative. And, hello.

So, I am super impressed by all of the amazing statements that the Neighborhood Associations have. And I'm new to this position. I'm also a planner, and I'm remembering why I didn't get a job in planning now, because it's so complicated.

And I just want to say, I want to echo some of these comments that, even as a planner, this process is so complex and so complicated, and I feel like it's just going way too quickly.

We have so many people in our neighborhood that, even with our outreach, they don't understand this is happening. I'm also someone who had a big zoning change where I live on Iron Avenue, to now getting a letter saying, congratulations, you're high-density multi-family housing. I had no idea that was happening, and now I'm in it. And now there's luxury apartments next to me.

I want to say we're all for, like, higher-density and mixed-use housing in areas where it's carefully thought out. We're all for, you know, like, increasing, higher density housing in our empty lots. I'm not a fan of the empty lot that Bernalillo County made into a parking lot when we're trying to look at where we can put, like, higher-density housing.

And is Barelas the place for big apartment buildings? Maybe, in some areas, but not at the risk of some of the beautiful older homes that we have in our neighborhood.

I also want to say, we think of this as, like, a silver bullet, making housing. But unless we have subsidies and are actually talking about what this housing is going to cost, just making units doesn't just solve our homelessness issues and doesn't just create affordable housing for everyone magically.

So the next discussion needs to be about subsidies and how is this going to actually be affordable. Because we can make all the multi-family housing we want, but it's not going to fit the bill if it's just market rate everywhere.

CHAIR ARAGON: Okay. Thank you. Does that complete your presentation?

MS. KHAN: I mean, I have other things to say, like, I really do think that this process needs to be pushed out longer for more people to understand it. I feel like it's getting super fast-tracked, and I think there are many, many people that do not understand what's happening right now and are going to be really upset when they suddenly see, like I did, that they've been upzoned to something that can definitely change the character of their neighborhood.

So, I think this is going way too fast, and there are a lot of people in our neighborhood that do not understand this process.

We invited Mikaela to our next neighborhood association meeting. Hopefully that will help, but it's more than just the neighborhood association meetings, because this is going to make long-term, permanent changes to our neighborhood. And I think this is just going way too quickly.

CHAIR ARAGON: Thank you very much for your comments today.

MS. KHAN: Thank you.

CHAIR ARAGON: Appreciate you. Who's our next speaker?

MS. MAHER: Chair, up next, we have Brandi Thompson.

CHAIR ARAGON: Well, good morning.

MS. THOMPSON: Good morning. Thank you for the time, and for all the work you guys have put in.

CHAIR ARAGON: Is two minutes enough for you?

MS. THOMPSON: Yeah, it's good. Thanks.

CHAIR ARAGON: Thank you. Please proceed.

MS. THOMPSON: Thanks. I support the IDO changes, a majority of them, and encourage you to pass these amendments. I believe they're reasonable, gentle, and allow for change while maintaining the character of Albuquerque that has enchanted so many of us.

I see these changes to be creating a strong foundation for a future of healthy development, which we know we need to revitalize our city.

I understand the fears of many of the neighbors that have spoken here, the fear of change. They've put a lot of time and effort into building strong communities here. But we have seen in city after city throughout the country that when you implement a zoning change, the built environment of your city does not change overnight. It takes years, even generations, to see those changes.

But also, we cannot continue doing what we've done. We are not thriving right now, especially with our built environment. One of the reasons we're in this situation with housing, homelessness and commercial vacancies is because we have limited land use for so many years. So, what we're currently doing isn't working, we need to do something. And I think that these changes are really reasonable, gentle, practical, pragmatic. They are not aggressive.

And so I challenge the EPC, as the experts in land use, like, I believe it's your duty not only to think of the next five years, but, like, of the next 20 to 30 years. And what you're doing right now in changing the zoning codes is setting up our city to adapt to changes that will happen over the next generation.

I'm raising a young family. Like, I want to make sure that this city is somewhere where my kids can stay in the next 20 to 30 years.

And I also have to ask, like, how many of these naysayers will still be in their same life situation in 20 to 30 years? Like, they don't want to see change today, but we need to allow for flexibility into the future.

So I do believe these changes are logical and reasonable, and I just encourage you to really look at, like, what are you doing today that will set up our city for generations of success.

CHAIR ARAGON: Well, thank you very much for your comments today. Who's our next presenter?

MS. MAHER: Chair, next up we have Brandon Caudle.

MR. CAUDLE: Hi. Can you see and hear me okay?

CHAIR ARAGON: I can hear you, cannot see you.

MS. MAHER: We can see you.

MR. CAUDLE: Okay. Thank you.

Good morning, members of the EPC and City staff. My name is Brandon Caudle, and I'm a resident of Albuquerque. Thank you for allowing me to share my view this morning, and thank you for using technology so that myself and others could attend while we're at work and school.

As the presentations have shown, everyone agrees that we need more homes in Albuquerque. Studies range from 13,000 homes needed right now, up to 45,000 homes in the next 20 years.

Everyone on this call knows and accepts it.

My adult children cannot afford a home of any sort, working multiple jobs, without roommates.

I support the IDO changes for housing because they enable common sense, low density, incremental additions to our neighborhoods. I know you've heard that before because it's what the data shows from many cities around our great country.

Duplexes, cottage courts, *casitas*, townhomes, these are not mega apartment buildings. These preserve the character of our unique neighborhoods while allowing hardworking residents and families of all kinds to call a home.

I'd just like to share, I'm a U.S. Army veteran. I've been to a lot of places. And I want to thank the City and staff for a well thought-out, inclusive process that works towards a better Albuquerque for all.

Please approve these housing changes to the IDO. Thank you again for allowing me a few minutes of your valuable time. Have a good day.

CHAIR ARAGON: Thank you, Mr. Caudle. And I could see you. Not that it matters. Thank you for your comments.

Who's our next presenter?

MS. MAHER: Chair, up next, we have Meredith Paxton.

CHAIR ARAGON: Okay. Good morning.

MS. PAXTON: Good morning. I am speaking on behalf of Spruce Park Neighborhood Association this morning, so I would appreciate having a little bit more time.

CHAIR ARAGON: Certainly.

MS. PAXTON: And I might add that I can add another perspective from the period when I lived in University Heights Neighborhood Association, where similar upzoning was implemented. And it was so disastrous that the neighborhood organized and demanded down-zoning because of the decline in the quality of life that that brought. And so, to me, it seems crazy that you're thinking about applying

this all over the city.

But regarding the – I can speak for much longer on what happened to University Heights neighborhood. But, to focus on Spruce Park and the process, I would ask you to deny the application. It is broken governance, because these are complex issues that deserve more considerable deliberation through the Community [Planning] Area assessment process.

Most people, as other speakers have said, do not understand the impact of changes that can actually shift values of properties away from the structure entirely to the land. And people don't even know they're happening until the bulldozer appears next door because the house is too obsolete to be worth maintaining.

And to focus on the situation specific to Spruce Park. We are one of the areas that would be most detrimentally impacted, because we are literally across the street across University Boulevard from the main UNM campus. And we are within the height reductions that are brought by our proximity to Central Avenue, where the ART line runs.

Spruce Park, listed on the National Register of Historic Places and the New Mexico Register of Cultural Properties, is especially at risk for these reasons. It is over 100 years old, with homes inspired by historical examples in Europe. Maintaining them is an expensive labor of love done by those of us who see ourselves as stewards of an important part of the city's cultural heritage.

Moreover, 40 percent of the dwelling units here are already multi-family. We are not comparable to areas with larger lots, wider streets, and a long history of only single-family occupancy.

Presentations on the IDO typically emphasize that in order to avoid cookie-cutter blandness, it balances the preservation of special places against development pressures. Please exempt us from this highly detrimental upzoning. Policy tools within the Comprehensive Plan and the IDO already direct supporting areas like Spruce Park, but they are being ignored.

Our City government has exempted itself from notification requirements it imposes on developers requesting EPC hearings for vastly smaller areas. But even with general awareness of the process, owners still wouldn't have the specialized knowledge to grasp the impacts. How many of you have read and comprehend all of the amendments?

Please deny this application, or at least exempt Spruce Park and similar neighborhoods to prevent our destruction.

And I would love to go on about the specific problems that really have made University Heights a neighborhood where people do not want to move because they don't think it's safe. The quality of life has really been impacted by imposing such high density on areas that were formerly single-family or had a single-family home with an apartment or two in the rear.

Part of the problem for Spruce Park is that the lots are smaller. We don't even have 50-foot-wide lots in some cases. And these densifications dump parking onto the streets, where two cars cannot pass from opposite directions when the streets are full already. And more densification will only make that worse.

How are we going to get trash collected? How about passage for emergency vehicles, mail delivery? It's a nightmare.

We thought we were contributing to the cultural heritage of Albuquerque, and now we're being told our homes aren't even worth maintaining.

I'm sorry you're on mute, Commissioner. Somebody is on mute, I think. I'd love to keep talking.

CHAIR ARAGON: Okay. No, I mute myself on purpose.

MS. PAXTON: Thank you, but I would love to – I'll answer questions, too, if you'd like.

CHAIR ARAGON: Well, we're taking public testimony right now. We have a lot of people to hear, so we're trying to get everyone to make their comments in. There will be other opportunities, I believe, to talk some more as this progresses. We appreciate your comments. I did listen to them all. And we'll take those under consideration. Thank you very much.

Who's our next presenter?

MS MAHER: Chair, next up we have Peggy Norton.

CHAIR ARAGON: Okay. Good morning, still morning.

MS. NORTON: Well, I guess it's afternoon, since I was at the first hearing. Should I just start?

CHAIR ARAGON: Yeah. Two minutes enough for you? I'm trying to get through a lot of people. Thank you.

MS. NORTON: Yeah, somewhat. It might go slightly over.

The number of amendments is overwhelming. There is no way I can present them to my board and ask for a vote. So although I am president of the North Valley Coalition, these comments are my own.

This is a broken process. I put notes on the spreadsheet and support what others have written in detail; particularly Patty Willson, Jane Baechle, Eleanor Walther. I hope you read all my little yellow circles.

I am distressed to find the amendment upzoning Major Transit corridors. There are plenty of lots along street corridors without intruding into residential areas.

Menaul in the North Valley was just re-designated to Major Transit corridor. It was opposed by all four adjacent neighborhood associations, the North Valley Coalition and our City Councilor. We suggested eliminating the valley section from this new designation. There was absolutely no mention of consequences except compliance with the Comp Plan, which we all knew was a lie.

That is how deceitful this process has become, and generally, residents know nothing about it until they are impacted. IDO, glazed eyes, O-24-69 will be resolved by the courts. And these amendments are a sly move to steamroll over the rejection of R-167.

As far as quality, creating walkable corridors requires complying with DPM street cross-section guidelines, not just building high-rises. Livability should require providing green spaces for multi-family housing. These are not all gentle density amendments.

I oppose removing the requirement of 24-7 supervision of safe outdoor spaces. This is something the City could subsidize.

We have minimal design standards, particularly in the R-ML zone, and I oppose the *casita* height increase.

Thank you.

CHAIR ARAGON: Thank you. Thank you very much for your comments today.

Who's our next presenter?

MS. MAHER: Chair, next up we have Tyler Richter.

MR. RICHTER: Good morning, Commissioners. My name is Tyler Richter and I'm here to speak in strong support of the 2025 IDO update.

This update is an important step towards making Albuquerque a city that is more inclusive, affordable and connected. For decades, R-1 single-family zoning has limited who can live in many neighborhoods, restricting housing supply and driving up costs.

Today, the median home price in Albuquerque has risen by more than 40 percent in the last five years, while incomes have barely kept pace. For many young people and working families, the dream of home ownership is moving out of reach.

By allowing duplexes, townhomes, and cottage courts in more areas, this update helps open the door to affordability and diversity, creating more choices for first-time buyers, families starting out. And importantly, seniors staying in place and staying in their neighborhoods, looking to downsize and freeing up larger homes for families that need them.

These homes fit well within existing neighborhoods and make more efficient use of our existing infrastructure.

The focus on traffic calming and complete streets is equally as important. Safer, slower streets protect our residents, support local business activity and make walking, biking and transit more practical options.

Aligning our zoning and street design policy moves us closer to our Vision Zero goals and helps build a healthier and more connected city.

Removing outdated parking minimums will also make it easier to redevelop vacant lots and underused spaces, creating more housing and more walkable, people-centered environments.

The IDO update is not just a technical rewrite. It's a reflection of our values as a community. It helps Albuquerque grow in a way that welcomes more people, supports safety, and builds long-term resilience.

Thank you for your work in considering these important updates that will help shape a fairer and more livable Albuquerque.

CHAIR ARAGON: Thank you, Mr. Richter. We appreciate your time this morning.

Who's our next presenter?

MS. MAHER: Next up we have Luis Sutherlin.

CHAIR ARAGON: Good morning.

MR. SUTHERLIN: Good morning. Can you hear me? Sorry, I was on mute.

CHAIR ARAGON: Yes, I can hear you. Two minutes enough for you?

MR. SUTHERLIN: Yeah, that should be fine, thank you for the opportunity to speak.

CHAIR ARAGON: Please proceed.

MR. SUTHERLIN: I want to thank the Planning staff, Council members, and the Mayor's office for these proposed changes. I believe they're smart and carefully thought out. I strongly support the vast majority of these IDO amendments.

What we are talking about is the removal of prohibitions to building anything other than single-family homes in the vast majority of the city. I support the removal of these prohibitions.

I want to see more housing options, and I want more choices in what I can do to build, as a homeowner, and feel these are good things. We are not talking about building a coal-burning plant next door. We simply want more variety.

By variety, I'm talking about duplexes, mixed-use buildings, cottages, townhomes and ADUs. I also strongly support the idea of *tienditas*, bodegas, corner stores. Let's make these legal in the majority of Albuquerque. Again, these are smart,

these are well thought out.

And then I'll use the remainder of my time just to kind of tell a bit of a personal story here. I've lived in New Mexico for – I grew up in New Mexico, and I moved to Albuquerque in 2006. I saved enough money up to buy a home by 2008. The only option I had as a single man at that time was a single-family home. I didn't need a single-family home. So I'm still living in that single-family home.

I just want more variety, bottom line. So, thank you for your time.

CHAIR ARAGON: Thank you this morning for your comments; we appreciate you.

Who's our next speaker? And how many more speakers do we have left?

MS. MAHER: This is the last one that was signed up through the chat that gave me their e-mail and stuff. But I see several more people with their hands raised.

CHAIR ARAGON: Very good. All right. Just trying to gauge it.

MS. MAHER: Next up we have Marit Tully.

MS. TULLY: Good morning, Chairman Aragon, Commissioners. I'm Marit Tully. I'm here on behalf of Near North Valley Neighborhood Association. I'm the current president. I would appreciate our full five minutes.

CHAIR ARAGON: Well, good morning and thank you for being here. You may proceed.

MS. TULLY: Thank you.

The Near North Valley neighborhood is just north of I-40 and extends to Candelaria, roughly between the railroad tracks and the Alameda Drain. Our residents, businesses, and institutions are well acquainted with the fact that many of our neighbors do not have homes and live on the streets. There are major homeless service providers in our area, and long-standing encampments along city streets and the freeway. The new Coronado Park on 1st Street under the I-40 overpass is in our area.

At our October meeting, our board voted on various changes to the City's safe outdoor space ordinance. We don't all come to the issue of homelessness in the same way, but it's our belief that if the City is going to have a safe outdoor space ordinance, it should do so in a workable manner, in a way that makes safe outdoor spaces possible and sustainable. The current ordinance is unworkable.

With respect to the three sets of proposed amendments that you are considering, we support some, oppose some, and would propose new amendments.

First, as to the length of this temporary use, we support and prefer the Mayor's proposal, a five-year term with 2-year extensions allowed thereafter, after an inspection for compliance.

We also support Councilor Rogers' proposed two-year term, with two-year extensions allowed thereafter.

The current ordinance with its required six-month break after four years makes no sense.

What are nonprofits and homeless persons supposed to do during the break? Stop services? Go back to sidewalks with no sanitary facilities?

Second, with respect to toilets and hand-washing stations, we support the Mayor's and Councilor Rogers' proposed amendments that remove the requirement that these facilities be plumbed.

Councilor Fiebelkorn's proposal for water flushing or composting toilets is an unnecessary complication.

Third, with respect to support and oversight, we agree that the current regulation requiring 24-7 on-site support for all safe outdoor spaces creates a huge and unnecessary burden on any nonprofit or church wanting to establish a safe outdoor space.

But we don't support the Mayor's and Councillor Rogers' proposed amendments creating a two-tiered approach. That is, one for smaller safe outdoor spaces with fewer than 20 spaces that would be up to 30 people and one for safe outdoor spaces with more than 20 spaces.

We don't believe an on-call maintenance person during weekday business hours is enough for small, safe outdoor spaces.

Problems won't just be about non-functioning hand-washing stations or overflowing portable toilets. And problems won't just conveniently occur during work hours.

Why should residents of small safe outdoor spaces and their neighbors get second-rate care and attention? We support 24-7 on-call support for all safe outdoor spaces, regardless of size.

Fourth, there is no requirement in the current regulations or in any of the proposed amendments for drinking water. We support adding such a requirement. This should be a no-brainer.

And last, the proposed amendments would require that social services be provided through safe outdoor spaces, with the entity that runs the safe outdoor space being responsible for ensuring that these services are accessible and made available. We don't support this. We believe safe outdoor spaces should simply be safe, secure, habitable, and sanitary places to be.

The burden of moving homeless persons to housing and otherwise improving their lives should not be on safe outdoor space operators. Yes, the operators should be cooperative when the City and others seek to provide services. But otherwise,

their burden should be to provide a safe place to be off the streets.

Thank you for your consideration.

CHAIR ARAGON: Thank you very much for your time this morning. We appreciate your comments.

Who is our next presenter?

MS MAHER: Chair, next up we have Joseph Greenwood.

CHAIR ARAGON: Okay. Hello.

MR. GREENWOOD: Can you all see me okay?

CHAIR ARAGON: Yeah, I can see you just fine. How you doing this morning?

MR. GREENWOOD: I'm doing very well. Thank you for letting me speak. I sincerely appreciate it.

CHAIR ARAGON: Is two minutes enough for you?

MR. GREENWOOD: Two minutes is great. Thank you.

CHAIR ARAGON: All right. Go ahead and get started. Thank you.

MR. GREENWOOD: So I want to share a little personal story. I live in west downtown in a five-unit complex, which, by definition, is a small apartment. And I love living in this place. I've lived there for three years. My friends and I have a shared backyard, all of these amenities. And west downtown is filled with a mix of single-family homes, as well as multi-family.

And it came as a shock to me when I learned that the very property that my small apartment sits on is now R-1 zoning, according to the IDO. And that's when I kind of learned the history that, you know, buildings like mine, built in the '40s and '50s, that predate the zoning code of the '60s were sort of grandfathered in.

And yet, in the built environment, there's such a diverse mix of medium-density housing like mine alongside the single-family homes.

And those single-family homes have a lot of value. They don't depreciate in value because of the multi-family next to them. So I would say that speaks to the evidence that medium density, which a lot of these IDO proposals would do, is really necessary.

And I say "necessary" because Albuquerque is also hemmed in. We have, you know, the forest, we have the Air Force Base, we have the pueblos. Sprawling out on the west side infinitely is not an option.

From an environmental standpoint, from an infrastructure cost standpoint, it's necessary that we do infill development.

I would also say look at cities like Minneapolis, who legalized years ago medium density housing across the entire city. Has there been this massive, shocking change, speculative investment? No. It's been a gentle uptake. A slow adding of the duplexes, the triplexes, the townhomes. And it respects the cultures, the generational needs of everyone when you're allowed to have flexibility on the property.

I would also point to Las Cruces, which very recently adopted a broad upzoning across the whole city, allowing mixed commercial and residential.

Is that the two minutes? I'm sorry.

CHAIR ARAGON: Please finish your statement.

MR. GREENWOOD: Okay. I would say look towards the evidence that medium-density housing is not something that uproots communities. It's not something that's shocking in its change. It's very gentle. And that's why I support these IDO amendments. I think it's time that we allow medium-density housing in this city.

Thank you.

CHAIR ARAGON: Thank you, Mr. Greenwood, for your comments. We appreciate your time this morning.

Who's our next presenter.

MS. MAHER: Chair, next up we have Peggy Neff.

CHAIR ARAGON: Okay. Good morning.

MS. NEFF: Good morning, Chair. Thank you for hosting this time for public discussions. You'll find my written letter on page 260 of the public comments. Very nice to have the public comments separated and able to be read.

It would be nice to have them indexed in terms of the particular ones that we're speaking to, so that you can have a clear understanding of where the discussions are.

I've spoken many years to this issue. This process is broken. It doesn't do justice to the terrible onslaught of need that we have in our community. The safe outdoor spaces, the need for continuing ADA compliance on sidewalks, the need to continue to not let large investors come forward without also providing substantive support for homeowners and residents.

The process taken as it is now denies you the capacity to fully affect a decision. Where are the maps? Where are the data?

You'll find yourself asking throughout this process, where are the maps? Where are the data.

We've asked that each amendment be considered, whether it's substantive or not substantive. We've asked for a matrix for you to use to decide if this is

substantive or non-substantive so that you can put the textual amendments forward, you can put the small amendments forward in a group process like this.

But when you have serious, long-term changes made to our zone code in this manner, it becomes arbitrary and capricious. And you have to understand that many of the cases that have been brought now against the IDO decision, against the decisions taken using the IDO, have been denied at court.

So, what's the risk involved? What's the chance that this is actually going to go forward into legal aspects?

I was a victim of the IDO's arbitrary and capricious nature at 319 Princeton, when one year you allowed for the building into access zones between houses. Sure, we can go forward with things that are on here that are good and recommendable, but seriously, the process needs maps, examples, beneficiary analysis, impact statements, a known/unknown consequences lists. You need to have all those in front of you before you can make this process work.

Step back, take a look at the process. Say let's do amendments for housing this year. Let's do amendments for improved institutional application of cares, like HPOs and safe outdoor spaces and things. Group them into containable elements so that you can take them aside with the people who are very much impacted by these changes.

And you'll find a document in your public record about the state statute, and it's by Mike Jorges. The state statute is clear.

If people are not informed fully about what their changes are, the impacts of these laws that you're passing, it won't stand up.

Thank you.

CHAIR ARAGON: Thank you, Peggy. We appreciate your comments this morning. And have a great day.

Who's our next presenter?

MS. MAHER: Chair. Up next we have Jordan McConnell.

CHAIR ARAGON: Okay. Officially, good afternoon. Good afternoon. Do I need to swear in again?

CHAIR ARAGON: No. This is not quasi-judicial. We're just taking public testimony. Is two minutes enough for you, Mr. McConnell?

MR. MCCONNELL: Yes.

CHAIR ARAGON: Please proceed.

MR. MCCONNELL: So, I live in the downtown core. I'm super excited about these proposed changes. They don't go as far as I'd like. Ideally, I would like to

see R-1 zoning replaced with R-ML, or even better would be MX-L as our default residential zone. But it's a great step forward towards building a stronger city, more inclusive city, a city where we can all belong.

Just separately, as an aside, I serve as the comms chair for Strong Towns Albuquerque. I was super proud to submit over 50 co-signatures on our group's letter of support. The civic energy and optimism behind these reforms is very real and growing.

I support the vast majority of these amendments because they move us towards being a city where we can actually afford to live, and a city that grows inward instead of sprawling outward.

Legalizing duplexes, cottage courts and townhomes is long overdue. These are the kinds of homes that used to exist all over our city, and they're what's missing for young residents like me, who are trying to buy something modest but obtainable.

Several of my friends are looking at moves to Seattle, Portland, or even California, and others have already left. We feel dispossessed by a city that essentially asks us to leave, offering us few home choices, and in turn, few chances to advance our careers or build families. These changes help fix that.

I do oppose a few of the proposals, like Item 97 and additional HPO and CPO expansions. These go against the Comp Plan, they run contrary to the goals of the wider package, and they reflect ideologies that we need to move away from. These tools have been used to entrench exclusion and prevent exactly the kind of reinvestment that this update is meant to unlock.

I also support reforms to the ADUs, the commercial reuse, the parking minimums, and neighborhood stores. Parking mandates are subsidies for asphalt and not protections for people.

Every plan will have trade-offs, and if Albuquerque keeps leaning towards R-1 zoning and restrictive overlays, the trade-offs will be fewer professionals, fewer doctors, less opportunity, less affordability, and far more homelessness. These reforms are pragmatic, incremental and vital.

Thank you for considering making Albuquerque stronger, more welcoming, more complete.

And then just a quick shout-out to Mikaela Renz-Whitmore and her team. All of your input sessions were warm and inviting and painless. Great work. We really appreciate everything you're doing.

CHAIR ARAGON: Thank you, Mr. McConnell. We appreciate your comments this morning.

Who is our next speaker?

MS MAHER: Chair, up next we have Ian Robertson.

CHAIR ARAGON: Okay. Good afternoon.

MS. MAHER: I'll ask him to start his video and unmute.

CHAIR ARAGON: There he is.

MR. ROBERTSON: Hello.

CHAIR ARAGON: Good afternoon. How you doing today?

MR. ROBERTSON: I'm good. Am I already sworn in from earlier?

CHAIR ARAGON: We don't need any sworn testimony for this particular case, but I will try to give you two minutes so we can through all the other speakers that have to speak.

MR. ROBERTSON: Yeah, sincerely appreciate that, Chair. Thank you, Commissioners, for this opportunity to speak. I just wanted to speak on this matter because I think it's really of great importance to Albuquerque and the future that we want for our city. I would echo comments about the type of city that we want to build so that our children, for example, would want to stay here and work and live here.

One of the points that I thought I would make is that I'm very deeply involved in the community. I'm not speaking on behalf of any neighborhood association or any one organization, but I am on the board for ULI, I'm a former vice president of a neighborhood association, so I really do appreciate the neighbor perspective.

But I want to highlight that, a lot of especially younger people in the city are very frustrated by what they have seen as a lack of progress over the last 10 years because of maybe outsized focus on what certain community members are saying mostly negative about the IDO.

What I would say is the opposite. I think the IDO over the last few years has absolutely headed in the right direction and continues to. And I would compliment City staff for continually listening and trying to balance different perspectives.

And how do I know that's true? Well, frankly, you know, I'm a real estate developer by profession, and many of my comments, which are very specific and detail-oriented, have been sent to the City. They know what those are, but they are not all entirely positive. And I say that by saying I wish there was more that could be done in the city to promote the type of development that we want to see in our communities to make them more walkable, more interesting, and to have basically a better experience when we walk around our key neighborhoods in Albuquerque.

So I will leave those comments to where I put them, which was through various professional organizations, and communicated them very specifically. I'm really here to say something that I think is oftentimes overlooked, which is that Albuquerque has one of the highest proportions of single-family in the entire

country.

In fact, it is number seven in the country for single-family.

So we really do need diversity of housing types, and we need more density. We cannot continue to be a single-family, car-driven city and see the types of benefits that our regional competitors have seen. So I heard my beep. I will give the floor back. But thank you for everyone for this opportunity to speak.

CHAIR ARAGON: Thank you, Mr. Robinson. We appreciate your comments today.

Who's our next speaker?

MS MAHER: Chair, the last person we have signed up so far is Sal Perdomo.

CHAIR ARAGON: Very good. Mr. Perdomo.

MR. PERDOMO: Yes. Hi, Chair.

CHAIR ARAGON: Is two minutes enough for you?

MR. PERDOMO: Yes, sir. That should be fine.

CHAIR ARAGON: Excellent.

MR. PERDOMO: Good afternoon, Chair, members of the Planning Commission. Thank you for allowing us to speak.

I'm speaking on behalf of both Titan Development, a local commercial real estate developer, as well as NAIOP New Mexico. And I'm also on the board for Generation Elevate New Mexico, which is a pro-growth advocacy organization working across New Mexico.

I'm going to speak specifically to a couple items that I felt need to be emphasized further in addition to our letters and notes on the chart. As these organizations, we support C-1, C-2, C-3, C-4, 36, 37, C-12, 52, 54, 66, ZC-3, 4 and 5.

And then I'd like to speak a little bit about other items that we are in opposition to.

The first ones relate to the historic protection items. First, Item 7, this basically allows for unilateral discretion from the Planning Department to designate properties as historic. The Historic Protection Overlays that are in the zoning code are already in place to protect historic buildings in our key historic districts. We don't believe that there needs to be additional historic protections over and above those HPOs.

On a related note, Item #63, this comes up every two years or every year that we do these planning, zoning code amendments. Item number 63 requires additional review for buildings that are over 50 years old. And this basically would be most of Albuquerque at this point and would require additional review for demolition of

buildings over 50 years old. So, we feel that's overly burdensome and doesn't allow for proper demolition of buildings.

I see my time is running short, so I might need a little bit more time, if that's okay, Chair.

CHAIR ARAGON: Mr. Perdomo, take what time you need.

MR. PERDOMO: Thank you. Item #97, and I would love for Planning staff to elaborate more on this recommendation. I know there's a lot of items that are supportive of housing and supportive of growth of housing, which is great, but this one, item number 97, basically reduces densities when they are adjacent to single-family R-A and R-1 zones.

This is in contrast to, really, the City's goal to provide more housing. The City should be promoting infill development and growth, especially in these areas that are in infill areas, whether it's Northeast Heights, Downtown, Nob Hill, the International District, and other areas around town. So we are strongly opposed to Item #97 and think that this change should not be approved.

Next, just a couple more here, Item #30, which basically creates a nonconforming use and would have a negative impact on property owners by preventing single-family homes in the MX-T zone. Creating a nonconforming use for property owners is not a strong precedent to set across our city, and I'm sure if property owners found out about this, they would be against Item 30 as well.

I'm going to skip a couple, because they were in our letter, but just one I wanted to highlight, the parking maximums. I know there's two different recommendations for the parking maximums provision. We are generally supportive of Item #40, which I believe was recommended by City staff and not Council. We're supportive of the changes #36, #37, and #40 within this item. But we just want to note that reducing parking maximums for non-residential development in certain areas, we're opposed to that.

As a developer, you know, we're not going to provide more parking than we need to, because that's just more cost and more expense for our project. We're going to provide the parking that is needed for that specific use.

And then lastly, this was in NAIOP's letter, but Items #12 through 14, and Item #24 basically requires certain commercial uses, motor vehicle-related uses and gas stations in the MX-H and MX-L zone to be a conditional use. We think that the market should dictate these uses and that they should not be limited as a conditional use per the zoning code.

I know I took a lot of extra time. I want to thank Mikaela and all the Planning staff. They've been doing so much great work to get all these moving forward. And thank you, Commissioners, for your time.

CHAIR ARAGON: Thank you, Mr. Perdomo. We appreciate your time and

listening to your comments this morning.

MR. PERDOMO: Thank you.

CHAIR ARAGON: Is there anyone else signed up to speak?

MS. MAHER: Chair, next up we have René Horvath.

CHAIR ARAGON: Okay.

MS. HORVATH: Hello. Good morning.

CHAIR ARAGON: Good afternoon. Good morning and good afternoon, Ms. Horvath.

MS. HORVATH: Oh, thank you. Thank you.

Yeah, thank you very much. Boy, this has been a very challenging process. This is one of the worst I've ever seen, and I'm very concerned about changing – you know, 150 amendments has been very difficult. It started off with 99 amendments and then, all of a sudden, we jump to 50 more.

And so I don't want this group to get the impression that – I know we started with a – the first spreadsheet of 99 amendments. And a lot of neighborhoods did comment on it. But then it jumped to the second spreadsheet, which added 50 more, integrated with the 99, and we started to review those.

And so, the staff report gives the impression that the community supports all that, but then a lot of those comments came from the Strong Towns people and not the community, so – the second one.

So, I want to clarify that, and I think that's been obvious with the comments that you've heard so far. These are significant changes. They will impact the neighborhoods.

I want to bring up that everybody thinks these are – our zone code is old and outdated, but we already changed this in 2018.

We already increased the density, we already reduced our parking, we got taller buildings. And these changes have already created conflicts here, especially on the Westside.

People didn't know they were changing all these things, and as a result, we've seen a lot of appeals mainly because of the building heights. And then I'm also getting a lot of complaints on the lack of parking and there's not enough parking in the apartments and the managers are having a tough time trying to get everybody to park appropriately, and there's not a lack of parking for the tenants and their guests. And then some people are parked in shopping centers or down the street, and then I get complaints about that.

So, you know, we cannot just start changing things, thinking it's going to solve a lot

of problems, because it won't.

Also, along our, on the Westside, any parking in the shopping centers, I just want to let you know, people do use the extra space to catch the bus, and that does help with our bus service.

But, I don't – so I want to dispel the myth that our zoning is old.

And as far as housing prices, yes, they've gone up, especially during the COVID time, they came up. But this is a worldwide issue, not just Albuquerque. It's not our zoning. And so the housing prices did jump up, so that is a concern. But because of our IDO, we were building a lot of apartments already. There's already eight on the Westside. We've already built and are building eight all along Coors and such already.

Do not increase the building heights. This has caused a lot of problems. And also, you want to – I heard that the Westside has lots of land and stuff, we need to densify. But please realize that we have a limited amount of bridges on the Westside. We don't have a grid system like the Northeast side that can disperse traffic all over the place. We have open space that we need to preserve and consider and protect with sensitive development that's more in scale and character with that area.

And so these are the area constraints that we need to consider. That's what good planning is about.

And to think that all these changes is going to solve our homeless issue, make things more affordable, all these apartments that have built since 2018, they're not affordable. It's a lot of out-of-state guys built these things, and they're expensive.

And like previous speakers spoke to, we need, you know, examine subsidies. Because I noticed that, you know, what they're building now is market rate. And I think the only way to go, from what people tell me, is that we need subsidies and to build affordable housing. And, so I know HUD's financed some apartments that look more attractive in town. And we need deed restrictions.

In addition they give the impression that some of the documents that we use, like, oh, we need 50,000 housing units right away, or 30,000, or 13,000, no, those are projections, projections for five counties for research. And we have the housing, just like a previous speaker spoke to, people have sent me and said we have homes that – for homes on sale on the market, there's 2,465 homes on the market right now, and 4,032 apartment vacancies. So, we are –

CHAIR ARAGON: Ms. Horvath, can I ask you to kind of wrap it up, be concise and wrap it up? We're over time here.

MS. HORVATH: Okay. I'm just saying, it's not going to solve the problems, and the homelessness are not a result of this. Our young people are leaving – are still here. My children are here, their friends are here, they all have homes, yes. But I don't like these scare tactics to try to change all our zoning, because I know it's going

to –

CHAIR ARAGON: Thank you, Ms. Horvath.

MS. HORVATH: Thank you.

CHAIR ARAGON: We do appreciate your comments today.

MS. HORVATH: Thank you.

CHAIR ARAGON: Do we have anyone else signed up to speak?

MS. MAHER: Chair Commissioners, at this time, no other members of the public are signed up to speak.

If you are a member of the public and you've not spoken yet and you wish to do so, please raise your virtual hand or your hand in video.

Chair, Commissioners, I don't see anyone else that would like to speak on the matter at this time.

CHAIR ARAGON: Okay. Thank you.

Let me hear from staff to see procedurally if we want to take a break, or do we want to – what's the next step?

MS. RENZ-WHITMORE: Thank you, Mr. Chair. I think this would be a great time to take a lunch break, recommending 30 minutes, let people recharge their batteries, and we'll come back and tackle, one by one, the items.

CHAIR ARAGON: Okay. I think 30 minutes is a little short, but I think we'll try to make more.

MS. RENZ-WHITMORE: You can go longer. It's up to you, Mr. Chair.

CHAIR ARAGON: Oh, I don't know. What does the Commission want? Like, 30 minutes enough, or you want some more time? Any takers?

MR. MYERS: Come back at 1:00.

CHAIR ARAGON: Yeah, I think excellent idea, Mr. Myers. Thank you. We'll come back at 1 o'clock.

MR. MYERS: Thank you, Chair.

MS. MAHER: And we're off.

(Lunch break.)

MS. MAHER: We're on the record.

MS. RENZ-WHITMORE: Mr. Chair, if you'll permit me, I'll get us started working through the content.

CHAIR ARAGON: Yes. Since time is of the essence, let's see if we can be efficient.

MS. RENZ-WHITMORE: Great.

CHAIR ARAGON: I know it's going to be a long day. Yes, please proceed. And maybe you could explain the process once again from where we're at now for the rest of the day, so we all kind of have an idea of what we're doing.

MS. RENZ-WHITMORE: Of course. So, are you seeing my slide?

CHAIR ARAGON: Yes.

MS. RENZ-WHITMORE: Great. So, from here, for the rest of the day, we're going to be going through the items in the spreadsheet.

The spreadsheet is available in your staff report, in the application materials, toward the end in the attachments. You're welcome to follow along, but the presentation kind of will move us through the spreadsheet.

In general, I wanted to kind of explain some of the item numbers so that you can kind of know why things are not exactly in numerical order.

So, Items 1 through 94, as one of the commenters noted, were presented to the public in July, so those were the first set of proposed changes that staff knew about.

Items 95 through 110 were added in the EPC submittal, and we put them in order of the IDO, which is generally the order of the spreadsheet.

Council items numbered C-1 through 12 are also in the spreadsheet in IDO order.

And the Mayor items M-1 through 3, M for Mayor 1 through 3, are also in the spreadsheet in IDO order.

So, if we present items out of order it's because they're kind of interrelated. And if anybody's got questions, feel free.

So generally what happens is, because staff has provided the Redline exhibit, all of the proposed changes in the Redline will remain as they are unless the Planning Commission adopts a condition for a recommendation of approval. So the Redline stands unless a condition changes it.

Conditions 1 through 3 kind of refer to the clerical corrections. The editorial changes that we make as things get adopted or shifted, numbers may change. Editorially, we can fix that as staff. Otherwise, Condition 3 says the Planning Commission is accepting the Redline proposed changes except as they're adjusted by the conditions. And you'll see that Conditions 1 through 23 in the staff report are proposing to change the Redline or deal with the Councilor amendments or the Mayor's amendments.

So today, the plan is to get through as much as we can of the spreadsheet, with you

all giving staff the direction about any conditions you'd like to see that would change the proposals.

Staff will then – at the end of today, we're asking you to vote on a continuance so that we will continue the case to November 20th, where we'll revise the findings, we'll confirm all those conditions, put forth a staff report for the 20th. And on November 20th, all we'll need to do is confirm that the findings, the conditions, generally track with your direction.

Is that clear as mud to everyone?

CHAIR ARAGON: Yeah. Will we be able to ask staff questions?

MS. RENZ-WHITMORE: Of course.

CHAIR ARAGON: Or the agency's questions?

MS. RENZ-WHITMORE: Yes.

CHAIR ARAGON: What about, maybe getting input from the community that came and spoke, or is that period over? Or will they have opportunity to sway us on their yeas or nays?

MS. RENZ-WHITMORE: It is up to you, as the Chair, whether you want to open the floor to comment.

I'll just say that in general, if you do that, you kind of have to do it for all the items, and we have 150.

CHAIR ARAGON: I hear you.

MS. RENZ-WHITMORE: Okay.

CHAIR ARAGON: Not to worry, Commissioner MacEachen.

MS. RENZ-WHITMORE: All right.

CHAIR ARAGON: I got you on my shoulder here, whispering in my ear.

MS. RENZ-WHITMORE: So the way that this presentation works is I will generally go over what the change is proposing, and then ask about the condition that's in your staff report. And so, first explanation, and then showing you the proposed condition, and then taking your direction.

So let's start with item C-1. This is a proposed change by Councilor Bassan that would impact property owners in R-1 and R-A, allowing them to develop in the absence of underground drainage improvements at their own risk, as long as they put a recording on their deed that says if and when that infrastructure improvement does happen, they will be assessed or whoever owns the property at that point. And this does run with the land, not the owner, that eventually that property owner will be assessed for the cost of their portion of the cost in the

future.

A similar proposal would go for sidewalks and curb and gutter improvements in those locations, with kind of some conditions.

Basically, it's not everybody in Albuquerque. It's really only if there's very intermittent development where it doesn't make sense to have one sidewalk and then nothing for a period of years as more houses develop.

CHAIR ARAGON: Is that for new development only?

MS. RENZ-WHITMORE: Yes.

CHAIR ARAGON: And so this would take – it would give the developer an out to push it to the future landowner and not build it themselves?

Yes. If it's in R-1 or R-A and the block has sidewalks, curb and gutter on less than 30 percent of the properties on that block and at least 40 percent of the platted lots have buildings constructed.

So if those conditions aren't met, the property owner can ask, but it would be up to the Development Hearing Officer to decide whether it makes sense to give them that exemption. So there is a process that they'd have to go through; it's not automatic.

The proposed condition for staff is some cleanup of the wording. So we have a phrase that's kind of defined in the IDO as infrastructure improvement agreement, so cleaning up that language in blue.

The original language had platted lots, lots in Albuquerque can be platted, meaning the City has gone through a subdivision process and recorded those plots, those lots, or property owners can be Assessor lots, which track more with ownership.

So the proposal here is to get rid of platted, clean up a little bit of the language. Say they may request a deferral, as opposed to they're just exempt. So taking it out of the automatic and just saying it's part of a process.

And that, really the decision maker is – or the decision is made as they're going through a subdivision or a site plan review. So that's either the Development Hearing Officer or whoever's hearing that site plan.

The same general criteria here. And a second thing, that if they are in other locations, they have to provide sufficient alternative justification. And again, a little bit of cleanup on that last language.

So, I'm going to pause here and open for discussion. And if we could take a straw poll, if you're in agreement with the condition language, or if you do not want to see this amendment at all or you'd like it as originally written.

COMMISSIONER MACEACHEN: Chair.

CHAIR ARAGON: Yes, Commissioner.

COMMISSIONER MACEACHEN: I have no problem with any of this. I think this is fine.

CHAIR ARAGON: I'm going to agree with you. It just seems like it gives some direction to the DHO, and they can make the decision whether or not it's a good time.

COMMISSIONER MACEACHEN: And it's a solution for somebody, yeah.

CHAIR ARAGON: I think so, too.

COMMISSIONER ARCHULETA: I have a question.

CHAIR ARAGON: Yes, Commissioner.

COMMISSIONER ARCHULETA: So that means that there wouldn't be any – they'd have the opportunity whether to put the sidewalk or not, but then we would lose the accessible route; is that correct?

MS. RENZ-WHITMORE: That is correct, that there would be a period of time where we don't have a continuous sidewalk. That is an implication here, Commissioner Archuleta.

COMMISSIONER ARCHULETA: So if somebody was handicapped and wanted to buy a house, they really couldn't because they wouldn't have an accessible route to, let's say, the mailbox, because now they're putting cluster boxes everywhere. So is that basically eliminating the accessible route for other things that are needed?

MS. RENZ-WHITMORE: That would be part of the discussion as the decision maker decides whether or not to provide that exemption. Sidewalk waivers happen today. This is just making it more clear what the review criteria are for waivers in these situations.

CHAIR ARAGON: If I could add, Commissioner, sometimes building the sidewalks just doesn't make sense if there's nothing to connect it to. If you're just building a sidewalk for five or six lots that goes nowhere, then sometimes it doesn't make sense. So they'll apply for a waiver, say this doesn't make sense.

What this is doing is it's giving that decision to the DHO so they can make a reasonable decision whether or not it makes sense or not.

COMMISSIONER ARCHULETA: And I guess just my only concern is –and I recognize – I guess my only concern is the ADA standards, or whatever we have to do in terms of Fair Housing, what those implications might be. So okay.

CHAIR ARAGON: And a concern I have, I do support it, but the one concern I had would be pushing it off on the future property owner when they build their house. That would be – but then that would be part of the cost of building their house and

they should be aware of it.

MS. RENZ-WHITMORE: That is correct.

And to your point, Commissioner Archuleta, it doesn't push off the requirement altogether. It says when that sidewalk project happens, they would be assessed for their portion of the cost.

Any other questions? Or, Chair, if I could ask for a roll call, straw poll.

CHAIR ARAGON: Yeah, I think we need to come up with an efficient way of doing it. Maybe we'd say, everybody raise their hand or –

MS. RENZ-WHITMORE: Or it's assumed approved unless somebody objects.

CHAIR ARAGON: I think so. I don't want to have to call out everybody's name for every 155 times today. So let's do anybody object to this?

COMMISSIONER CARVER: Chair, this is Carver.

CHAIR ARAGON: Yes, Commissioner.

COMMISSIONER CARVER: Yeah. I guess I just don't understand why we wouldn't build sidewalks, you know, even if – yeah, why wouldn't we build it? So I think I'm in the no camp on this whole amendment.

CHAIR ARAGON: Okay. Anyone else in the no category? Okay. I think we can move on.

MS. RENZ-WHITMORE: All right. So this just confirms the language for Condition 4, would say adjust and approve the proposed amendments to sidewalks and stormwater management in R-A and R-1 zone districts to revise text as shown in the attachment that we just looked at.

Okay. Moving on to the next item. So now we're looking at Item 3. This is one that Metropolitan Redevelopment, China Osborn, mentioned. They had a proposed change, and I'll get to that in the condition.

So this would say, in the Mixed-use Form-based Urban Development sub-zone, which currently only is mapped in the Downtown Center, that if someone's converting a building to residential, so it's an existing building, they're converting it to a residential use, which requires usable open space, and they can't accommodate that usable open space within that building development, they would have a menu of options to still meet the general intent of usable open space without actually having to have space for landscaping.

So the items would be streetscape improvements, green walls, green roof, and in lieu of the solar systems or some kind of public art.

This also includes a new definition of what we mean by "green wall," what counts as a green wall, which is part of Section 7-1 toward the end of the spreadsheet.

So, for a condition, this includes the language that Metropolitan Redevelopment asked. By the way, this is going to be a new proposed Condition 24. This was created by staff after the staff report was posted. So the extra language would be added as requested to green walls. Green walls shall be installed on at least 50 percent of all street-facing facades or up to the total area of required usable open space in table 2-4-11, whichever is less.

Similarly, with green roof, green roof has to be installed on 50 percent of the total surface area of the building's roof, or up to the total area of required usable open space in Table 2-4-1...2-4-11, whichever is less.

I'll pause there.

CHAIR ARAGON: Okay. So I have some big concerns with this. It looks like that these requirements would become burdensome on the developer; I mean, doing a green roof sounds pretty expensive.

We're doing green walls. I'm not familiar with it.

What are the options? So you have a building that was built for something else, say, offices, and now they want to convert it to, multi-family housing, which we need, and the building is already built, and there's no more land area, but you're going to make them do all this stuff, too? I don't know that I support that.

MS. RENZ-WHITMORE: Okay. Chair, today there are usable open space requirements. So today if they're going to convert to a residential, they have to find either space on the lot to do landscaping, that would count as usable open space, they can do a plaza, they can do – balconies count as usable open space, they could put something on the roof that counts as usable open space.

But if they can't accommodate it, they would have to go through a variance process to get the amount of usable open space reduced.

This provides an alternative option to say if you can't do that, if you can't accommodate it through the means that already are available for putting in usable open space, like balconies and such, these would be additional options that you could use to meet that requirement that exists today.

So it's not a requirement. It's a new way to meet the existing requirement.

CHAIR ARAGON: It's giving them an option. They can choose this route if they can't do it the other way. Okay. I got it. I'm good with it.

Anyone else?

COMMISSIONER ARCHULETA: I guess I'm concerned about – I look at the old JC Penney's downtown, where it has no space on either side and it's got a storefront on the bottom, and maybe they want to keep the storefront on the bottom and build on the top. And I don't know, I'm looking at the cost, too. I'm wondering if that puts a – that won't perform out because of that cost. But I guess we'll just wait and see.

CHAIR ARAGON: Well, if I could just make one comment. We had the opportunity to go Downtown and do some work, volunteer work, at a rooftop garden. And, it was impressive, the amount of –what was up there was beautiful, but when I started looking at, like, holy cow, the cost to build that had to be astronomical and probably not – you know, it was subsidized by the government, and that was probably the only way they got to build it.

That's why I'm saying that these costs could get out of control. But if it's an option for them, then I think having a choice would be good.

COMMISSIONER NELIUS: Mr. Chairman, may I?

CHAIR ARAGON: Yes, Commissioner.

COMMISSIONER NELIUS: I mean, the green walls and green roofs may be expensive, but, you know, also on the menu, if we want to call it that, is solar, photovoltaic, which, as I'm aware, you know, tax breaks may be going away at the federal level.

But I think it may be a net positive, you know, just option number 5 on the menu, as an alternative to open space. I think this is a great idea. That's all I'll say.

CHAIR ARAGON: Very good. I think options are always good.

MS. RENZ-WHITMORE: So anyone opposed to proposed Condition #24 that adds this language requested by the Metropolitan Redevelopment Agency?

Okay. Let's keep moving.

CHAIR ARAGON: Moving on.

MS. RENZ-WHITMORE: All right. We're now at Items 95 and 96, so they're early in the spreadsheet because they're early in the IDO, but they were added after the July items.

So this would adjust Table 2-4-13, which is also in the Form-based section in Part 2, basically removing the off-street requirements, the minimum off-street requirements in most of the form-based subzones and saying that there's just no requirement.

As I mentioned, the only place where we have Mixed-use Form Based mapped is in Downtown, which currently does not have parking requirements anyway. This would extend that elimination of parking requirements to all the other Form Based Mixed-use zone districts, which, again, we currently do not have mapped anywhere.

This would also adjust the bicycle parking minimum. We've heard anecdotally that the ratio that we have is a bit too high. This would make it clear that you can do one space per 2,500 square feet of gross floor area, or five total spaces, whichever is greater.

The same change would be proposed in § 5-5(E) for citywide bicycle parking. So

this would ask for one space per five dwelling units, or four total spaces, whichever is greater. Or one space per 2,500 square feet of gross floor area, or four total spaces, whichever is greater, recognizing that we probably have more cyclists downtown than in other locations citywide.

And there is no condition associated with this one.

Anyone objecting? Comments?

COMMISSIONER MACEACHEN: I just think if you're going to keep making sense all day, this is going to be a pretty quick meeting.

MS. RENZ-WHITMORE: We're on a roll. Going once, going twice. All right, let's keep moving.

This is the first of several changes that would impact what staff's calling these negotiable zone districts. So the first is Planned Development. As you all know, if something's zoned Planned Development, they also, at the same time, have to come to you for a Site Plan – EPC.

So this language makes it clear that if the allowable uses in the Planned Development change, then they need to come back to you and ask for a Zone Map Amendment, not just change things through the Site Plan as we've currently been doing. That gives a little bit more notice requirement, it makes it a quasi-judicial decision to change those allowable uses. And this same pattern of language is throughout many of our negotiable zone districts that we'll get to in the next slides.

Additional Item 4, if the Zoning Map [Amendment] happens, but the Site Plan is not approved, then the Zone Map Amendment also goes away, because they have to come together to the Planning Commission.

Any questions, comments?

CHAIR ARAGON: I guess this could be helpful as we get in those cases where what comes first, the chicken or the egg? Now they show up at the same time.

MS. RENZ-WHITMORE: They do. They do and it's clear what happens if one doesn't get approved. Yeah.

Similar language for Framework Plans. So, Planned Community zone district has to come forward with a Framework Plan with the zone change. There's a little bit of – the terminology of a master plan has changed over time. Framework plans were initially adopted as master plans, but since the Integrated Development Ordinance has come in, we now call them Framework Plans. So a little bit of language kind of explaining that history and giving a little bit of language up front about how to amend the Framework Plan, which the connective tissue hasn't been in the IDO. Staff has managed how that happens, but now we actually have the words in the document to tell us how Framework Plans get amended.

Similarly, in the definition of Master Plan, we're adding a new number 3 that gives a little bit of that history that Framework Plans were once referred to as Master Plans, and what happens.

And I believe, yeah, that's it for the Planned Community changes. No conditions.

COMMISSIONER MACEACHEN: So, Mikaela, I guess I have a question about implementation. So, we're going to do this, come back in November, and get it going, and it'll go to the Council at some point, some meeting in the next probably four or five months, they will adopt it.

So people that sign up today, will they be okay? Will somebody who's in the pipework, like, say, they submit to you under the old rules a month before the council approves it, they'll be in the old rules and it's not until it's implemented?

MS. RENZ-WHITMORE: Correct. So that's a great question, Commissioner MacEachen.

People are required to follow the rules in place, adopted and effective, when they submit their complete application. So folks who submit an application between now and when Council decides on these changes will not be affected. These rules will go into effect after Council adopts. And there's typically, an effective period of, let's say, 30 days to give people a little bit of notice that things are about to change.

Great question.

Any other questions or requests for change? Looking at faces, not seeing any. Okay. Moving on.

You heard some comments about this proposed new type of Historic Protection Overlay zone. This is item number 7.

So, what's proposed is to just have a new tool in the toolbox for the city to designate new Historic Protection Overlay zones, but only care about the first 20 feet instead of the entire property.

So today, a Historic Protection Overlay zone includes the entire property, and even when you want to change the window at the back that nobody can see from the street, you have to come through the City's process for a certificate of appropriateness.

This would allow the City to establish a Historic Protection Overlay zone that only cares about what can be seen from the public street, and that way, we don't have to ask people to come in for changes to the back of their house or for a *casita* in their backyard. It does include – actually, it does include that. Any new buildings would be impacted, but changes to the existing structure would not.

So I know there were some comments about this. I'll pause as you all confer.

CHAIR ARAGON: Yeah, so it would exempt – let's say I want to build a *casita*, but I'm going to attach it to the house which, there may be a possibility to do that with the new

rule change. This would allow that, but if I want to detach it, then it's got to go to review?

MS. RENZ-WHITMORE: So, it depends on where you're putting it, Chair. If you're putting it within that first 20 feet, like, you're adding it to the side, and that would assume that another one of our proposed changes gets, gets approved, you would still have to go through the certificate of appropriateness. But if you were putting it in the back, potentially not.

CHAIR ARAGON: Okay. Thank you.

MS. RENZ-WHITMORE: And again, this isn't for any – this doesn't change any existing Historic Protection Overlays, it just gives a new tool in the toolbox for staff to designate new Historic Protection Overlay zones that only deal with the frontage.

COMMISSIONER COPPOLA: This is Coppola. I have a question.

CHAIR ARAGON: Yes. Go, Commissioner.

COMMISSIONER COPPOLA: This doesn't also give the City the ability to just lay in a historical zone anywhere they want, correct?

MS. RENZ-WHITMORE: Correct, Mr. Chair, Commissioner. To designate a new Historic Protection Overlay zone, the staff first has to make a proposal and submit an application to the Landmarks Commission. The Landmarks Commission makes a recommendation, and then it goes to City Council as a final decision, unless another of our proposed changes happens.

But today the process is not staff can put them anywhere they want, whenever they want. There is an approval process for new Historic Protection Overlay zones.

Any other questions?

COMMISSIONER LIKAR: Yeah, question. I'm confused on the 20-foot from any street-facing facade. The street-facing in the graphic looks like you can go 20 feet deep into the building, and that's kind of side-facing, not street-facing? So you're going to say half the building versus the whole building?

MS. RENZ-WHITMORE: Correct. It would be whatever portion of the building is within the first 25 feet. So that's considered the front of the yard, is what faces the street. So this would be the first 25 feet of the property.

COMMISSIONER LIKAR: Or 20 feet from any street-facing facade?

MS. RENZ-WHITMORE: So pretend for a second that this bottom part is also a street, it would get you the side facade within the first 25 feet.

COMMISSIONER LIKAR: Gotcha. Okay.

MS. RENZ-WHITMORE: Any other questions?

COMMISSIONER CARVER: Chair, this is Carver.

CHAIR ARAGON: Yes, Commissioner Carver.

COMMISSIONER CARVER: So this number 7 does not change the decision-making process, correct, the process to establish an HPO, a frontage HPO, remains the same, and it goes to Landmarks Commission first, and it does not come through the EPC currently?

MS. RENZ-WHITMORE: Correct.

COMMISSIONER CARVER: Okay. Thank you.

MS. RENZ-WHITMORE: Thank you.

COMMISSIONER NELIUS: Mr. Chair, Ms. Renz-Whitmore.

CHAIR ARAGON: Yes, Commissioner.

COMMISSIONER NELIUS: I guess I'll just take this opportunity to express my dissent with Item number 6, referring to vacant lots. I don't know if we have enough of a majority to strike that.

Just my own opinion.

MS. RENZ-WHITMORE: So, Mr. Chair, Commissioner Nelius, I'll just say that in general, we want new development to be of a kind with what's in the Historic Protection Overlay zone. So the idea is that if you're doing a new building, at least your facade would need to kind of respect the historical character of the area.

That's why Number 6 is on there.

COMMISSIONER NELIUS: Okay. Thank you, Ms. Renz-Whitmore.

MS. RENZ-WHITMORE: So anyone in opposition to item number 7? Going once.

COMMISSIONER NELIUS: I approve.

MS. RENZ-WHITMORE: Commissioner Carver?

COMMISSIONER CARVER: I'm honestly on the fence on this one. Yeah. So, I guess I'll think about it over the next month.

MS. RENZ-WHITMORE: Others?

CHAIR ARAGON: You know, I haven't done a lot of work Downtown, so I don't know the intricacies of developing or building stuff Downtown, so I'm going to have to just take a thought, you know, have to think about it.

But I think for now, I think we can move on.

MS. RENZ-WHITMORE: Item #8 and a related Item #91 deal with the Non-residential Sensitive Use zone district. This moves the provisions about use related

to sensitive uses into Part 2, into the section about NR-SU. So this would pull the NR-SU zone district out of Table 4-2-1 and all of the uses that are defined as sensitive uses back into Part 2 and make the same general language changes that you've already seen in PD to say that any change to the allowable uses on the NR-SU property in addition to the required sensitive use would have to come to the Planning Commission as a Zoning Map Amendment in addition to a Site Plan that you all would also review.

Let's see if I've got a second slide on that.

CHAIR ARAGON: I've got a question. Who determines what sensitive uses are? Because that seems kind of broad. I know that in some of our hearings, people talk about uses that are bad uses, and I don't think any uses are bad uses, just some belong in different areas.

MS. RENZ-WHITMORE: Yeah. So, when the IDO defines a sensitive use, it's usually about a use where we can't pre-define what development standards need to be in place to mitigate potential impacts. So the uses that require the NR-SU zone are airport, cemetery, correctional facility, crematorium, fairgrounds, natural resource extraction, solid waste convenience center, stadium, and waste and recycling. Those are the sensitive uses that require the NR-SU zone district, and have been since the IDO was adopted.

CHAIR ARAGON: No electric substation?

MS. RENZ-WHITMORE: No. Those are allowed as an electric facility.

CHAIR ARAGON: I'll be quiet then.

MS. RENZ-WHITMORE: Any other questions? Any objections? Seeing faces. We're moving on.

Okay. Today in § 4-1(B), there's language that says if you don't find your proposed use in Table 4-2-1, the Zoning Enforcement Officer can decide which use you're most like, which one is the closest to the impacts that your proposed land use probably has, and treat you like that use.

The language today is a little bit silent about how that determination happens. This language would actually require that the Zoning Enforcement Officer create a Declaratory Ruling that says your proposed use is being treated like this other use in Table 4-2-1.

This provides clarity in the process and also allows that Declaratory Ruling to kind of be official and on the books. Declaratory Rulings can be appealed with no time limit. So if in 20 years, someone comes through and says, "Yep, I'm that use, but I do not want to be regulated like that use," they can appeal the original Declaratory Ruling.

Staff thinks this actually is going to be a clearer process and helps us keep track of the determinations the zoning enforcement officer makes.

Questions?

CHAIR ARAGON: Makes sense to me.

COMMISSIONER CARVER: Mr. Chair.

CHAIR ARAGON: – as long as it's available. Sorry. Go ahead.

COMMISSIONER CARVER: Sorry, I thought you were finished.

Just a quick question. What happens when the ZEO position is vacant?

MS. RENZ-WHITMORE: The Planning Department always designates the Zoning Enforcement Officer, so right now we have an interim Zoning Enforcement Officer since our, our beloved Michael Vos moved on.

So it is the Planning Director's designee, and we just always designate somebody.

COMMISSIONER CARVER: Thank you.

MS. RENZ-WHITMORE: All right. Any other comments, objections? Seeing faces. Moving on.

This is Item #10. Dormitory is often called co-living in the development industry. This proposed change would allow dormitory or co-living in the R-ML, or residential multi-family low density zone district, and move it from being conditional to permissive in the MX-T, mixed-use transition, zone district.

Both currently allow multi-family, so it made sense to staff to allow this type of multi-family as a permissive use in these locations.

Dormitories, it's a wonderful use to convert non-residential uses, particularly office buildings, to smaller unit development that is often more affordable than market-rate housing.

So there's a one-sentence change to the definition of dormitory that would add reference to co-living, so that if someone's outside of Albuquerque and they look for that use, they can put in co-living and find this use.

Any questions?

COMMISSIONER ARCHULETA: So this would allow this in residential areas?

MS. RENZ-WHITMORE: It would allow it in the R-ML zone district, Commissioner Archuleta, but not in R-1 or R-T. So it would start where the zone districts allow multi-family and other...

COMMISSIONER ARCHULETA: Okay. So this isn't, like, a group home or something like that?

MS. RENZ-WHITMORE: This is not a group home. That's defined differently.

COMMISSIONER ARCHULETA: Okay. Thank you.

MS. RENZ-WHITMORE: Thank you.

Any other questions?

All right. Next one is part of a package of changes you heard the Office of Sustainability give support for. So this would add as a separate use a small, medium composting facility. It adds definitions for what small and medium is in Part 7-1 and would add use-specific standards to make sure that composting is a good neighbor to residential that's next to it.

Notice in Table 4-2-1 that composting small would be allowed as an accessory use in all the residential zone districts; allowed permissively in R-A, or the Rural Agricultural zone district, where we hope lots of composting is happening; allows it as an accessory use in all the Mixed-use zone districts; permissive in MX-M; allow it permissively in the Non-residential zone districts.

Medium is slightly different with two conditional use allowances in NR-C and NR-BP to make sure that if it's in the middle of an office complex, that there's some kind of oversight for that business park. And for NR-C, that it's not going to negatively impact those uses as well. Questions?

CHAIR ARAGON: Yeah, I'm not sure I understand this. They want to allow half-acre composting sites in residential zones as a permissive use?

MS. RENZ-WHITMORE: So, the lot size, Chair, would be a half acre or less. So where you see A, it's allowed only as an accessory use, so it can't be the only thing on the property. So it can't be one big composting site in the middle of the block. But if there's a house on that lot, they could do composting permissively.

CHAIR ARAGON: Okay. Well, I've never composted, so I'm familiar with it, but I didn't think it took up that much space. I thought it was a little barrel behind your house.

MS. RENZ-WHITMORE: Well, that's actually not what these are.

CHAIR ARAGON: Okay.

MS. RENZ-WHITMORE: So, these are defined as composting that happens by more than one household. So, if you, Mr. Chair, are doing composting in a barrel in the backyard, the IDO does not regulate you, and it wouldn't going forward.

This is for things that are accepting waste from more than one household, and more than one household is participating.

CHAIR ARAGON: Okay. I'm on the fence on this one.

COMMISSIONER ARCHULETA: Who would regulate that? In other words, if somebody said they were doing half an acre, or whatever, a small amount as per regulations, and it was bigger, who would regulate that?

MS. RENZ-WHITMORE: Yeah, good question, Mr. Chair, Commissioner Archuleta.

To add a use on your property, you would need to do a Site Plan, and it would be the reviewers of that Site Plan who would make sure that your size is conforming and that you're meeting these use-specific standards. So it's the Planning Department and the Code Enforcement that are regulating.

COMMISSIONER ARCHULETA: So afterwards, it would be Code Enforcement if it got a little bit out of control –

MS. RENZ-WHITMORE: Correct.

COMMISSIONER ARCHULETA: – smell-wise or whatever? Okay.

CHAIR ARAGON: Do we have any examples of this taking place now?

MS. RENZ-WHITMORE: What we've seen, Mr. Chair, is folks doing community gardens and doing composting and accepting organic waste from multiple households and kind of composting on-site.

We haven't really seen standalone small or medium composting. We certainly have seen new businesses that would probably be able to be in these zone districts doing things like – if any of you participate in Little Green Bucket, if it can fit on a site this small, they could do that kind of business.

CHAIR ARAGON: Okay.

MS. RENZ-WHITMORE: There's also a separate definition for what would be large composting facility. This would be more than two acres, the lot itself is more than two acres. This would only be allowed in the R-A, the Rural Agricultural zone district, conditionally in NR-C, NR-BP, permissively in NR-LM and NR-GM, with similar use-specific standards in case there's residential or major public open space nearby

There's one more. This is just the Part 7 definition. There's one more slide I wanted to mention.

So we did get some comments questioning putting the large composting facility under the category of waste and recycling. The category of waste and recycling does require a Site Plan – EPC with a cumulative impact analysis if it's within a half mile of the railroad.

So this is where we're seeing lots of air quality impacts, and the City has said they want a special review of new development in that area. That's one of many potentially impactful uses, and the category of waste and recycling would be one of those. So I just wanted to call that to your attention and say staff thinks it is appropriate, given the large scale and the often industrial look and feel and impact of the large use. But anyway, staff is proposing it this way. If you'd like to see it changed, we would need direction from you to generate a condition.

CHAIR ARAGON: Well, I'm probably the only one, but I'm not going to support the composting facilities.

COMMISSIONER ARCHULETA: I kind of have a concern, too, because of oversight. And maybe I've just done composting the wrong way back in the day, but it didn't smell very good at some points.

CHAIR ARAGON: Exactly.

COMMISSIONER ARCHULETA: And if it's not taken care of, it – you know. I don't know. That's kind of my concern, is if someone doesn't take care of something like that.

CHAIR ARAGON: Yeah. Back in the day, I used to do zoning and Code Enforcement, and this sounds like it'd be a nightmare. But that's just from my personal experience.

COMMISSIONER ARCHULETA: Yeah.

MS. RENZ-WHITMORE: So that's two. Any other?

COMMISSIONER CARVER: This is Carver. I'm in favor of these amendments. I think it makes sense and I think, yeah, this helps us address the climate crisis, so I am in favor of these.

CHAIR ARAGON: Moving on.

MS. RENZ-WHITMORE: Moving on.

Two related changes to the definition of community garden, allowing composting as an incidental activity under the community garden use. As we mentioned, some of them are already doing this. This would just make it kind of official.

And the definition of garden would also allow composting as an incidental activity, meaning they don't have to look at the use table for composting. If they're doing a garden, they just get composting as part of that use.

CHAIR ARAGON: That makes 100 percent sense.

MS. RENZ-WHITMORE: Looking at faces. Okay. I'm moving on.

All right. You heard comments about car wash, light vehicle repair changes. These are Item 12, 13, and 14. So today, we have several motor vehicle-related uses in Table 4-2-1. Some of them are conditional in the MX-L zone district, and some are permissive. Staff is proposing that they all become conditional in MX-L, which is often close to residential areas, and in the MX-H zone district, making car washes conditional instead of permissive in the most urban of our zone districts, MX-H.

Pause for questions.

COMMISSIONER CARVER: This is Carver. I wonder if there would be support

for making car washes – what would – it would be not allowed in MX-L. We have so many car washes. They keep making you do all the work. I'm sick of them.

COMMISSIONER NELIUS: So, if I may. I'll ask the question. If a car wash is already in an MX-L zone, would it be grandfathered in or would it be considered nonconforming, should we go through with Commissioner Carver's suggestion?

MS. RENZ-WHITMORE: Sure. Thank you for that question, Commissioner Nelius. So, if it were to change to be not allowed in MX-L, it would be considered nonconforming. I don't use the term "grandfather," but nonconforming means it's allowed to continue. And if the use were to be shifted to something else for a period of two years, then it could not return to be a car wash.

But let's say it blinks off as a car wash, it turns into something else, or it stays vacant for a year, they could come back and continue it as a car wash. The use is lost after two years of inactivity, if that makes any sense. So they've got two years to find a new use, or come back and still have a car wash. Otherwise, that use is gone.

COMMISSIONER NELIUS: Thank you, Ms. Renz-Whitmore. With that bit of information, I would be in support of Commissioner Carver's suggestion.

CHAIR ARAGON: I have a clarification question. There's two types of car washes. There's the self-serve that you go and wash the mud off your truck, and then there's the ones where you let them take it and wash your car for you. Does it include all of them?

MS. RENZ-WHITMORE: Mr. Chair, yes. So, the IDO doesn't define those differently. There are other standards related to drive-through that kick in if it's an automated car wash, because there's usually a queue to get into the machine, and those drive-throughs are regulated through the drive-through provisions. But otherwise, it's considered the same use in the IDO.

CHAIR ARAGON: Okay. Thank you.

MS. RENZ-WHITMORE: Well, staff will take Commissioner Carver's recommendation and generate a condition, unless there's other opposition.

COMMISSIONER MACEACHEN: Yeah, I don't think with two people saying that they're in support of that that we've got any kind of consensus. I mean, I don't have a problem at all with how it's written right here.

MS. RENZ-WHITMORE: But you wouldn't support the change.

COMMISSIONER MACEACHEN: No. I like it as it is. You don't, every car wash you go by, there's a billion cars there, so all they are needed and they're being used. So I don't care how many they have, as long as they're zoned properly and they're not interfering with anybody's, you know, peace of mind and peace of just living near it. So I think I'm fine with this, as it's written.

CHAIR ARAGON: I would support Commissioner MacEachen's concept. I don't think it's broken right now.

COMMISSIONER COPPOLA: Likewise.

MS. RENZ-WHITMORE: Sorry, who was the likewise? I missed it.

COMMISSIONER COPPOLA: Commissioner Coppola. I agree with MacEachen and the Chair.

MS. RENZ-WHITMORE: Okay. For light vehicle fueling, there are some additional changes in the use-specific standard. Right now, the use becomes conditional if it's adjacent to any residential zone district. This removes that to just say it's conditional as a use in MX-L, and leave it at that.

It would be prohibited within 330 feet of any residential use or any residential zone district or mixed-use zone district.

Today that rule is only applied to the MX-M zone district.

CHAIR ARAGON: Well, I live in a neighborhood where we've got gas stations right across the street from residential housing. I mean, it doesn't seem to cause any problems. As a matter of fact, we could probably use some more fueling stations, because they're getting hard – they're hard to find on the Westside, especially when you get into the interior in Taylor Ranch. So I'm not sure I would support restricting them any more. But that's just my opinion.

MS. RENZ-WHITMORE: Mr. Chair, the conflicts are often about traffic coming in and out and the volatile organic compounds that are wafting off of the site. So this is trying to keep a use that can be detrimental to residences nearby farther away and kind of keep them on the corridors where access is going to be the best.

CHAIR ARAGON: I guess that could be argued with access on the corridors, because the corridors are already pretty heavily traveled right now. It's hard to get in and out off of a corridor. And my comments stand.

MS. RENZ-WHITMORE: Thank you.

COMMISSIONER MACEACHEN: Chair, I'd like to hear a little bit about how we came up with the 330 feet.

MS. RENZ-WHITMORE: So, 330 feet is about the size of a city block. It's a sixteenth of a mile, so throughout the IDO, you'll see fractions –

COMMISSIONER MACEACHEN: Oh, I've seen that, yeah.

MS. RENZ-WHITMORE: – of a mile. So 330 feet is a sixteenth of a mile. It's what's considered the most walkable distance, one city block, basically.

COMMISSIONER MACEACHEN: I can go either way. I hate to have more and more restrictions and more and more red ink that makes our city – for the people in

our city, less likely to do what they want with their property. So I have a hard time when we start restricting that.

COMMISSIONER NELIUS: If I may.

CHAIR ARAGON: Yes, Commissioner. Just go.

COMMISSIONER NELIUS: Okay. I'm in support of this change. I got hit on my bike a week ago. We should be encouraging people to seek alternative modes of transit, which means, this makes it a little bit more difficult for motorists, but I guess people would seek alternatives, which I'm in favor of.

CHAIR ARAGON: Well, you seem to look okay. How's your bike?

COMMISSIONER NELIUS: It's totaled.

CHAIR ARAGON: Oh, sorry to hear that. I like bicycles.

COMMISSIONER CARVER: This is Carver. I'm in favor of these. I think it makes sense to promote the health and welfare of single-family homes in the area of fueling stations. In a former neighborhood that I lived in, this was a big issue up in Nob Hill, a fueling station next to a grocery store that was adjacent, abutting to single-family homes. And yeah, I think a lot of the neighbors indicated that there was a lot more fumes and it was affecting their respiratory health. So, I think this is common sense.

CHAIR ARAGON: Well, maybe we do a straw vote to see if we see where we're at.

COMMISSIONER NELIUS: I'll start the vote. Nelius, aye.

CHAIR ARAGON: Okay.

COMMISSIONER NELIUS: In favor.

CHAIR ARAGON: I was hoping Mikaela would take over.

MS. RENZ-WHITMORE: Oh, sorry.

COMMISSIONER NELIUS: It's okay.

MS. RENZ-WHITMORE: I don't want your job, Chair.

CHAIR ARAGON: Well, you've been doing a great job at it by proxy.

Those in favor of keeping it the way it's written, say aye.

COMMISSIONER CARVER: Aye.

UNIDENTIFIED COMMISSIONER: Aye.

CHAIR ARAGON: We got two. I heard a three. All opposed to the extra red language and restricting fueling stations, so we would – we would oppose this

change? That would be me.

COMMISSIONER MACEACHEN: Me.

COMMISSIONER LIKAR: Likar.

COMMISSIONER COPPOLA: Coppola.

CHAIR ARAGON: Okay. We've got four. Four to three. At this point, we take it out.

MS. RENZ-WHITMORE: Okay.

CHAIR ARAGON: Sorry. We're following your rules.

MS. RENZ-WHITMORE: Yeah, I'm just making sure. So is that all of these, including the wall change, or is it just the ones impacting –

CHAIR ARAGON: I'm going to say take them all out.

COMMISSIONER CARVER: This is Carver. I had a question about, like, what are the screens for? Like, I didn't understand that.

MS. RENZ-WHITMORE: So, usually the walls kind of have two purposes. Today, that requirement is just in the most urban of our centers: Urban Center, Main Street, and Premium Transit.

It creates a street wall that allows some sense of, like, pedestrian continuity, where you've got kind of a blank lot with – you know, you've got the canopy and the pumps.

But for... for the pedestrian walking by, it's kind of a blank space. The wall kind of provides that kind of visual continuity, that's one thing.

The other thing is we've heard from APD that they appreciate a little bit more confinement around light vehicle fueling that has convenience centers to kind of keep pedestrians from walking all the way through the site, makes it more clear to the pedestrian where they enter and where there are fewer conflicts with cars.

COMMISSIONER CARVER: Chair, Carver again. I think it would be good for us to do a straw poll on those two separate. So the first one is already – we voted against, but I'd like to see where we're at with the wall piece, too.

CHAIR ARAGON: Okay. Sounds reasonable.

MS. RENZ-WHITMORE: I can do this.

CHAIR ARAGON: Okay. Take it away.

MS. RENZ-WHITMORE: I can see all your faces, so give me a hand. All of those in support of requiring walls for all of these light vehicle stations, in other words, keeping the language proposed give me an aye.

COMMISSIONER ARCHULETA: So let me just ask you a question.

MS. RENZ-WHITMORE: Sure.

COMMISSIONER ARCHULETA: When you say "wall," are you talking about a block wall, or are you talking about something you can see through for natural surveillance?

MS. RENZ-WHITMORE: It's opaque and it's at least 3 feet. So it's either an opaque wall or a vegetative screen, one or the other.

COMMISSIONER ARCHULETA: And it's between the facility and the street?

MS. RENZ-WHITMORE: Yes.

COMMISSIONER ARCHULETA: Okay. Gotcha.

MS. RENZ-WHITMORE: So I'll ask again, support of the proposed change? I see two. Nelius, you left my screen.

COMMISSIONER NELIUS: Nelius, aye.

MS. RENZ-WHITMORE: Okay. So that's three. And, those in opposition? I see one, two. Coppola left my screen. Hold on. Technology.

COMMISSIONER MACEACHEN: It's four.

COMMISSIONER ARCHULETA: Four.

MS. RENZ-WHITMORE: Okay. Thank you. All right.

Okay. Family home daycare. So this proposed change would make family home daycare, which has a limit for the number of children, a permissive accessory use in all the residential zone districts.

So today, we require folks who want to do daycare out of their house to come in for a conditional use approval. We have 100 percent approval of these items. So we've never denied anybody, and staff is proposing to just make it a permissive use, allowing people to do this us that's beneficial to the community in residential zone districts as an accessory use.

This is not a commercial daycare, standalone daycare. This is a daycare that they run out of their homes as the primary use.

CHAIR ARAGON: Question. Would they still be regulated and have to sign up and make sure they do things the correct way?

MS. RENZ-WHITMORE: Mr. Chair, yes, there is still a use-specific standard that they have to meet, and they would still have to come in for a site plan when you change your use, making sure that they meet all those standards.

CHAIR ARAGON: Okay. I support in-home daycares.

COMMISSIONER ARCHULETA: You just wouldn't have to notify the neighborhood association, right?

MS. RENZ-WHITMORE: Even with a site plan, you have to send an e-mail to the neighborhood associations.

COMMISSIONER ARCHULETA: We always just say go for it, because it doesn't – you know. Yeah, okay, I support it, too.

MS. RENZ-WHITMORE: All right. I see lots of head nods. Moving on.

Okay. Cottage development, you heard many people comment in support of this change. So today, cottage development is allowed citywide if you have an acre of land or more. With Urban Centers, Main Street, and Premium Transit, it's allowed on lots that are 10,000 square feet or more. Outside of that, if you're doing it on 10,000 square feet or less, you have to get a conditional use approval.

Staff is proposing to just allow cottage development on lots that are 10,000 square feet or more citywide. The additional limits on cottage development in terms of the number of units would be that you have to provide one off-street parking space per cottage unit and two guest spots.

Additionally, if you're doing cottage development, you have to have a 10-foot landscaped buffer on your side and the rear of your property. So those are additional requirements that would limit the number of units that you could have on a 10,000 square foot lot.

We've, generally seen that cottage developments are very beneficial for folks wanting to live in intentional communities, retirement places. We have a beautiful one next to the co-op on Rio Grande Boulevard, that were done as cottage development with one kind of guest unit, and so they're good for multi-generational.

Also, because they're limited in size, making them cottage, the construction costs tend to be lower, so you're getting a more attainable house price for this unit.

Mr. Chair.

CHAIR ARAGON: I had raised my hand electronically, but I can't find the button.

MS. RENZ-WHITMORE: Mr. Chair.

CHAIR ARAGON: What's the difference between a *casita* and a cottage?

MS. RENZ-WHITMORE: Great question. So, Mr. Chair, a *casita* means it's accessory to a main house.

CHAIR ARAGON: Okay.

MS. RENZ-WHITMORE: And it's limited to 750 square feet or less.

Cottage means it's the primary use of the property. So there are multiple units that are considered all limited in size, 650 square feet or less, so even smaller than a *casita* is allowed to be, that are all on one lot. You can subdivide it, but you don't have to.

CHAIR ARAGON: Okay. So if I had a 10,000 square foot lot with a small house on it, and there was room, and I met the requirement, I could build one or two, maybe three cottages, or just two?

MS. RENZ-WHITMORE: You could, as long as you could park it and landscape it.

CHAIR ARAGON: Okay.

MS. RENZ-WHITMORE: Other questions? Any objections? All right. Moving on.

CHAIR ARAGON: Just want to make a question. I support it and I'm interested in actually building one. I have a lot that would qualify.

But in looking at, you know, the housing developments in the last 20 years or so, no builders are building houses that have excess land on them, where there's room to build another *casita* or an apartment. They're pretty tight.

I happen to live in an older part of town where the lots are a little bit bigger, and even my lot is an exception, that it's actually – because I'm on a curve, I'm a little bit bigger than most lots.

So what kind of effect is really out there that people can actually do that? Have you guys – I see you have a map with the number of 10,000-square-foot lots. But how many of them actually have building room on them?

MS. RENZ-WHITMORE: Mr. Chair, Commissioners, I don't have exact numbers for you. More than one. And if there's more than one, and somebody wants to do it, we need housing, and this would let that property owner have the option of do they have room or do they not. And if they don't have room, they can't do it. And if they do have room, and they've got that capital or can get that loan, go for it.

CHAIR ARAGON: That works. I don't think it's a magic pill –

MS. RENZ-WHITMORE: It is not.

CHAIR ARAGON: – for solving the housing problems, because there's only a small number of percentage of these lots where people can actually – that actually qualify but could actually have the financial wherewithal to go do it.

MS. RENZ-WHITMORE: Correct. None of these are silver bullets, unfortunately.

CHAIR ARAGON: Thank you.

MS. RENZ-WHITMORE: Absolutely.

CHAIR ARAGON: And for the record, she had a map. It was a map and it had

stuff on it.

MS. RENZ-WHITMORE: Oh, my goodness. Oh, my goodness. Okay.

This next is item C-2. This is a proposal from Councilor Fiebelkorn that would allow duplexes in R-1. So today in the use-specific standard for duplex, there's language about this use being prohibited in zone districts unless they're in the right location. This would strike R-1 and R-MC, and allow duplexes in R-1 and R-MC.

Just a note that this conflicts with Item 31 that staff is proposing not to change R-MC, to keep that zone district specific to manufactured home communities. So we have – here's Item 31 for you that would just strike duplex, townhouse, and multi-family as permissive in the R-MC zone district. Those were added by council in O-24-69.

The reason we're proposing to strike those is the Residential – Manufactured home Community is just for that, for manufactured home communities, saving land just for that kind of naturally occurring affordable housing type. And if someone wants to use that land for a different use, they have to go through a zone change today, or – yeah, we're proposing that they would have to go through a zone change. And when they go through that zone change process, it triggers an 18-month notice to the people living there that the use is proposed to change.

So if the R-MC zone district has duplexes allowed permissively, that use can change without triggering the 18-month notice, which staff thinks is not a good idea. So we are proposing in a condition that you make the option to approve C-2, but remove them from the R-MC zone district to be consistent with Item 31.

That's staff recommendation.

Second option would be to approve it as written, but revise Item 31 to allow them, as the Councilor is wanting to, in R-MC.

Not approve the Councilor's proposal at all, so not allowing duplexes citywide, and approve Item 31, or not approve either.

And I'll pause here.

COMMISSIONER CARVER: Chair, this is Carver.

CHAIR ARAGON: Yes, Carver.

COMMISSIONER CARVER: Yeah, maybe this question is for Council staff, but, is there a reason why Councilor wanted to allow duplexes in R-MC?

MR. COX: Chair, Commissioner Carver, basically, the Councilor's desire was to just kind of fill in the use table for the rest of the Residential zone districts that did not have duplexes permissive already within them.

This is an amendment that we've seen the past few years with some different iterations, and this was just kind of a basic approach at allowing it permissively

within all residential, which included R-MC. And hard to keep up with all of Planning staff's amendments, as you all are probably aware of through this meeting today.

COMMISSIONER CARVER: Thank you, Mr. Cox. Yeah, I think hearing that, I would be in favor of the staff recommendation of approving Item C-2, but removing duplexes as permissive in R-MC, in 31.

CHAIR ARAGON: Thank you, Commissioner. I'm going to agree with you. I think I'll support staff's recommendation on this.

COMMISSIONER ARCHULETA: I do have a question. When we talk about duplexes, are we talking about just new construction, or are you talking about an existing unit that splits their house in half?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Archuleta, it would be either. So it could be a brand-new duplex, or it could be someone putting in a second kitchen and walling off one side and now it's a duplex.

Both would require a Site Plan review so staff would be able to make sure that it meets all the use-specific standards.

COMMISSIONER MACEACHEN: Chair, I know you're not going to believe this, but I'm going to agree with Carver.

CHAIR ARAGON: Well, I agree with him. Thank you, Commissioner.

COMMISSIONER LIKAR: Chair.

MS. RENZ-WHITMORE: Likar.

CHAIR ARAGON: Yes.

COMMISSIONER LIKAR: I agree with Carver, too. I have a question, though. Is there a compromise to have it as a conditional use if you have a one-off manufactured home somewhere between two detached homes or the conditional designation?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Likar, number one, I don't like making any residential housing type conditional.

Conditional is really meant to include conditions that mitigate negative impacts, and I think housing is just housing.

But if you wanted – I think what staff is really concerned about is the zone change is what triggers the 18-month notice that the use might change. And that's really what we're trying to keep, is the protection for folks in a manufactured home community to have notice that things might change.

COMMISSIONER LIKAR: And I agree with Carver.

MS. RENZ-WHITMORE: Thank you.

Commissioner Nelius? Commissioner Coppola?

COMMISSIONER NELIUS: Agree with Carver.

COMMISSIONER COPPOLA: (Inaudible).

MS. RENZ-WHITMORE: Great. Thank you.

CHAIR ARAGON: Should we do a straw vote so Commissioner Carver can get his victory?

MS. RENZ-WHITMORE: I think I got it.

So Carver, Aragon, Archuleta, MacEachen, Likar, Nelius, Coppola. Thank you. That's Condition 5 for anybody keeping track.

Similarly, Councilor Rogers is proposing to allow townhouses in R-1 citywide, only in the R-1 zone district. Councilor Rogers didn't strike R-MC, so we don't need to worry about that.

There is an existing use-specific standard that limits townhouses to three units next to R-A or R-1. So essentially, in, neighborhoods that are already zoned R-1, this would, in essence, allow triplexes, but not more than that.

Citywide where there's R-1 not next to another R-1, it's pretty rare, there would not be that three-unit limit.

Condition Number 6 is written as approval. If you do not like it, we would revise Condition 6 for November 20th to not approve.

COMMISSIONER ARCHULETA: Just to ask a silly question again. This would be vacant land, because, I mean, you – someone's not going to be able to put a townhouse right next to their house if they've got enough room on their lot, would they? Or would this allow that?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Archuleta, it would be pretty rare. Someone would probably not create what you might be thinking of as like, a row house of townhouses. But they could add a unit to the back, a unit to the side, maybe one above. So it's not impossible that they could add an additional two units on a fairly large lot, but it would be not the norm, I think.

And again, it gives people the option, if they have the room. They would have to meet all the parking requirements and the other use-specific standards in order to do it.

I see a thumbs up. Commissioner MacEachen.

COMMISSIONER MACEACHEN: So I'm just trying to figure out the unintended consequences. I mean, people buy a house and they've got a house that's R-1, and

they think that they're going to have a single-family residence next to them, around them, and in perpetuity until they sell their house or leave.

And if we do this, I mean, somebody could put a triplex right next to your house, go ahead and just add three townhouses to your – or two of them, I guess, for a total of three.

I think we need to not allow it in R-1. I don't mind if it goes to the other zonings, but R-1 is sticking in my throat.

COMMISSIONER ARCHULETA: I agree. I mean, as the Chair mentioned, he's got a big lot, you've got corner lots on cul-de-sacs, and if they want to go add two or three townhomes next to that, there's plenty of room. And I have heartburn with that. I kind of agree with Commissioner MacEachen.

CHAIR ARAGON: I would support taking it out of the R-1 zone as well.

COMMISSIONER CARVER: This is Carver.

I just wanted to say, let's remember what we're talking about, that we're talking about increasing gentle density. As Commissioner MacEachen said, not restricting people's rights to do what they want with their property, especially when it comes along with increasing housing.

You know, we ignored the unintended consequences of huffing gas in an earlier case, or an earlier item so, you know, I think this one makes sense. We saw with the allowing of more *casitas* that it took a lot of people, it took a lot of time for this to happen. I heard somebody say that there were only 12, I don't know if that number is correct.

But folks are not going to explode – this is not going to explode overnight. You're not going to wake up one day and have a triplex. So I think let's stay consistent with our logic, if we're going to use it.

COMMISSIONER MACEACHEN: I think each thing needs to be considered individually, and I think we go to a vote. I don't think we should have townhouses on R-1 land.

CHAIR ARAGON: I think by allowing the *casitas*, you know, the *casitas* seem like that's fair. But for some reason, the townhouse idea, it kind of concerns me as well, because it really could change, you know, the nature of communities, where *casitas* are more of a accessory use. And the cottages are a step in that direction as well.

But, you know, having a triplex in the middle of your R-1 neighborhood, that does trouble me and concern me a bit. So I'm going to support Commissioner MacEachen on this one.

COMMISSIONER CARVER: People don't have the capital to explode homes like this. This is very gentle. I think this makes sense. But let's vote.

MS. RENZ-WHITMORE: I believe I have everyone noted except Commissioner Likar and Commissioner Coppola.

COMMISSIONER LIKAR: Likar is leave as is.

MS. RENZ-WHITMORE: And, Commissioner Coppola, are you for the proposed change or –

COMMISSIONER LIKAR: Meaning for the proposed change. Sorry.

MS. RENZ-WHITMORE: So you're against the proposed change, Commissioner Likar?

COMMISSIONER LIKAR: I'm for as it reads right there.

MS. RENZ-WHITMORE: Oh.

COMMISSIONER LIKAR: Yes.

MS. RENZ-WHITMORE: The opposite of what I said. Okay. Thank you.

Commissioner Coppola.

COMMISSIONER COPPOLA: Sorry, I can't find my unmute button there. No, all good here.

MS. RENZ-WHITMORE: So are you for the proposed change to allow townhouses in R-1?

COMMISSIONER COPPOLA: Yes.

MS. RENZ-WHITMORE: So that's four in support, three against. Nelius was a four.

COMMISSIONER NELIUS: I live in a townhouse. Other people can live in a townhouse, too.

MS. RENZ-WHITMORE: Great. Thank you.

So you heard some comments about Item 97. This is on the balancing pad of trying to kind of be gentle with additions next to R-A or R-1. So this would add a use-specific standard that would apply in all zone districts that allow multi-family to limit the number of units if they're next to R-A or R-1 to six. So we just talked about townhouse being limited to three. This would be double that, limiting the number of multi-family units next to R-A or R-1 to six, unless the development is within an urban center, Main Street, or Premium Transit.

So you heard several people were nervous about that change, not in support of that change. I'll point out that there are other kinds of limits on density that can happen. So all of the kind of citywide standards about building height and required usable open space, we talked about that for the mixed-use zone district

downtown, the amount of parking that you have to have, landscaping, other building design standards. We also have contextual standards that can limit density in terms of use-specific standards, neighborhood edges, major public open space edge.

Perhaps the most powerful is the building height step down in neighborhood edges that says within 100 feet of the shared property line, even though your zone district may allow you to go higher in height, your development is limited to 30 feet high within that distance. Thereafter, you can go to the full height allowed by your zone district.

This proposed change is more blunt force. You can only get six, even if you have more room than that. And I think that's part of why people were not in support. So we've prepared Condition number 7 for you to review that says you can adjust – if you like the concept, but it's too blunt force, you can adjust where the rule would apply. As proposed, it's just in Urban Centers, Main Streets, and Premium Transit that are exempt. You could extend that to within a quarter mile of UC-MS-PT areas; that's commonly used in the IDO.

You could add it if the development is in any of our Centers and Corridors, they're not – that rule doesn't apply. You could make it if the development is in an Area of Change, that rule doesn't apply. You could adjust the number of units that would be allowed. You could do both.

You could just not approve the item at all, keep it as written in the IDO, or – I don't know why we have E. I don't remember why we have E. But let's hear what you think.

CHAIR ARAGON: Oh, I'm not really sure I understand it completely. I'm going to –

MS. RENZ-WHITMORE: Or approve it as written. That's why E.

CHAIR ARAGON: I'm going to follow staff recommendation on this one.

MS. RENZ-WHITMORE: So just as written?

CHAIR ARAGON: Yeah. That's just my opinion, I don't know what anyone else thinks.

MS. RENZ-WHITMORE: Let's hear.

COMMISSIONER MACEACHEN: Well, I get worried about – we just put a triplex next to my house. Now we're going to talk about not having density. If we're going to have density, I think this is the right place to put it. I don't think I'd want this. I'd vote against this. I just do not approve this item.

COMMISSIONER CARVER: Surprisingly, I'm with Commissioner MacEachen. I am not in favor of this item, so I would not approve this at all. I don't know why we chose 6. It seems like an arbitrary number and I don't understand why we would

limit the ability to build dwelling units. So I would vote against this item.

MS. RENZ-WHITMORE: Commissioner Nelius?

COMMISSIONER NELIUS: I guess I'll follow suit. I'll vote against as well. If we don't want to hamstring ourselves, we need to have as many options as possible. That means not limiting to six units.

MS. RENZ-WHITMORE: Thank you. Commissioner Archuleta.

COMMISSIONER ARCHULETA: I'm still thinking about this. Go on to the next person. Because I'm thinking about different neighborhoods and different areas. And I'd like to see a transition from single-family to maybe triplex to six to big multi-family. But then there's a lot of neighborhoods that don't necessarily need that transition right now that are fine. So I'm kind of on the fence either way. So just go on.

MS. RENZ-WHITMORE: I'll circle back to you, Commissioner. Commissioner Coppola? Oh, you're on mute.

COMMISSIONER COPPOLA: I have no objection. Looks good.

MS. RENZ-WHITMORE: And, Commissioner Likar?

CHAIR ARAGON: And then come back to the Chair when the Commissioner is done.

COMMISSIONER LIKAR: I'm confused by this item. I don't know which way to go.

MS. RENZ-WHITMORE: I'll give you another second. Chair?

CHAIR ARAGON: Yeah, after hearing the other Commissioners, I'm going to agree with Commissioner MacEachen and Commissioner Carver. You know, why limit it now? If we're in a multi-family zone, let's build multi-families.

MS. RENZ-WHITMORE: Commissioner Archuleta, back to you. There's four against, so you'll be not swaying the decision at this point. But I'd love to hear what you think.

COMMISSIONER ARCHULETA: Yeah, I'm thinking why limit it?

Because if someone has – and the property's already zoned, and even if it's next to it, I don't – that's why I'm kind of on the fence back and forth. I work in multi-family, so I don't want to – you don't want to limit somebody if they've got the property, it's already there and it's ready to go. So yeah.

MS. RENZ-WHITMORE: Understood. Got it. Mr. Likar, last word?

COMMISSIONER LIKAR: I agree with the majority, I think if you have a pre-

existing zoning, it seems like you're taking away a property right a little bit.

MS. RENZ-WHITMORE: Thank you so much.

Okay. So hopefully you can let go of that controversy. Nobody's commented about this one. Veterinary hospital, some changes to the use-specific standard to give some clarity about where outdoor animal runs can be. Anyone have any concerns about the proposed change?

We're all happy. Okay. Moving on.

COMMISSIONER ARCHULETA: I just want to know what you can do if the dog's got to go potty in the middle of the night. But that's another story.

MS. RENZ-WHITMORE: I believe they have puppy pads now, Commissioner.

COMMISSIONER ARCHULETA: Okay. Good.

MS. RENZ-WHITMORE: All right. Campground and vehicle. So similar non-controversial change to campgrounds, changing water flush, adding water service as a requirement, for campgrounds, which most of them have. This just makes it clear that it needs to be within 300 feet of any particular campsite.

COMMISSIONER CARVER: This is Carver. There was a public comment about allowing composting toilets in some of these areas. Do you have any comment on that, Ms. Renz-Whitmore?

MS. RENZ-WHITMORE: I don't have a comment about that, Commissioner. Would you like to see a condition?

COMMISSIONER CARVER: I guess I don't understand. I mean, yes. Yeah. Yeah, let's try it. I don't know.

MS. RENZ-WHITMORE: Would anybody else like to see a condition allowing composting toilets instead of water flush?

COMMISSIONER CARVER: Let's move on.

MS. RENZ-WHITMORE: And thank you for reading comments, Commissioner.

Okay. So nicotine retail currently has a use-specific standard saying that it's prohibited within 1,000 feet of another lot with nicotine retail, but it doesn't specify exactly how you measure. This just adds the language that makes it crystal clear you're measuring lot to lot, not point of sale or some other measurement. This makes it consistent with all the other distance separation requirements. Great.

Okay. Accessory dwelling unit. This is a Councilor Fiebelkorn amendment that would allow attached *casitas* as well as detached *casitas*.

The other thing that I appreciate about this proposal is it's careful to distinguish what would be an attached dwelling unit from a duplex. So if it's 750 square feet

or less, and it's attached to another unit, it would be considered the attached *casita*. If it's more than that in square footage, it becomes a duplex, which you've already said you're okay with.

So this would give a little bit more flexibility to people about where they add that additional unit. They can attach it to their main house, they can add on, they can convert part of their house to an attached *casita*, or they could keep the detached in the backyard.

Any discussion?

COMMISSIONER LIKAR: Where did the 750 come from?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner, it is the existing limit for *casitas*, distinguishing them from any other single-family in the R-1 zone district, where you only can have one unit allowed. Otherwise, it's two full houses on a lot, and that's generally not allowed.

Any other questions or objections?

CHAIR ARAGON: I fully support this, so I think it's a good opportunity.

MS. RENZ-WHITMORE: I see some thumbs up. Thank you. Appreciate that.

These are staff proposals, so Item 28 would change the language, and I do have – and I'll just ask our hearing monitor, we've got folks kind of entering. Would you keep an eye on the waiting room and make sure people get admitted? Thank you.

Staff wrote this when we were only thinking about the detached, and we have some language proposed in a condition that would make this building footprint language only for the detached portion.

So right now, if your main house is two-story, your *casita* can be two stories, but the overall 750-square-foot limit means that you'd have a very tiny footprint, and then a story above. This would just say that that 750 square foot limit, Commissioner Likar, that you asked about, is the footprint. And if you happen to be able to go up to that second story, or if you can have –related to the next proposal, if you want to go up to 18 feet, the loft space wouldn't count against your overall square footage.

And I'll just let you see that other language about the 18 feet. So the other proposal, Item 29 from staff, would say that you can have a *casita*, a detached *casita*, that's 18 feet high, or the primary structure of the property. So if your house is two-story, you can have two-story, but otherwise, you're allowed to have 18. And so those two proposals kind of go together so that people could have a *casita* that's 18 feet and maybe get a loft space.

COMMISSIONER MACEACHEN: I have no heartburn on either of these.

MS. RENZ-WHITMORE: I see thumbs up, thumbs up. Any objections? Okay. I

see lots of head nods.

Okay. So here's the condition that I mentioned. Condition 8 kind of cleans up the language between detached and attached. So Item 28 would be revised to say, where this use is allowed, only one accessory dwelling unit is attached per lot and size is limited as follows.

For attached ADUs, 750 square feet, full stop. For detached ADUs, 750 square feet of building footprint, and a garage attached to the accessory dwelling unit shall not count toward the size limit, which is carryover language that exists.

Similarly, for Item 29, the maximum height of a detached accessory dwelling shall be 18 feet or no taller than the primary structure, whichever is greater. An attached accessory dwelling unit is limited by the maximum size of the zone district.

Any other last comments about that?

CHAIR ARAGON: Do we have to pick one, or that's all the rules?

MS. RENZ-WHITMORE: Based on your thumbs up of the previous slides, it sounds like you're going with A, which is staff's recommendation.

CHAIR ARAGON: I like A. Great. Just for the record.

MS. RENZ-WHITMORE: I saw lots of thumbs up. Okay.

Outdoor dining area. So this strikes language in the use-specific standard about not allowing open flames. We did check with the Fire Marshal. Fire Marshal's like: I don't care. If we don't allow it in the fire code, we're not going to let them have it. Your zoning means nothing to me.

So this would allow an outdoor dining space to have candles at the table or, you know, a fireplace that meets all the fire code regulations.

I see thumbs up, I see head nods. Any objections?

All right. This one's going to be a little bit more tough. Do we need a bio break?

COMMISSIONER CARVER: Ms. Renz-Whitmore, I would like one. And I wonder if there's anybody from HHS or the mayor's – HHH, however many Hs are in it, and/or the Mayor's office to answer some questions about these ones.

MS. RENZ-WHITMORE: I can try to work on that if we take a break.

COMMISSIONER CARVER: Please. Thank you.

CHAIR ARAGON: Yeah, let's take a break.

MS. RENZ-WHITMORE: Mr. Chair, how long would you like?

CHAIR ARAGON: Five minutes okay?

(Recess held.)

MS. MAHER: We're back on the record.

MS. RENZ-WHITMORE: Thank you.

We have three competing proposals for changes to safe outdoor spaces. So one from Mayor Keller as Item M-1; Councilor Rogers is Item C-5; and Commissioner Fiebelkorn is C-6.

So this comparison kind of shows you the differences among the three proposals. The first is the time limit. The second is distance separation for safe outdoor spaces. All of them remove the permanent plumbing requirement. Mayor Keller and Councilor Rogers effect the security and management plan requirement, and Mayor Keller and Councilor Rogers change the supportive services.

I'm going to come back to this, but I want to show you – not this and not that. Sorry, and not that.

These are the use-specific standards in particular, but, Condition #9 in your staff report basically gives you the option to go with one, or the other, or some combination thereof. So as we go through these, I'll be taking notes about anything that you want to combine, unless you want to just pick one or none.

So let's go back to our comparison.

I'll say that all three proposals are trying to remove cost-prohibitive requirements to allow safe outdoor spaces to happen more cost-effectively. So that's the purpose of all of the changes. And really, it's a matter of what you would like to see.

So let's take it from the top. Mayor Keller is proposing a five-year, temporary use permit that's renewable every two years thereafter, following an inspection.

Councilor Rogers keeps it as is, as a two-year limit, but removes the six-month break provision that you heard a public comment about this morning that seems fairly non-workable. That would also be renewable every two years after inspection. And Councilor Fiebelkorn did not make that change.

So let's just pause there for a second and see – I'm wondering, without going too far into the rabbit hole, whether there's general support about making any changes to safe outdoor spaces.

So if all of you just say no changes, then we can move on. But if we want some changes, then we'll kind of go step by step. Can I get a...

CHAIR ARAGON: I'm a no-change guy.

MS. RENZ-WHITMORE: Okay.

COMMISSIONER MACEACHEN: I can go with no changes.

COMMISSIONER CARVER: This is Carver. Yeah, it's pretty clear to me that the way that safe outdoor spaces as written now doesn't work, and we need changes.

MS. RENZ-WHITMORE: Commissioner Coppola?

COMMISSIONER COPPOLA: It seems very – I don't know. I'm not comfortable with it.

MS. RENZ-WHITMORE: With any changes?

COMMISSIONER COPPOLA: No. With the way it's all written now. I mean, I think there needs to be a lot more thought into this.

MS. RENZ-WHITMORE: So you're on the let's talk about some changes side?

COMMISSIONER COPPOLA: Yeah.

MS. RENZ-WHITMORE: Great.

Okay. Commissioner Archuleta?

COMMISSIONER ARCHULETA: Yeah, a little dialogue wouldn't hurt. I'm not sure what, if I agree with some of their changes. But yeah, have some discussion.

MS. RENZ-WHITMORE: Thank you. Commissioner Nelius?

COMMISSIONER NELIUS: I'm in favor of amending the current code. And I don't know if this is an appropriate time to bring this up, but specifically setting geographic limits on safe-built outdoor spaces and having a minimum distance to marijuana dispensaries and nicotine retail.

MS. RENZ-WHITMORE: That you would want to see those added?

COMMISSIONER NELIUS: Yes, ma'am.

MS. RENZ-WHITMORE: I see.

Commissioner Likar?

COMMISSIONER LIKAR: I have no changes.

MS. RENZ-WHITMORE: Sorry. Taking notes.

Commissioner Nelius, you said cannabis retail and nicotine retail?

COMMISSIONER NELIUS: And I guess, for that matter, liquor stores as well.

MS. RENZ-WHITMORE: Okay. Likar is no change. All right. So we have four for some changes, and three against. So let's dive in.

In terms of the time limit, what's before you is five years or two years as a temporary use.

COMMISSIONER CARVER: This is Carver. Is it also the six-month, like, cool-off period? Is that in this also?

MS. RENZ-WHITMORE: Both would remove it.

COMMISSIONER CARVER: Oh, okay. Great. So then my question becomes – and this is the question I wanted to ask all the Hs and the Mayor's office. What is the logic behind the two- and five-year? Like, what is really the difference? Operationally, does it take five years for these services to be – like, why five, why two?

MS. RENZ-WHITMORE: Actually, let's just ask. Do we have anyone here from the Mayor's office, or HHH?

COMMISSIONER CARVER: Or a Councilor, for that matter.

MR. COX: Chair and Commissioner Carver, I can tell you why Councilor Rogers' amendment just goes at the two-year limit. Just because it kind of seemed – I mean, I guess similar to why you're asking the question as to a five-year limit renewable,

with every two years, it seems to inherently do the same thing as a two-year limit, but then you just are asking for re-approval in the same way.

So what I'm saying is, I think the two-year, under Councilor Rogers' amendment, just seemed a lot cleaner to us, and more just legible for the everyday applicant going through safe outdoor spaces.

COMMISSIONER CARVER: Thank you, Mr. Cox.

Yeah, I think I'm in favor, largely, of M-1, except for I would flip the time limit in C-5 to do the two-year limit, with every two-year renewability. That seems cleaner and it, you know, just – I think it might provide a little bit more security for the public to feel like there's a little bit more oversight and kind of review of these spaces that are quite controversial.

And so I think if we – yeah, I would be in favor of the two-year limit, but other than that, I would be probably in favor of the rest of M-1.

MS. RENZ-WHITMORE: Okay. So we've got two years on the table. Can I get some other input?

COMMISSIONER ARCHULETA: I would support the two-year limit also, with the inspection, yeah, and renewable.

MS. RENZ-WHITMORE: Great. Coppola is same.

Commissioner MacEachen? Oh, you were no change anyway, but what do you think, two or five?

COMMISSIONER MACEACHEN: No, I think there's some logic to two years. I

think I can live with that.

MS. RENZ-WHITMORE: Mr. Chair?

CHAIR ARAGON: Oh, you would ask me. We'll do the two-year limit.

MS. RENZ-WHITMORE: Commissioner Nelius?

COMMISSIONER NELIUS: I'm in favor of the two-year limit as well.

MS. RENZ-WHITMORE: And Commissioner Likar?

COMMISSIONER LIKAR: Two years.

MS. RENZ-WHITMORE: Great.

So Commissioner Carver put the rest of the Mayor's proposal M-1 on the table. So that would increase the number of spaces from 10 to 20, increase the number of occupants from 15 to 30, and remove the separation requirement if two safe outdoor spaces are operated by the same entity with a shared management plan. Removes the plumbing requirement. Makes that two-tier system that you heard about. If it's fewer than 20 spaces, there needs to be on-call support Monday through Friday. More than 20 spaces, 24-hour, on-call support. And contact information provided to the City.

For supportive services, requiring it to be either on-site or off-site, so you can take people to the service or have it hosted on the site. And adds income support services to the list.

Any other adjustments to M-1? Coppola, what would you change?

COMMISSIONER COPPOLA: I wouldn't support any of the M-1. I mean, I don't necessarily – I think C-5 is better, but that's not really what we're talking about. So I was just –

MS. RENZ-WHITMORE: Oh, it is. That's exactly what we're talking about. What do you like better about C-5?

COMMISSIONER COPPOLA: I don't think they need to be that, you know, dense. And, I mean, you know, again, it's not my area of expertise. But I think you're starting to get too much crowding going on. And, you know, the other one seems to be a little bit more thorough on, you know, what agencies are responsible for being available and, you know, things of that nature.

MS. RENZ-WHITMORE: Okay. Thank you, Commissioner. Commissioner Nelius?

COMMISSIONER CARVER: Commissioner, you're muted.

MS. RENZ-WHITMORE: You're on mute.

COMMISSIONER NELIUS: My apologies.

So yeah, I'm in favor of the rest of M-1. And, you know, I would request that we have that minimum separation distance to liquor retail, nicotine retail, and cannabis retail of it'd either be 330 feet or 660 feet.

MS. RENZ-WHITMORE: Thank you, Commissioner. I'll ask about that at the end, just to make sure there's support from your other Commissioners on that. Thank you.

Commissioner MacEachen.

COMMISSIONER MACEACHEN: So I guess I'm having heartburn over this. It says that separation distances don't apply if the sites are operated by the same entity. I worry that we're going to have, like, a mega one that they've got four little entities and they're all in the same area and it disproportionately affects a neighborhood because there's no separation. Just because they're the same entity, I don't get that. I don't think that tracks.

MS. RENZ-WHITMORE: Okay. Noted.

COMMISSIONER ARCHULETA: I also agree. I think there should be separation, but I don't like going from 10 to 20 spaces. From 15 to – I think that's too much density. Because the whole purpose, I think, is also to, number one, get them off the streets, but number two, get them the services. We should require the three types of social services or supportive services. That's under Councilor Rogers. I believe that that is necessary.

And I recognize how the permanent plumbing requirement is major, but there needs to be some sort of alternative. You know, porta-potties are usually for toilets. But for showers, I don't know. And I'm just going to leave that up to somebody else, but there needs to be some type of alternative to that, you know, to the permanent plumbing.

So yeah, I don't want to change it. I think we're good.

COMMISSIONER COPPOLA: And one of the big things about M-1 that gives me an issue, too, you know, I know you got to have services, but income support services, if you're already trying to help, then that's sort of vague. I mean, then it becomes a permanent place of living for people because they get income out of it and everything else, what's the incentive, you know, use it as a support system and try to get back up on your feet?

So that language at the bottom of that is bothersome to me, more than anything.

COMMISSIONER ARCHULETA: Well, I guess I see that income support as them helping them get their Social Security or whatever they would be getting, as opposed to giving them money. But I would see that as let's help them get a P.O. Box. You know, if they qualify for Social Security, if they qualify for a VA pension, let's help them do those.

And I can see that either way, but not give them money, but let's help them get what's due to them, if that's the way it's meant, it's supposed to be written.

COMMISSIONER COPPOLA: Yeah, it's a little vague. So, like, you're talking about – yeah, those are helpful services. But if it's ambiguously vague and then it turns into where we're just handing out money and everyone's living here and there's no incentive to get back up on your feet, then we're going to have, you know, other issues down the road.

COMMISSIONER CARVER: Chair, this is Carver.

I would just mention that with regard to the density issue, that what we're talking about here is helping people go to a location, have a place that they can, you know, call home for a period of time so that they don't have to be sleeping on sidewalks, so they don't have to be sleeping in the front porticos of businesses.

And so what we're talking about is increasing, is concentrating a place where people can go, rather than just letting everyone, you know, go wherever they want in the city. So yeah.

MS. RENZ-WHITMORE: Thank you, Commissioner.

Back to Commissioner Archuleta's point about showers. Showers are still required. They just don't have to be plumbed. So you've got to provide them in some way. We're just silent about whether it's a permanent shower or a shower truck or some other requirement. So it doesn't go away altogether, it's just silent about how you provide them.

COMMISSIONER ARCHULETA: Good. Thanks.

MS. RENZ-WHITMORE: So we're kind of trying to take the feel –Arya Lamb has joined us from the Mayor's office. Are we past that, or would you like to ask a question of her, Commissioner Carver?

COMMISSIONER CARVER: I think we're past that, yeah. Thanks for joining.

MS. RENZ-WHITMORE: We're kind of talking and I'm trying to get input about – it seems like people are looking at Councilor Rogers and M-1 from the mayor. Arya, we just got direction that the two-year limit, renewable every two years, has support of the Commission. We're talking about the other requirements now.

I'll pause. Matthew.

MR. COX: Chair and Commission, I just wanted to ask, if you all would allow it, when the discussion happens for Commissioner Nellius' proposed condition, if I could have a statement regarding Councilor Rogers' amendment.

MS. RENZ-WHITMORE: Sure. Thank you.

COMMISSIONER CARVER: Mikaela, if we could go down the line of, like, M-1 versus C-5, and just kind of get through the table.

MS. RENZ-WHITMORE: Sure. So let me just confirm what I already have.

So for M-1, I have Commissioner Carver and Commissioner Nelius. For C-5, I have Coppola, MacEachen and Archuleta.

Likar, are you on that? You're on C-5 side? Writing that down. And, Mr. Chair.

CHAIR ARAGON: Not an area of expertise for me in any way. I'm a land use guy. And so I am actually going to support Commissioner Carver. He seems knowledgeable, passionate, and I trust him on this decision. So I'm going to support him on this.

And I know that's not something I normally do, but in this particular case, I'm going to take his lead on this.

MS. RENZ-WHITMORE: Okay. So I've got four to three. Four for C-5. Three for M-1. Is that tracking with others, Commissioner Carver?

COMMISSIONER CARVER: So if we used C-5 as kind of like the base, we could go down and say, do we want to go to M-1 for distance.

Does that make sense?

MS. RENZ-WHITMORE: Absolutely.

COMMISSIONER CARVER: Okay. Yeah.

MS. RENZ-WHITMORE: So let's use C-5 as the base, so two-year limit.

I heard some support for a change in the size. Commissioner Carver, you expressed support. Is there other support to take the size addition from M-1 and add it to C-5? Anyone else supporting that?

COMMISSIONER NELIUS: I'm in favor.

MS. RENZ-WHITMORE: Got two on that. Anyone else?

CHAIR ARAGON: I'm not opposed to increasing the size. I mean, if we get people off the street, that's a help. I guess that's the number one thing.

COMMISSIONER MACEACHEN: Isn't it kind of a menu item? I mean, can't we pick and choose from things from different columns and come up with our own deal.

MS. RENZ-WHITMORE: That's what we're doing.

COMMISSIONER MACEACHEN: Well, then, I mean, I don't necessarily care about 10 or 20 spaces, or 15 or 30 occupants. I do care about that the sites operated by the same management can cluster. I think we need to take that out.

MS. RENZ-WHITMORE: Okay. I see head nods for that support.

COMMISSIONER COPPOLA: Yeah, I could support the additional spaces, but then with MacEachen's recommendation pulled back out.

MS. RENZ-WHITMORE: Got it. I will write that up.

CHAIR ARAGON: This is Chair. I do think they're two separate issues.

MS. RENZ-WHITMORE: Got it.

CHAIR ARAGON: I'm supporting increasing the spaces, and I will support Commissioner MacEachen on the separation.

MS. RENZ-WHITMORE: Got it. All right. So is there any proposed change to Councilor Rogers' security and management plan item?

COMMISSIONER CARVER: Do we have consensus on the separation?

MS. RENZ-WHITMORE: I saw lots of head nods, and you got support for the space increase.

COMMISSIONER CARVER: Okay. Gotcha.

MS. RENZ-WHITMORE: Again, what's on the table is security and management plan. Unless someone wants to make a change, we'll go with C-5. I generally see head nods. Okay. Supportive services, unless someone makes a change, will go with C-5.

COMMISSIONER CARVER: I don't see why we couldn't include income support services. I think that's a good thing for people trying to, you know, lift themselves up.

MS. RENZ-WHITMORE: Commissioner Coppola spoke against. We've got Carver for.

COMMISSIONER COPPOLA: And my only question is, is there a way to find some – I mean, if I'm reading – it provides a list of types of services that can be provided, and then adds income supports. Aren't they similar in some aspects? Is there some way – I don't know.

MS. RENZ-WHITMORE: Sure. I see Diane Dolan wants to speak. While she does that, let me change my share and show you the list, the other options that this would get added to... Commissioner.

MS. DOLAN: Am I okay to speak? Hi. Diane Dolan, policy and government affairs administrator for Mayor Keller.

I just wanted to clarify that, yes, the income support services – I jumped in partway into this conversation. But it is in reference to – it's not the City providing income to residents. It would be helping the residents of the safe outdoor spaces to secure any paperwork, documentation they need to apply for services, income support services that they might qualify for, whether that be through the VA, disability,

Social Security, et cetera.

COMMISSIONER LIKAR: Can that be written in to be more specific?

MS. RENZ-WHITMORE: So it could, Commissioners. But I think what we're trying to do is say that there needs to be supportive services and try to give folks an idea of what we're looking for, but leave some latitude for them to decide what their clients need.

So what's in here is even more vague. I'm sure you're going to love it. Each safe outdoor space shall offer social services and support facilities to its occupants, including but not limited to, showers, education and job training, storage space for residents' belongings, recreational services, and activities for use by occupants to provide comprehensive livability options.

So what would be added is income services, if we go with M-1 as an additional thing. And both M-1 and C-5 say you have to pick at least three, or at least be able to justify what are your three support services that you're offering either on-site or taking people to.

And I would highly recommend not drilling down into specifics about what that looks like. Let's leave the expertise to the operators for what their clients need.

CHAIR ARAGON: Can you repost your presentation?

MS. RENZ-WHITMORE: Yes.

DR. VERPLOEGH: What other questions on safe outdoor space?

MS. RENZ-WHITMORE: I think that's all we need from you at this point.

Okay. So what we have on the table is generally C-5 for the time limit.

We're going to take from M-1 the increase in spaces, but not take the separation distances.

We'll agree with the permanent plumbing requirement.

We'll go with the security management plan from Councilor Rogers.

And, for the supportive services, just add income support to the list of things they can provide.

Anything else? I see general agreement. We did it. Good job. Now we can skip all of these details, look at that. Oh, my gosh, you've gone through so much, feels so good.

Okay. This is the change, Item 30, mixed-use, MX-T zone district. This would be to remove single-family cluster development and cottage development from the MX-T zone district.

It is true, as you heard from commenters, that single-family in that zone district would become nonconforming.

For single-family, someone has five years to shift to another use before they could continue to use it or come back and start using it as single-family again. So nonconforming for single-family is very generous to be able to not lose the use of that single-family home.

Staff feels it's important because, while the Mixed-use zone district is meant to be a transition between single-family and more intense development, we're just seeing single-family. And so it doesn't actually make a transition. We're trying to kind of force the market to provide a little bit more density. Even if they do duplex or townhouse, to really get that transitional infill development between the single-family and the mixed-use development on our corridors. That's the purpose.

As you heard, there were people against. Staff feels confident that the nonconforming is not a reason to not do it. I think our city needs to have a zone district that works the way it was intended to work, as a transition, and that's why we're proposing the change.

And I'll pause there for comment.

COMMISSIONER MACEACHEN: Chair, I would be against this. I think that – it does no harm, and if we start limiting what people can do – we're sitting there saying let's figure out how to get more people into the houses, and then we're going to say, but you can't do it here. I'd be against this change.

MS. RENZ-WHITMORE: They have lots of other residential uses they can do, Commissioner MacEachen. They just couldn't do the lower density options.

COMMISSIONER NELIUS: So, Ms. Renz-Whitmore, this hits close to home, because I'm in a townhouse that's going to be repurposed to a Mixed-use Transition. One thing I want to clarify for myself, as well as, you know, my neighbors on my street. To qualify as a townhouse, it just has to have one single shared wall with a neighbor; is that correct?

MS. RENZ-WHITMORE: So townhouse would have two – sorry three connected units. If there's just one connecting wall, it's a duplex. If there are three with a shared wall, it's a townhouse.

And even if there are – yes, that's all I'll say.

COMMISSIONER NELIUS: So it has to be a row of houses.

MS. RENZ-WHITMORE: Or one could be above, one to the side, so two connected and one above. That would also count as a duplex – or, sorry, count as a townhouse.

COMMISSIONER NELIUS: Okay. And there's got to be multiple units per lot? Or can they be connected across several lots?

MS. RENZ-WHITMORE: They can be connected across several lots.

COMMISSIONER NELIUS: Thank you.

CHAIR ARAGON: This is Chair Aragon. I don't support this. And the reason being is, I don't think we should try to dictate to the marketplace what should happen. I think the marketplace does a pretty good job. I've worked for home developers before and they're all about density. They want to build as dense as they can.

If they're determining that single-family is the highest and best use, and they can go higher, I don't want to limit that. You know, we're saying you can have multiple families in an R-1, but you can't have R-1 in a multiple family. That doesn't work for me, so I'm not going to support this.

COMMISSIONER COPPOLA: I agree.

CHAIR ARAGON: Might be on an island. Might be on an island, but that's just where I'm at.

COMMISSIONER CARVER: This is Carver. I wonder if a compromise might be to allow the cluster development and cottage development as permissive, but disallow the single-family, to help support the goals of staff to make this truly a transition zone.

COMMISSIONER MACEACHEN: I don't think that goes far enough for me. I do not like this. I'm not going to support this.

MS. RENZ-WHITMORE: Commissioner Archuleta?

COMMISSIONER ARCHULETA: Go to the next person while my little wheels in my brain clank around.

MS. RENZ-WHITMORE: Okay. Commissioner Likar?

COMMISSIONER LIKAR: I'm a no on this one.

So I have MacEachen, Aragon, Coppola, Likar against. Nelius and Carver for.

COMMISSIONER NELIUS: I'm still on the fence, or on the wall. I guess my biggest question is, you know, if there are single-family units that are in the R-T zone, that it will be overlaid to the MX-T. Getting up to compliance, you said it would take five years. And we really want to avoid, you know, conditional primary for housing.

I got to look out for my neighbors, but I mean, I think we all qualify. I'll say for.

MS. RENZ-WHITMORE: And back to you, Commissioner Archuleta. You can join the majority or join the minority.

COMMISSIONER ARCHULETA: Yeah, I think I'll join the majority, because

it doesn't matter what I say, so yeah.

MS. RENZ-WHITMORE: Okay. Got it. Thank you all. That was Item 30.

Now we get to bodegas and *tienditas*. Do we need a bio break, or is everybody okay?

CHAIR ARAGON: I'm good.

MS. RENZ-WHITMORE: We're rolling. We're rolling. Everybody? Okay.

All right. So this is just two, not three, competing proposals. One from Councilor Rogers as Item C-7, and one from Mayor Keller, Item M-2.

So three uses are impacted with this change: dwelling, live-work; general retail – (small); and grocery store. Let's just go through it.

So Councilor Rogers would make living live-work units permissive in R-1, R-T, and R-ML if you're on a corner lot that's greater than 500,000 – 5,000 square feet. Getting tired.

R-1, you're limited. The retail/ grocery/restaurant is limited to less than 3,000 square feet.

General retail (small) can be less than or equal to 5,000 square feet, permissive and residential zones on corner lots, as long as one of those streets that you're on is a collector or an arterial, otherwise conditional on two local streets.

Grocery store would be allowed in MX-T, if it's small.

By the way, about 10,000 square feet is the size of, like, the downtown grocery store, if you can picture that. That's about 10,000 square feet.

In residential zone districts, limited to 5,000 square feet. And again, that grocery store would only be allowed on the corner lots, where at least one of the streets is a collector or arterial.

So really, the main difference between these two is the size of retail grocery and restaurant. Smaller in Councilor Rogers'; a little bit larger in Mayor Keller's. Mayor Keller also disallows cannabis retail and nicotine retail from live-work, which staff agrees is really important. So we hope you keep that, regardless of which one you go with.

And remember that you also can just say no change. And I will pause there for discussion.

CHAIR ARAGON: This might be kind of a dumb question. What are the permissive uses right now for live-work, other than grocery stores and –

MS. RENZ-WHITMORE: Great question. Let me change my share.

CHAIR ARAGON: Because the idea of having a live-work in an R-1 is different. I see them working in the downtown area. But I don't know if we want live-work in the middle of the Country Club. I don't live in the Country Club.

MS. RENZ-WHITMORE: Live-work disallows anything that's agricultural, animal-related. Disallows anything in the food, beverage and indoor entertainment category, motor vehicle, industrial, can't be adult retail, can't be commercial services, can't be a construction contractor yard, can't be a crematorium, or liquor retail, or a mortuary.

So otherwise. Go for it.

So office works. People often have office as – did you just lose my screen share?

CHAIR ARAGON: No. It's still showing.

MS. RENZ-WHITMORE: Okay. Other, like, general retail is allowed now. Often people will have, like, a catering service, where they make the food and then take it elsewhere. Food trucks sometimes to cook the food, as long as they get their state license, taken care of, that kind of thing.

CHAIR ARAGON: Like, haircuts, get your nails done, stuff like that?

MS. RENZ-WHITMORE: Sure.

CHAIR ARAGON: Thank you.

MS. RENZ-WHITMORE: Sure.

COMMISSIONER LIKAR: Mikaela.

MS. RENZ-WHITMORE: Commissioner Likar?

COMMISSIONER LIKAR: And before I – like, M-2 for the live-work.

And then the only change on the general retail for me would be prohibited not conditional on the local street. Otherwise, I – keep the grocery, keep Mayor's for dwelling, but limit the – or prohibit the condition.

MS. RENZ-WHITMORE: I'm going to stop my share just for a minute so that I can get my notes up. Thanks for your patience.

Coming back on.

COMMISSIONER MACEACHEN: So while you're doing that, can I ask a question? Is today's goal to try to get as far as we can, but nobody thinks we're going to get 150?

MS. RENZ-WHITMORE: I think we're going to get as far as we can. I would recommend that we push on for as long as we possibly can, because it takes staff some time to write up the condition the way that you want it and revise the

findings as necessary.

So if we do need to continue to go through items on November 20th, we may have to take a pause, a fairly long pause between the end of your discussions and when we're ready to show you the final conditions for vote. But we'll do that.

COMMISSIONER MACEACHEN: And, Chair, the reason I ask, I mean, I've got a hard stop at 6:00.

CHAIR ARAGON: That's fair enough. I think we all may have a hard stop at 6:00.

MS. RENZ-WHITMORE: A hard, hard stop at 6:00. Nichole, did you have something you need?

MS. MAHER: I was just going to mention that Commissioner Coppola had fallen off. He just came back on now, though.

COMMISSIONER COPPOLA: I'm still here.

MS. RENZ-WHITMORE: Okay. So – sorry. Let me just make sure, Commissioner Likar, I got your proposal. So you're generally okay with, you said, M-2. But instead of conditional on local streets, you would just say not allowed.

COMMISSIONER COPPOLA: Correct.

MS. RENZ-WHITMORE: Okay. Got that.

COMMISSIONER CARVER: This is Carver. Can I ask a question about that?

MS. RENZ-WHITMORE: Sure.

COMMISSIONER CARVER: So we're – conditional and residential zones if on the corner of two local streets. So we're talking about only corners, right? We're not talking about something in the middle of the block.

MS. RENZ-WHITMORE: None of the proposals talk about the middle of the block, so it's all what's allowed on a corner lot. And the question is corner of what, corner of what type of street?

So as written, permissive if at least one of the streets is an arterial or collector. And the question of what happens if it's two local streets is what we're talking about.

COMMISSIONER CARVER: Well, I'm in favor of, M-2, the stronger restrictions on use in M-2. And I think I'm okay with the conditional in residential zones if it's on two local streets, because there is a review process. Yeah.

MS. RENZ-WHITMORE: Thanks.

COMMISSIONER LIKAR: And just going on conditional, because Mikaela said

she didn't like...

MS. RENZ-WHITMORE: I don't like conditional for housing. This is definitely not housing.

Commissioner Archuleta, you ready?

COMMISSIONER ARCHULETA: I'm trying to remember how big – when we're talking about the streets, and I'm trying to think of what size a collector would be. And would that be, like, maybe Copper or Campus?

MS. RENZ-WHITMORE: Copper, Campus are probably collectors. The other one locally is Edith is a collector.

COMMISSIONER ARCHULETA: Okay. Zuni?

MS. RENZ-WHITMORE: Zuni is probably – Zuni might be an arterial.

COMMISSIONER ARCHULETA: Arterial? Okay. Kathryn, Kathryn between San Mateo and –

MS. RENZ-WHITMORE: Kathryn probably...

COMMISSIONER ARCHULETA: Central would be a collector? Okay.

MS. RENZ-WHITMORE: Mm-hmm.

COMMISSIONER ARCHULETA: I'm just trying to not limit it. And I'm afraid when we start – if we don't put it somewhere, then it's going to be limited to only certain areas or certain parts. And I'm trying to figure out how we can get it where it's not so limited that – because there's really only certain parts of town that have are going to go on a collector or something like that.

MS. RENZ-WHITMORE: Sounds like you might be okay with the conditional on local streets.

COMMISSIONER ARCHULETA: Yes.

MS. RENZ-WHITMORE: Great.

COMMISSIONER ARCHULETA: Yeah.

MS. RENZ-WHITMORE: Thank you.

Commissioner Nelius?

COMMISSIONER NELIUS: I support M-2 down the board.

MS. RENZ-WHITMORE: Thank you.

Commissioner MacEachen.

COMMISSIONER MACEACHEN: Yeah, I think I'm fine, too.

MS. RENZ-WHITMORE: With M-2?

COMMISSIONER MACEACHEN: Yes.

MS. RENZ-WHITMORE: Great.

Chair.

CHAIR ARAGON: I'm good with M-2, with the exception I think the store should be limited to 3,000 square feet.

MS. RENZ-WHITMORE: So you like C-7. You're teasing me.

CHAIR ARAGON: What? No, I don't – I'm okay with M-2, just with a smaller store. But I'll go with the flow. I'm not sure what the impact this is going to be. It could be something really cool, or it could turn out to be, like, "What were they thinking back then?"

MS. RENZ-WHITMORE: That's why we update every two years.

All right, so I've got, so far, five are okay with M-2. I just looked at my notes. I'm sorry, let me put a pin in this for a second. Nope, it's okay, let's keep going, and then I'll circle back. Who haven't I heard from? I have Likar, Carver, Archuleta, Nelius, MacEachen, Aragon.

COMMISSIONER COPPOLA: Commissioner Coppola here. I'm okay with them, too.

MS. RENZ-WHITMORE: Great. Thank you.

Okay. I need to circle back for Commissioner Nelius proposed adding a distance separation for safe outdoor spaces from cannabis retail, nicotine retail, and liquor retail.

And, Commissioner Nelius, did you have a distance in mind?

COMMISSIONER NELIUS: Either that nominal eighth of a mile, 330 feet, or I guess a quarter mile would be 660 feet. I prefer it be 650 feet, but that might be – yeah. Let the rest of the Commission weigh in, 330 or 660.

MS. RENZ-WHITMORE: Thank you.

And, Matthew.

MR. COX: Chair and Commission, just wanted to address, this condition. I would be worried about this condition and the effects of it on safe outdoor space use as it exists right now, because we are not amending the buffer to R-A, R-1, R-MC, or R-T zoned lots. And right now, how that buffer exists in the IDO, is that you can't have a safe outdoor space within 330 feet of those zones, which is about probably 70 percent of our land already.

And the fact that most gas stations sell nicotine and those type of products are found in many places, it would limit us even more from where we could have safe outdoor spaces, which is already quite diminished from how it exists in the code now.

And so just wanted to put that statement out there and kind of, yeah, voice some concerns around that.

COMMISSIONER ARCHULETA: The only concern I have is the nicotine. And I'm not a smoker, I don't like smoking or anything, but I do know that people that are coming off of meth addiction or other type of addictions turn to cigarettes.

And so I kind of – not that, like I say, I like smoking, but I feel like someone coming off an addiction might need cigarettes to go to. And that's a lot safer than the previous addiction. So I kind of feel like – I don't mind – I think it's good with the with the marijuana or the cannabis and the alcohol. But the nicotine, I can't live with that. I think we need to – that needs to – that shouldn't be a factor.

COMMISSIONER NELIUS: Very well. Let's go ahead and then drop the nicotine requirement. And then I guess I'll ask, gas stations versus liquor stores are two separate designations, correct?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Nelius, the gas stations that have convenience stores are considered to have two primary uses, so if there is a convenience store that's selling nicotine, then the gas station property would still require this distance separation.

COMMISSIONER NELIUS: Okay. Well, perhaps it's a little bit heavy-handed. We could drop liquor store and nicotine retail and just put this requirement, this minimum distance separation, on cannabis retail solely. Yeah, I won't go into personal detail, but yeah, let's just – I guess 660 feet would be an eighth of a mile. So I guess this additional requirement would just be the 660 feet minimum distance separation from any cannabis retail.

COMMISSIONER CARVER: This is Carver. Yeah, thanks, Commissioner Nelius, for, the proposal. I understand, you know, the public health instincts behind this.

I can't support this because it restricts the amount of available space that we could use for safe outdoor spaces and could make these important resources for our unhoused community disallowable.

And so I really want to – you know, I think we all want to see a solution to the unhoused issues that we're seeing in the city, and I don't want to see any more restrictions on those, on the ability to provide a place for people to go.

So again, thanks for the public health instinct, but, yeah, I can't support this.

MS. RENZ-WHITMORE: Anyone else support? Commissioner Nelius' proposal? Going once. Going twice.

COMMISSIONER NELIUS: I stand alone.

MS. RENZ-WHITMORE: You stand alone. All right. Thank you for that discussion.

All right. I get to skip some slides. You've done it.

All right. Next up is Item C-8. This is a proposal for overnight shelter from Councilor Fiebelkorn. So this proposal would take the overnight shelter from conditional to permissive in the zone districts where it's currently allowed.

The use-specific standard specifies if the overnight shelter has ten or fewer beds, it's permissive. Over ten beds, it would be conditional, as it is today.

And I will pause for discussion.

CHAIR ARAGON: I would support keeping it as a conditional use.

COMMISSIONER COPPOLA: I would second the Chair on that.

COMMISSIONER MACEACHEN: Third.

COMMISSIONER LIKAR: Fourth.

COMMISSIONER ARCHULETA: Define "overnight shelter." We're letting somebody sleep in our house at night? I mean –

MS. RENZ-WHITMORE: No. Sorry, that's –

COMMISSIONER ARCHULETA: I'm kind of with everybody else on that. It doesn't...

MS. RENZ-WHITMORE: Let me get you the definition. Hold on one second.

COMMISSIONER ARCHULETA: I think we already heard four against, so maybe that's a moot point.

MS. RENZ-WHITMORE: Okay. Just so I don't have to change my share, I'm going to drop into the chat where you can see it.

Okay. I'll just read it to you, I guess. A facility that provides temporary or transitional sleeping accommodations for six or more people, with completely enclosed portions of a building, with no charge or a charge substantially less than market rates. Such facilities may provide meals, personal assistance, personal services, social services, personal care, and protective care. This use does not include 24-hour skilled nursing care, which is regulated as either hospital or nursing home for the purposes of this IDO.

So it's not just, you know letting someone couch surf. This is a facility that is intended to serve six or more people.

And I think the purpose of the proposal is, overnight shelters are a beneficial

public use that often is locally unwanted. When it has to go through a conditional use process, the folks who are impacted the most come out and say, not here, not here, not here, not here, not here, not here.

So the idea is allowing smaller overnight shelters to not have to go through that conditional use process, with the assumption that up to ten beds is of limited impact, considering that single-family is five unrelated people, community residential facilities can be up to eight people. Group homes start at eight or ten.

And again, these are in zone districts that allow multi-family and other highly dense kind of uses. These are not in the residential zone districts.

So pulling up my notes again, I have four against. And are there any, in support?

COMMISSIONER NELIUS: I'm in support.

MS. RENZ-WHITMORE: Thank you, Commissioner.
Commissioner Carver.

COMMISSIONER CARVER: Yeah, this is Carver. I'm in support of this. I think that these land – I mean, the districts that we're talking about allowing these to be permissive in are the right location for this.

We're not talking about putting this in residential areas. We're not talking about putting them in transition areas or low mixed-use areas. I think this is the right spot for this.

MS. RENZ-WHITMORE: Thank you, Commissioner.

COMMISSIONER MACEACHEN: I guess my problem is that we're taking away somebody's right to be able to go to a hearing and talk about it.

I mean, you know, it could still pass if the people want it to pass, but at least you're heard, your voice is heard, and you get to have a say in what's going on around your property.

COMMISSIONER NELIUS: My own opinion is, you know, we need to get shelters up as fast as possible, and I guess this is the yes in my backyard coming out. Yeah, when it's conditional, there's a hearing, it's delayed. My vote is get the shelters moving as quickly as possible. And, you know, we're One Albuquerque, we all got to live together, so in favor.

MS. RENZ-WHITMORE: Thank you Commissioner Archuleta.

COMMISSIONER ARCHULETA: I'm on the fence on this one. I can go in favor of it. It's not going to make a difference, but, yeah.

MS. RENZ-WHITMORE: Okay. I've got four against and three in support. I'll just make sure I've got that noted right.

COMMISSIONER CARVER: Mikaela, that was C-8, right?

MS. RENZ-WHITMORE: That was C-8, yes. Thank you.

All right. Now we've got Item 32. This would add a tier of higher building heights allowed in R-ML and R-MH. These are multi-family zone districts in Activity Centers and Major Transit corridors.

So today, we have two tiers of building height, citywide and UC-MS-PT, which are our most urban centers. This would add a middle tier of building height and bump up the UC-MS-PT height in R-MH accordingly.

Also add building hype bonuses if people do workforce housing; that's housing that's affordable to households earning 80 percent of the area median income or less.

And structured parking. This helps cover the subsidy of workforce housing by allowing an additional story of units, and covering the cost of structured parking, which is enormously expensive, again, by adding some units in an additional story or two stories in the case of R-MH.

This change is mirrored in the MX zone districts in Item 33. That would also add that middle tier of building height for Activity Centers and Major Transit corridors in the Mixed-use zone districts, add Activity Centers to the workforce housing and structured parking bonuses.

And I'll pause there.

COMMISSIONER NELIUS: So how does the workforce housing stipulation work? Is it just everybody living there has to earn less than 80 percent of the median household income throughout the area, or is it the average of everybody living there has to be less than 80 percent?

MS. RENZ-WHITMORE: What a good question. That is defined in the bonuses. Give me just a second.

Building height bonus. 30 percent of the dwelling units have to meet the definition, so yeah.

COMMISSIONER CARVER: And that's household, not individual?

MS. RENZ-WHITMORE: That is households. I will confirm that, but that is – that's what I think.

COMMISSIONER ARCHULETA: So 30 percent equal 80 percent of the median income?

MS. RENZ-WHITMORE: 30 percent of the units have to be –

COMMISSIONER ARCHULETA: Occupied.

MS. RENZ-WHITMORE: Yes, held in reserve for people or households earning 30 percent or less. And if it's a household of one, that's a person, right? Yeah.

COMMISSIONER MACEACHEN: I can support this change.

COMMISSIONER COPPOLA: I'm generally in favor. I like seeing ideas that encourage more development. And this gives developers an ability to, you know, add more units. I think that's a better way of going about it than some of the other ways, so I'm in favor.

MS. RENZ-WHITMORE: I see your support, Likar. Thank you. Aragon, thank you.

Commissioner Nelius.

COMMISSIONER NELIUS: Nelius in favor.

MS. RENZ-WHITMORE: Thank you.

Carver, I see. Thank you.

Commissioner Archuleta.

COMMISSIONER ARCHULETA: I'm going to be the lone not to support it, but that's okay.

MS. RENZ-WHITMORE: Okay. Great. Appreciate it, thank you.

Okay. Just to say, there are regulations on building height that remain in place. So I mentioned the Neighborhood Edge earlier.

That remains, still limiting building height next to a protected lot, often single-family or low-density residential.

There are also solar access limits on all Residential zone districts, including R-ML.

Okay. The next one is a proposal by – this is Item C-9. This is a proposal by Councilor Baca to strike the minimum or the limit on the subdivision of property that exists today.

So in terms of lot size, contextual standards say if you're going to take one lot and split it into two or if you want to subdivide, you can't subdivide that lot into something that's less than 75 percent of the other lots on the block. That's to limit one large lot from becoming multiple small lots that kind of break the pattern on the existing block.

This is proposed because it does allow more housing in existing areas that have large lots. When we remove the contextual standard, you would be able to get more houses in those blocks. The question is whether it still meets the Comprehensive Plan, goals and policies about protecting existing areas.

So here's a diagram that's in there now. The contextual standards apply to setbacks, front and side, and also has a maximum. When you're consolidating multiple lots, you can't consolidate into something that's more than 125 percent

larger than the lots on the block, and that's proposed to remain.

What's proposed to strike is the 75 percent smaller.

And I will pause there. There is a condition about this. It's not in presentation.

But I'll pause for discussion about – oh, let me say one other thing, and we'll discuss.

So staff is proposing in Item 92 to eliminate the larger sub-zones or flavors of R-1, and just default to the smallest lot size and the smallest setbacks.

Currently, if the contextual standards stay in place, this minimum lot size of 3,500 doesn't mean all that much, because the contextual standards kind of limits that you can't do more than 75 percent smaller than the other lots on the block.

If both pass, then you would see, many of the larger lots throughout the city able to subdivide into two, or in some cases, even three lots, where the contextual standards would not allow that today.

Discussion, Commissioners.

COMMISSIONER CARVER: Carver. This one's a little – yeah, Councilor may not like me for this one, but, I don't know that I can support this one. Because, I mean, the staff report makes it pretty clear that it conflicts with, let's see, one, two, three, four, five, six, at least six goals in the comp plan.

Okay. So let me ask a clarifying question. Removing the lower limit, could somebody subdivide a lot to be 25 percent, or 10, or 5?

MS. RENZ-WHITMORE: The math would make that possible. The lower limit would become the minimum lot size in R-1. So if you accept the staff's proposal for Item 92, then the minimum lot size would be 3,500 square feet. So they couldn't subdivide to be less than that. But if it's a super large lot, then sure.

COMMISSIONER NELIUS: Pertaining to structures, there's still that ten-foot setback requirement if you subdivide the lot; is that correct?

MS. RENZ-WHITMORE: Yes. The setbacks are kind of a separate discussion. And in terms of Item 92, the setbacks that would be – the R-1 setbacks would be preempted by the contextual standards.

So if your block happens to have 25-foot setbacks, even though Item 92 passes, you would still have to be within three feet of that 25-foot setback that your neighbors have. Thank you.

COMMISSIONER NELIUS: Thank you.

Other Commissioners about these two items.

COMMISSIONER MACEACHEN: For the third time in seven hours, I'm going to agree with Carver.

COMMISSIONER LIKAR: I agree with Carver as well.

COMMISSIONER COPPOLA: I'm on board.

MS. RENZ-WHITMORE: On board to change or on board to not change?

COMMISSIONER COPPOLA: On board with Carver.

MS. RENZ-WHITMORE: Got it. Thank you, Commissioner Coppola.

CHAIR ARAGON: And this is Aragon, and I agree. You can't have both, so if we want smaller lot sizes, we can't approve this.

Agree with Carver.

COMMISSIONER CARVER: Yeah, I mean, is there a way that we can make this applicable to really large lots, but not. I don't know. That's what I'm having trouble with, is, like, we can – a small lot, like, we could just, like, make it too small. But then, like, if we have a really large lot that we need to subdivide. I don't know. I'm getting lost. I have support, so I should shut up.

COMMISSIONER NELIUS: Still the 3,500 square foot minimum, right?

MS. RENZ-WHITMORE: So let me circle back to something you said, Chair.

If you want to see smaller lot sizes, you should support this change. The contextual standards limit how small the lots can get. So if you want to see more subdivision into smaller lots, support C-9.

If you want to kind of protect the pattern of the built environment that we have, thinking that this is too much change and we should be a little gentler, and let less change happen over time, then don't support C-9.

COMMISSIONER MACEACHEN: I'm in favor of smaller lots, I just don't think this is a solution. I mean, if it violates the Comp Plan – what did you say, six or seven times, Commissioner Carver? This isn't the fix. I'm not going to support this.

MS. RENZ-WHITMORE: That's clear. Thank you.

COMMISSIONER CARVER: And are we only talking about Areas of Consistency?

MS. RENZ-WHITMORE: Yes. The contextual standards only apply in Areas of Consistency.

Let's see, I've heard from, Commissioner Carver, MacEachen, Likar, Coppola, Aragon.

Nelius, Commissioner Nelius?

COMMISSIONER NELIUS: I'm in favor of the change to allow smaller lots.

MS. RENZ-WHITMORE: Thank you.

COMMISSIONER ARCHULETA: I can't support this either.

MS. RENZ-WHITMORE: Okay.

COMMISSIONER ARCHULETA: Can we take a five-minute break after this real quick?

CHAIR ARAGON: Why not?

MS. RENZ-WHITMORE: Wonderful. Thank you all.

MR. COX: Could I get clarity if you all were voting on 92 or C-9 or both of them?

MS. RENZ-WHITMORE: For now, it's just C-9. Matthew, we're going to have to come back. Thanks.

CHAIR ARAGON: We're going to take a five-minute break right now. See everybody back in five?

(Recess held.)

MS. RENZ-WHITMORE: Okay. So just circling back to Item 92 specifically, this would be to eliminate the larger of the R-1 subzones. If I could just get a – I'm assuming we're all for, but if anybody wants to object, now is your time. Okay.

All right. That was support for Item 92.

Okay. This is Item 34. There was some misunderstanding in a lot of the public comments about what this does.

So today, when someone needs to do a cumulative impacts, the language says that they have to do a traffic study even though they may not meet the thresholds in the DPM. By striking the language, we default to the thresholds in the DPM. So if you warrant a traffic study, you must do a traffic study, but you don't have to do one for every single cumulative impact analysis.

And I think some of the commenters were kind of reading the opposite into it. So I saw three thumbs up. Does anyone have concerns?

Great.

CHAIR ARAGON: You mean someone was actually confused? Shocking.

MS. RENZ-WHITMORE: Nope, this is why we have hearings, to clear things up. It's great.

CHAIR ARAGON: At this point, everything's confusing.

MS. RENZ-WHITMORE: Yeah.

CHAIR ARAGON: I'm just kidding. I want to thank you. You're doing a fantastic job.

MS. RENZ-WHITMORE: We're all doing a great job. Thanks for your careful attention today.

So Item 35 and Item 41 are both about green stormwater infrastructure. This would add Bernalillo County's excellent green stormwater infrastructure low-impact development standards to the list of things that people need to look at for stormwater management.

And I will pause here.

I see a thumbs up, two thumbs up, three, four, five. Great.

Moving on. For parking, Councilor Fiebelkorn is proposing to eliminate the required parking space for *casitas*.

Condition 13, rights for approval. I see one thumbs down. Do I see others?

I see a thumbs up. Thumbs down.

CHAIR ARAGON: I'm kind of on the fence. If we eliminate them, where are they going to park?

COMMISSIONER ARCHULETA: Take the bus.

MS. RENZ-WHITMORE: They don't have to have a car, but the public street is always an option. Driveways that already are there will also work.

So I saw a mix. So Archuleta was a no.

COMMISSIONER ARCHULETA: Correct.

MS. RENZ-WHITMORE: MacEachen was a no. Likar is a no. Nelius is a for.

Chair?

CHAIR ARAGON: I think off-street parking is important, especially when we're going to start the potential for higher density in the R-1 zones, in areas where parking is a problem. This could eliminate that. So I think one-off-street parking is not a lot to ask for.

MS. RENZ-WHITMORE: Okay. I'll put you in the against. Commissioner Carver, you're a for.

Coppola, Commissioner Coppola.

COMMISSIONER COPPOLA: Against.

MS. RENZ-WHITMORE: All right. One, two, three, four. Okay. Gotcha.

That fails.

Parking amendments. So this is another somewhat complicated one. Councilor Fiebelkorn has proposed two different items, C-11 and C-12, which impact parking minimums and parking maximums.

Staff has a different approach. Both have the same purpose, which is eliminating the requirements – the City's – not eliminating, but reducing the City's requirements for parking, for required off-street parking.

So Councilor Fiebelkorn takes the approach of just taking 20 percent off the top for all of the uses in Table 5-5-1, exempting some uses from that, including single-family, adding to the reduction that you get if you're near transit or a Center or a Corridor, and then decreasing the parking maximums by 20 percent, but generally kind of keeping as is with just, like, either reducing what we have.

Staff is proposing to eliminate parking minimums altogether in our Centers and Corridors, reducing them in multi-family citywide, reducing citywide for self-storage, and having parking maximums in the Centers and Corridors only for non-residential development. So residential in Centers and Corridors would be driven by whatever the developer thinks is the right amount of parking, but having more strict maximums in Centers and Corridors for surface parking.

Please note that structured parking, tuck-in parking, underground parking are not affected by parking maximums. So what this generally does is say if you're going to have surface parking, we're going to put a limit on it. If you need more than that, you're probably going to have to either do a structured parking situation or underground parking, acknowledging that that's expensive.

So because of these overlaps in Items C-11, C-12, Items 36, 37, and 40, this gets into more detail about that, we've put together a Condition # 14 that basically says do you choose 36, go with staff's elimination of parking minimums in Centers and Corridors, or do you go with C-12 in B, or some hybrid approach, or no change?

And this is just looking at multi-family. The next slide we'll be thinking about self-storage.

COMMISSIONER ARCHULETA: I'll be honest with you, I worked in multi-family and our biggest problem is parking. And we can't – I don't want to see any changes right now. Because you talk to any new developers and they want to eliminate parking because they can build more units.

And I recognize that, but when you look at the mix of Albuquerque and the makeup of Albuquerque, I think I know maybe two or three people that don't have cars, and they're not from Albuquerque, they moved here from somewhere else.

Most people, even when they're in high school, their first investment is a car. And so when you have a two-bedroom, you usually have two roommates, they're both going to have a car. And so I just can't see changing the parking to limiting it

anymore. It's a problem anywhere where we have multi-family, and when we start eliminating it, we just don't have the infrastructure, and I don't...

You know, maybe Centers and Corridors, I would say change it a little bit, but you can't eliminate it. Albuquerque's just not set up for that.

And yes, we need affordable housing. I do affordable housing. But I also see the problem, and I see it firsthand and I see it every day. And developers don't want to put parking in because it costs them more, but in terms of managing the property, where are they going to park? And that's where you see the problems, and I see that in multi-family. So I'm against making any changes right now. I think we leave it as is.

MS. RENZ-WHITMORE: Thank you, Commissioner.

CHAIR ARAGON: This is Chair Aragon. What's driving these proposed changes?

MS. RENZ-WHITMORE: So in general, the trend is against cities requiring minimum parking. As somebody – I forget which commissioner noted – or no, it was one of the public comments. In general, developers don't provide more parking than they have to to support their development, and they're not going to provide less than is needed for that particular development. So the trend is definitely for cities to stay out of it and let the market kind of dictate how much parking is required.

And if neighborhoods need a parking management strategy, to kind of handle things through parking districts and other kinds of money-making schemes to actually have people pay for parking.

So that's the general trend. And to support housing, if the City's – if, and it is an if—happy to hear Commissioner Archuleta's opinion about this—if the City is requiring more parking than a project needs, then they're having to spend money on something that isn't actually beneficial to that development.

So I think, in many cases, the City probably is requiring too much parking, particularly outside of – or in our Centers and Corridors, where we might actually have decent transit service and walkability and active transit options, which is why staff's proposing that's where to eliminate the minimums for parking requirements.

CHAIR ARAGON: Thank you. That answers my question.

COMMISSIONER MACEACHEN: Yeah, I think I'm going to go with Commissioner Archuleta. I thought, don't make any changes to the parking. I've never heard anybody complain there's just too much parking at any type of development.

MS. RENZ-WHITMORE: Commissioner MacEachen, that's also not reducing minimums.

COMMISSIONER MACEACHEN: I thought that E was a choice, too.

MS. RENZ-WHITMORE: Yes, absolutely. Just clarifying that I understand where you're coming from.

COMMISSIONER MACEACHEN: I should have gone with the letter.

MS. RENZ-WHITMORE: It's okay.

COMMISSIONER NELIUS: I'll weigh in on this one. I agree with staff. Doing the decimals, like .96 spaces per dwelling unit, like, when developers start having to do that math, it's complicated and it's more difficult for the public to understand.

I guess to echo what Max Gruner said earlier today, density breeds amenities, which improves quality of life. If we want as dense of housing as possible, we're going to have to reduce parking minimums. And this is a step in the right direction.

I think the denser we can build our housing, the more money we have, the larger tax base we have to build out transit, to build out bike lanes, to build out alternatives to taking a car.

I think, you know, this is a gradual change. It's not like, you know, you're saying no parking whatsoever. But, you know, to require more parking than necessary ultimately drives up rent for these units. So yeah, I'm in favor of a change, in favor of staff's recommendation.

The last thing I'll say is cars are four-wheeled poverty machines. They take so much money to maintain. If you finance a car, you lose so much money every year just paying interest. So, you know, I guess out of the interest of the residents of the City of Albuquerque, you know, this is a step towards moving towards a more people living a car-free lifestyle. So I'm going with staff's recommendation here.

MS. RENZ-WHITMORE: Thank you, Commissioner.

CHAIR ARAGON: This is a Chair Aragon. I have a whole fleet of cars. I need places to park them. I'm going to support E 100 percent. I hate going to a business and there's not enough parking. But, when you go – there's centers on the Westside where there's an abundance of parking and it actually – it helps people park their car so they could ride the bus, it gives them alternatives.

At my age, I don't want to ride my bike to work anymore, except maybe recreational once in a while. But when I was your age, I used to ride my bike to work every day. So you got to think about that as well. Multimodal is fantastic, but it may not be for all age groups.

MS. RENZ-WHITMORE: Thank you, Commissioner.
Commissioner Carver.

COMMISSIONER CARVER: Yeah, I think I'm with staff on this one. I like the

way that it was phrased, let the market decide. You know, a developer's not going to put in more than they need, and they're only going to put in what they have to. So yeah, I'm in favor of the staff recommendations on all of these. It seems like there's, what, C-12, 36, 40, and another one, maybe? So yeah, there was a way that the staff recommended in the staff report, and I'm for that.

MS. RENZ-WHITMORE: Thank you, Commissioner. Commissioner Likar?

COMMISSIONER LIKAR: Staff recommendations for me.

MS. RENZ-WHITMORE: Commissioner Coppola?

COMMISSIONER COPPOLA: I like the staff recommendation.

MS. RENZ-WHITMORE: Okay. That passes.

Okay. There's an additional condition that staff wants to add to the Redline. We inadvertently struck language that we didn't want to strike. So this, this condition would put it back. So this is language that is in the Redline under reduction for proximity to transit.

So as you know, we would eliminate the minimums in the Centers, but number 2 actually is talking about a reduction within a quarter mile of good transit. So the proposal is to bring the language back, number one, and to change it a little bit to say instead of talking about peak service frequency, which we have a hard time calculating and keeping current, to just say if a development is within a quarter mile of PT, Premium Transit, or Major Transit, you get the 30 percent reduction off the top.

I see three thumbs up. I'm assuming the people who are against the parking – oh, thank you, Commissioner MacEachen.

Anyone have major heartburn? Archuleta against. Okay. That also passes.

Staff is recommending requiring less parking in self-storage. This was a public comment that we got at some point, and staff agreed, so put it forward. Anyone need lots of parking for self-storage? Great.

COMMISSIONER CARVER: Less self-storage.

MS. RENZ-WHITMORE: We already didn't do C-12, so I think we don't need to talk about that condition. Fantastic.

Okay. Parking maximums now. Let's see if I've got one that compares the parking maximums. So staff in Item 40 is proposing – and I can tell which way the wind is blowing on this – but staff proposed making the maximum in Downtown, Urban Center, Main Street, Premium Transit 100 percent, taking it down from 175, and adding a maximum in Activity Centers and Major Transit areas of 125.

Councilor Fiebelkorn's C-11 would take it from 175 to 140 in UC-MS-PT and in areas that are exempt, also taking those down to 140 percent of what would otherwise be required.

So I guess I'm looking for one of three things. Do you support staff's more dramatic limit and maximums, Councilor Fiebelkorn's less dramatic, or no change to maximums?

COMMISSIONER LIKAR: Staff for Likar.

COMMISSIONER CARVER: Staff for Carver.

COMMISSIONER NELIUS: Staff.

MS. RENZ-WHITMORE: That was Commissioner Nelius.

CHAIR ARAGON: I'm going to hold out to no change.

MS. RENZ-WHITMORE: Against for Aragon.

Commissioner Archuleta?

COMMISSIONER ARCHULETA: No change.

MS. RENZ-WHITMORE: Great. Thank you for that.

That was C-11 and 40. Great. Make sure my notes are clear. Okay. Thank you.

Townhouses. So today the IDO requires electrical vehicle parking if you're doing townhouses with more than six units. And, the language reads that all required off-street parking spaces must be EV capable. So you don't have to put in the full charger, but you have to have the wiring that's prepared to put one in.

Staff's proposing to take that down a little bit to just say that at least one parking space per dwelling unit has to be EV capable. If you provide other parking spaces for visitors, those don't have to have the EV-capable wiring.

Any heartburn with that? I see head nods.

Similar change to multi-family. So here we're going to at least one EV charging station. That's the actual station has to be installed if you're doing multi-family above 100 units; so below that, no requirement.

Over 100 dwelling units of multi-family, you would have to have at least one charging station for every 20 dwelling units and one

EV-capable space for every four dwelling units. Again, those are for the extra-large, multi-family developments.

Commissioner Archuleta.

COMMISSIONER ARCHULETA: If I could just make a comment, and I know it

doesn't really matter, but to me, EV and multi-family, if you're trying to do affordable, it's illogical, because all it does is add cost to the affordable. All it does is say now you got to spend more money on something that's not a unit. And I have heartburn with that, because we're doing a development that's affordable. It's not over 100, but we had to add at least, you know, the place for the EV charging.

And I can tell you that if that people are going to live there are 50th and 60th percentile of the income, and so we have to put more money into the EV charging port or the station, than that would go into the units. And in my book, I'd rather put more money into the affordable housing than into an EV charging station.

So for whatever it's worth, like I say, we're doing stuff that's 60th percentile of the median income and 50th percentile. So in some cases, you know, they're going to have – they're going to have a car, but they're going to be older cars.

So I just thought I'd mention that, that there should be, I feel, in terms of affordable housing, there should be some sort of exemption from this so that you can put more money into your units. My opinion.

MS. RENZ-WHITMORE: Thank you, Commissioner.

COMMISSIONER CARVER: This is a Carver. I'm in support of this change. We're just talking about the capability, the infrastructure for EV charging. So we're not requiring that charging units be placed. And like it or not, the transition to fully electric vehicles is coming in some number of years, so I would rather us have the infrastructure there.

MS. RENZ-WHITMORE: Thank you, Commissioner.

COMMISSIONER NELIUS: I'll weigh in. So yeah, initially, EVs were super expensive. I think you're seeing – you talk about cost of ownership of a car. The biggest loss, as far as owning an EV, is just the depreciation, because as they're flooding the market, they're becoming increasingly affordable.

I know I'm kind of talking out of two sides of my mouth after, you know, two minutes ago, talking about, you know, building more bike infrastructure. But, you know, if we have to have car infrastructure, you know, owning an EV, the cost per mile is so much lower than that of owning an internal combustion engine vehicle. I think this is a good change, and I support it.

MS. RENZ-WHITMORE: Thank you, Commissioner.
Anyone else not in support of the change?

CHAIR ARAGON: This is Chair, I have to be careful with this one. I might have a biased opinion.

MS. RENZ-WHITMORE: You don't have to take a vote on this one.

CHAIR ARAGON: I'm probably not going to take a vote. I sell electricity.

MS. RENZ-WHITMORE: All right.

COMMISSIONER CARVER: It's legislative, though, Chair.

MS. RENZ-WHITMORE: Your expertise is actually helpful. Commissioner MacEachen.

COMMISSIONER MACEACHEN: So I just don't see why we wouldn't do this. So I'm in support of this, and the reason being is, you know, it's so much harder to go back in and do it later. And this kind of gets everybody to, you know, think in this direction and react to something before it happens. God, that's nothing like government. But God, if we could do something anticipating something, that'd be miles ahead.

COMMISSIONER CARVER: I don't know if we're still keeping score, but that's at least four times.

COMMISSIONER MACEACHEN: Oh, God.

MS. RENZ-WHITMORE: We have more items to go, let's agree. All right, I'm moving us on in the interest of time.

COMMISSIONER MACEACHEN: Can I ask how far along we are? Are we halfway yet and be honest?

MS. RENZ-WHITMORE: There are quite a few landscape changes, so if we can at least get through landscape, then what we've got left are some kind of random sign things, and then process things toward the end.

So I actually feel pretty hopeful, if we can go a little past 5:00, that we can get through.

CHAIR ARAGON: Let's go for it.

MS. RENZ-WHITMORE: Okay. So the first item is about adding some purpose statements to the landscape section, adding public health as a reason to require landscaping. Anyone have major heartburn?

COMMISSIONER CARVER: No heartburn, but there was a question about explicitly adding green stormwater infrastructure to that in the public comment.

MS. RENZ-WHITMORE: I'm going to say we don't need to name it in the purpose statement. Green stormwater on its own isn't really a reason to have landscaping. But we've got other things about improving water conservation, and I think it's kind of covered.

COMMISSIONER CARVER: Deal.

MS. RENZ-WHITMORE: Great.

The next one just changes the location of the use about – or sorry – the location of

language about where landscape standards apply. This partners with a new proposal that's coming in the next slides about actually requiring one tree for every – on low-density residential lots, which would be kind of a major change.

Currently, as you can see, we only have landscaping requirements for multi-family mixed-use and non-residential today, so the proposed change to require a tree for residential is new. So we had to move kind of where that language showed up. So I'm going to put a pin in that.

The rest of the landscape proposals are very minor. They were developed with landscape architects and our development review staff, trying to kind of be clear about what's required, giving people in this case credit for planting underneath the tree canopy.

Today, the canopy itself counts as landscaping area, but if you plant underneath the canopy, you can't double count. So this additional language here in Item 102 would allow you to double count the planting under the canopy.

This language here kind of moves some language around, makes it clear where you can have irrigation, being clear about what street pedestrian furniture is. Now it's just called street furniture, saying that it needs to include a minimum of one seating feature, a planter and a trash receptacle.

COMMISSIONER CARVER: I have a question on that one, the street furniture, is that... Only on private property, or does that include the public right-of-way?

MS. RENZ-WHITMORE: That's only on private property. If you need to put it in the public right-of-way, you can and count it for your development, but you have to get a revocable permit to be in the public right-of-way from the City. There's a process in place for that.

I'll just say that unless you've got major heartburn over the changes for landscaping, staff considers them very minor.

And here's the one that I wanted to get to. So this is probably the biggest substantive change, is to actually require a street tree for low-density residential development. So if you're doing a new primary building, that could be one townhouse with three units, or one single-family, or one duplex, you would need one street tree. So this isn't one street tree per unit, it's just one street tree.

CHAIR ARAGON: How about a triplex in an R-1 zone?

MS. RENZ-WHITMORE: One street tree.

CHAIR ARAGON: Just kidding.

MS. RENZ-WHITMORE: And we're not allowing those anyway.

COMMISSIONER ARCHULETA: That would be defined as a tree 20 feet from the street?

MS. RENZ-WHITMORE: Exactly. Within the first 20 feet of the property.

COMMISSIONER ARCHULETA: Okay.

MS. RENZ-WHITMORE: In the frontage. We've talked about what a frontage is.

Any heartburn about this additional requirement citywide? We're going for urban canopy, baby. All right, I see head nods. Okay.

I'm just moving us along. These are so minor. They're substantive, but they are minor. Okay. That's it for landscaping.

Did any of you read landscape changes that you would like to see conditions for? Is everybody good with the proposed changes?

Let's talk about walls. Barbed wire. So currently, the language about barbed wire in non-residential zone districts isn't entirely clear where you can have barbed wire. So the proposed change says that you, can have barbed wire, razor wire, barbed tape on all walls. But if you're going to have it street-facing, you have to meet all of these requirements, A through E.

So it's not really a substantive change because that's kind of what was intended, but the words weren't entirely clear.

Any objections? This is Item 43. Going once. Going twice.

Moving on. These were two changes requested by an affordable housing, nonprofit. So the first item would add a slightly different standard for workforce housing in terms of what's required for, transparent windows and doors. So the citywide limit is 30 percent – or the citywide requirement is 30 percent. This would lower that for workforce housing of 20 percent, acknowledging that doors and windows are part of the expense of a development. So this is a nod toward the affordability in workforce housing.

I see a thumbs up.

CHAIR ARAGON: Some building codes that do require certain square footages for egress and ingress in bedrooms, right? This doesn't affect that?

MS. RENZ-WHITMORE: This would not. Yeah, building code, you would also have to meet. This is just about what the zoning requires.

Similarly, for window sills, non-residential uses could be 36 inches above the finished floor, as opposed to the 30 that's required today. This helps with conflicts with the building code as well. Not seeing any hands. Okay.

The only thing that staff noticed is that the heading for 5-11(E)(2)(b) doesn't include Major Transit. And so we'd actually like to add Major Transit as one of the Centers where these rules apply. I see a thumbs up, thumbs up.

Any objections? Okay.

For folks following along, that was Condition 19.

Okay. We already talked a little bit about this one. It's for the general citywide. We were talking about the Centers and Corridors before. This is also that 36 inches above finished floor for residential uses. Again, eliminating a building code issue.

Okay. Signs. Oh my gosh. You could be horses; you can see the barn. We're getting close, signs are like 5-12 already, and then we get into Part 6.

Okay. So canopy sign and marquee sign, in the IDO today, you can have one or the other, but not both. Staff's proposing to allow both, but you have a limit of the square footage of one. So if you want to break it up into two types of signs, great, it'll be ultimately the same amount of signage broken into two.

Any objections? Great. Thank you.

Rooftop signs are only allowed in very few areas in the city. This proposed change would allow them in our most urban locations, where rooftop signs are more appropriate. It would take the standards that already apply in the small areas about rooftop signs and make sure that those signs are high quality.

Any objections to allowing rooftop signs in Urban Centers, Main Streets, and Premium Transit areas? Yay rooftop signs.

Okay. Neon signs today are only allowed – sorry. There's an incentive to keep neon signs today in the IDO if they are within 300 feet of an intersection with Central. So only Central has this incentive for neon signs.

Staff's proposal is to allow the same incentive to keep neon signs and extend it to all of the Main Streets that are designated by the Comprehensive Plan. That gets you, in addition to Central, San Pedro, Broadway, 4th Street and parts of Bridge that are within the city.

CHAIR ARAGON: Question. Does this require a neon sign, or it encourages people to use them?

MS. RENZ-WHITMORE: It encourages people to use neon signs in these locations.

CHAIR ARAGON: Okay.

MS. RENZ-WHITMORE: Any other questions or concerns? Great.

Item 46 would give a little bit of flexibility if someone is keeping a historic sign. That's defined as a sign that's more than 50 years old. If they're not going to keep it in its original location, they would need to go to the Landmarks Commission to get a Certificate of Appropriateness to make sure that they're putting it in a location that doesn't undermine the purpose of the sign.

Any concerns about this?

CHAIR ARAGON: Fifty years isn't a whole lot of time anymore. Just thought I'd make that statement.

MS. RENZ-WHITMORE: Hold that thought.

COMMISSIONER NELIUS: Everything's relative, Mr. Chair.

COMMISSIONER ARCHULETA: It used to be forever. So I know that there's the visitor center up on the Westside that's going to have neon. This doesn't really pertain to them on the signs, right?

MS. RENZ-WHITMORE: It does not. They're not actually within the city boundary.

COMMISSIONER ARCHULETA: I thought they were. Sorry.

MS. RENZ-WHITMORE: That's okay.

Okay. Signage plans. The location of the regulations about alternative signage plans, which are only allowed in Urban Centers and in certain zone districts, are kind of scattered throughout the code.

Staff is proposing to pull them all into 5-12, so pull some out of Part 6 and into Part 12, about signs. Any concerns with that? Great.

Okay. We made it to Part 6. You guys are doing great.

This slide summarizes Items 49, 50 and 51. These are all changes to Table 6-1-1, which is the Summary of Development Review Procedures.

So one of the changes is to remove the requirement to offer a meeting to tribal representatives for bulk land subdivision. The purpose of that is bulk land subdivision is – well, let me step back one one step.

The offer of a tribal meeting is supposed to happen at the first major decision point of a new development. So today, it's required for bulk land subdivision, because that's often the first thing that people do, is take a very large chunk of land and subdivide it using bulk land subdivision to just transfer ownership of the lots created.

There isn't often a development proposal on the table at that point. So if the tribal meeting happens at that point, then it doesn't have to happen subsequent points in the development process.

So staff is proposing that we not require it at bulk land subdivision, and instead it would be required when there is a development proposal in place, either as a Site Plan – EPC for things that require a Site Plan – EPC before it can be subdivided, or at the subdivision level.

In addition, staff would like to require a City staff meeting for minor subdivisions. We kind of already ask people to do this, so this would change the IDO to make that

upfront.

And I'll pause there. Any concerns? Everybody good? Everybody's still there? Okay. See nods.

Okay. This is a fairly large change, so let me get your attention for a second. So today, vacations of right-of-way go one of two directions. Either the Development Hearing Officer makes the decision, or, if it's a fairly large vacation, it goes all the way to Council.

Typically, Council does this through the consent agenda, so staff is proposing that let's just let the Development Hearing Officer decide all vacations of public right-of-way, no matter how big or small.

Any concerns about eliminating City Council as the decision maker for large vacations?

COMMISSIONER CARVER: This is Carver. I just have a question about – so who does the appeal go to if they're if they don't like the decision of the DHO?

MS. RENZ-WHITMORE: It would still go to City Council. So today, if the City Council decides it, you would have to take it to district court to appeal. If this change is made, the DHO would decide, and City Council could hear the appeal.

COMMISSIONER CARVER: Is there a reason why we don't route that through EPC as the decision-making body in the appeal rather than – if the goal is to take things off the Council plate, could we put it on the EPC plate?

MS. RENZ-WHITMORE: That is a possibility. The equivalent would be, you guys hear appeals of the impact fee determination. Yeah, full stop.

COMMISSIONER CARVER: I would be in favor of that.

MS. RENZ-WHITMORE: Any other support for that idea, that EPC become the appeal body for vacations?

COMMISSIONER NELIUS: I'm in favor of us taking over. Sorry, that's a little blunt.

COMMISSIONER MACEACHEN: That was an aggressive comment. So tell me this. I guess what I'm trying to figure out is how often this happens. I mean, is this a twice-a-year thing, or is it once every five years?

MS. RENZ-WHITMORE: I think it's somewhere in between.

COMMISSIONER MACEACHEN: I hope so.

MS. RENZ-WHITMORE: There are very few vacations that go all the way to City Council. And I'm glad Matthew came off mute. I'm going to guess it's fewer than five per year.

Matthew, what do you think?

MR. COX: Yeah, you hit it right on the button. We've had, I think, four this year and they all passed. And in my almost four years at Council, I don't think I've ever come across a vacation that didn't pass unanimously. But don't tell my bosses I said that.

MS. RENZ-WHITMORE: I will say to Commissioner Carver's recommendation, the appeal that you hear is a staff determination, and I am a little nervous about a different commission hearing the appeal of another commission, or another kind of discretionary decision-making body. I do think you're kind of peers and to have you take the appeal of another decision-making body makes me a little nervous legally.

I think City Council is the clear planning and zoning authority. So you can absolutely make that recommendation. I will say that may get some legal scrutiny and may change at Council.

COMMISSIONER CARVER: Yeah, I'm curious what Mr. Myers has to say.

MR. MYERS: Yeah, Commissioner Carver. Gosh, I haven't, spoken in so long here. Commissioner Carver, I agree with Ms. Renz-Whitmore. I almost think it's probably more appropriate to keep it in the hands of the City Council. But, you know, I mean, that's not to say that's the final word. But I think that makes more sense legally. And maybe someone from City Legal has a thought, too, but that's my thought.

COMMISSIONER CARVER: I'm all right dropping the idea.

MS. RENZ-WHITMORE: Was there any other opposition for Item 52 and 66? Chair?

CHAIR ARAGON: I'm not opposed to it, I just wanted to help out. I do review subdivision plots on a daily basis, probably, two or three every day, and we do see a lot of vacation of easements on a regular basis. Vacation of public right-of-way, very few. But it is something that we have to address all the time and have no problem with the DHO being the decision maker on this.

MS. RENZ-WHITMORE: Thank you.

All right. This Item M-3 got quite a bit of public comment. I will say that it did not get any support, not even from neighborhoods who might want more Character Protection Overlays or Historic Protection Overlays; even they thought it was better to have their elected official make the decision about creating a CPO or an HPO. So I'll pause there.

COMMISSIONER MACEACHEN: Well, I think it'd be silly not to go with what the public is clearly wanting. Why would we change it? I couldn't support this.

COMMISSIONER COPPOLA: Definitely against.

MS. RENZ-WHITMORE: Thank you. Anyone really want to support this change?

COMMISSIONER CARVER: No. Mikaela, I do want to kind of create a record, though. What is the legal authority of the Landmarks Commission under the consolidated zoning acts?

MS. RENZ-WHITMORE: I do not know. I don't know what that is.

COMMISSIONER CARVER: I mean, like, the standard Zoning Act from Congress that empowers – that creates a Planning Commission. It seems to me that there is no legal authority of a Landmarks Commission in that law, so for that reason, this seems dubious to me.

MS. RENZ-WHITMORE: Yeah, I think the Landmarks Commission is empowered not so much through zoning but through historic preservation, which the State Historic Preservation Office manages.

So Historic Protection Overlay zones can't allow or disallow uses, which would be zoning, and they're not empowered to do that. Instead, it's more about the aesthetic and appropriate materials that support or undermine a historic district. So I hope that kind of answers your question a little bit. They're not in charge of zoning; they're in charge of historic preservation.

COMMISSIONER CARVER: Okay. Yeah, that does answer my question. Because the way that I read this, instead of going through EPC, it would go through the Landmarks Commission for approval of an HPO.

MS. RENZ-WHITMORE: That's always true. You guys don't create HPOs; the Landmarks Commission does.

COMMISSIONER CARVER: Okay. Great. Thanks. I'm against this.

MS. RENZ-WHITMORE: All right. Not hearing anyone in favor, I'm moving us on.

That was, by the way, Condition 20 for anyone playing along at home. EPC Commissioners, you told us to keep A. Don't approve. Okay.

We currently let open space know about development within 660 feet of Major Public Open Space, but these words in the IDO will make sure that we remember to do that. Any objection? Great.

City Council in O-24-69, which did not come before you, they made a direct change to the IDO directly, added language about Neighborhood Associations that appeal based on proximity, that they must get a petition signed by all property owners or tenants within 660 feet of the application site.

We don't have the data to know who are the owners and tenants and know what all of them constitutes to be able to know what 50 percent threshold is reached. So

staff is proposing to shift that language a little bit to say the majority of lots.

So if you get a tenant or a property owner of the lot, either one, to sign your petition, it's the lot and the signature that counts, not the total number of property owners and tenants. So it's a little technical, but it just helps us know what the denominator is. The denominator is about lots, not about people.

COMMISSIONER CARVER: I have a question. This is Carver.

MS. RENZ-WHITMORE: Yeah, please.

COMMISSIONER CARVER: What is the standing of a tenant when it comes to property rights in this case?

MS. RENZ-WHITMORE: Great question, Commissioner Carver, Mr. Chair.

This language does give tenants some right to help support an appeal that a Neighborhood Association is making, and tenants can be part of the Neighborhood Association. So it doesn't necessarily give the tenant a property right, but it does give them some voice and some kind of acknowledged weight in the appeal process.

COMMISSIONER CARVER: So just to follow up, this is Carver again, say there was a case where there was one property and it was a rental property, and that was really the only property that had standing, could that tenant – what this is saying is that tenant could join an appeal by the Neighborhood Association, or could that tenant appeal on their own?

MS. RENZ-WHITMORE: So I'm going to take that to two pieces. So the tenant could support the Neighborhood Association's appeal based on being close to the property. So this is not claiming harm of any kind. This is the Neighborhood Association that gets to appeal because they're close to the subject property. The tenant can say, "I support the Neighborhood Association doing that."

The second question you asked, could the tenant appeal? Sure, the tenant could appeal under harm, the criterion for appealing that says they are harmed by the decision. But that is not based on proximity and that has nothing to do with the Neighborhood Association. That is the tenant and whether they could establish harm.

I'll say that generally cases looking at harm are thinking about property rights, and the tenant's relationship to property rights is a little tenuous. And I'm going to turn to Matt to finish answering that question. The legal standing of tenants is not my bailiwick.

MR. MYERS: This is Matt Myers. I would say Ms. Renz-Whitmore got it. We're talking just about proximity here, but then when you're talking about whether you are harmed New Mexico courts and national courts have been pretty open, okay, they've been pretty open to saying what harm is. Okay? Because typically, they

want to err on the side of giving someone their day in court. Okay?

And I think even tenants, okay, if they could demonstrate that there has been some harm to them, could have standing for an appeal. But that's ultimately, I guess, not what we're talking about with this change.

COMMISSIONER CARVER: Thank you, Mr. Chair.

MS. RENZ-WHITMORE: Any other concerns about this proposed language for Item 54?

Archaeological certificate. The language today says expires with the associated development approval. Someone was confused by that, so we're trying to clarify. It expires if the associated development approval expires. If it doesn't expire, neither does your archaeological certificate. Anybody got any questions? Okay. Great.

Minor amendments. As you know, today, if you have a single additional residential unit added to your Site Plan, you have to come back for a major amendment. This would allow minor amendments to come through with a change of five units or 10 percent of the units, whichever is higher.

So if someone has a small change to their Site Plan, or to their Subdivision to add a couple units or remove up to five units, they can do that as a minor amendment. Any concerns? Sound reasonable? Okay.

This is related to the change that we talked about, like, days ago, this morning, talking about if someone does have a change of allowable use in their Site Plan, that has to be – that becomes a Zoning Map Amendment. It can't be processed as a minor amendment.

So you were fine with that this morning. I'm assuming you're fine with this later in the section. Great. Okay.

Here's another item that got lots of public comment. This is proposing to change the language that currently exists, saying that the City can review demolition permits for any buildings that were constructed prior to 1945. So the IDO added this 1945 a few years ago.

Staff is seeing lots of buildings that are newer than 1945 that we would also love to have some review of before they're demolished. Our Historic Preservation staff looks at all demolition permits anyway. This would just give them the opportunity to send the more important historical buildings to the Landmarks Commission for review, which allows the Landmarks Commission to set a 120-day pause on the demolition to allow one of three things to happen.

Staff can talk to the owner of the building to see if the development can actually preserve the building in some way; to try to find money to purchase the property, if it's that important to the City; or three, to at least document the building before it's gone.

So I'll just say that the fears about adding a bunch of delay I don't think are warranted. As I mentioned, Historic Preservation staff reviews all demolition permits now and does it in about a day turnaround. So this would just give them additional purview over buildings 50 years or older to send the ones that are really important to the Landmarks Commission for that pause.

And I will stop there. We'd like you to discuss this one, because there was some opposition.

CHAIR ARAGON: Fifty years old, still brand new to me.

COMMISSIONER CARVER: I think this makes a lot of sense. I don't think it creates more red tape. I think it just creates an option for Historic Preservation staff to put a pause on a significant building. I really like the feature that, you know, if a building will be demolished, to document it. I think that's important to our heritage as a city. So I am in favor of this.

COMMISSIONER COPPOLA: I've got a question.

MS. RENZ-WHITMORE: Yes.

COMMISSIONER COPPOLA: When you're going through the process of getting the demolition permit, does the HPO have input throughout that process in the first place?

MS. RENZ-WHITMORE: The Historic Preservation staff?

COMMISSIONER COPPOLA: Yes.

MS. RENZ-WHITMORE: Not officially. Unofficially, they look at them all and if there are – let's say, a building that's, you know, only 50 years old, Chair Aragon, only 50 years old, so it's post-1945 and they see that it's on the slate for demolition right now, they just talk to the property owner and see what can be done.

This gives them a little bit more authority and some more options for getting some help in looking at other options.

COMMISSIONER COPPOLA: So then, follow-up would be maybe a way to, if the Commission's open to looking at it – I know we're all on our last leg here. Is there some language that we could put in that would set some kind of timeline so that, you know, somebody's project couldn't get held up in perpetuity for, you know, an extended period of time, where, okay, if the HPO wants to review or do something, you know, where there's some kind of time limit? Or is that just getting too far into the weeds?

COMMISSIONER NELIUS: Yeah, I'm in support of that. Could we just say, like, you know – it says the review is normally, a one-day turnaround. Could we put some language in there to say, "The review will be completed in five business days. Otherwise the demolition will go will proceed as normal"?

MS. RENZ-WHITMORE: We can absolutely do that. Other support for that language, which staff can work up into a condition for next time?

COMMISSIONER ARCHULETA: Yeah, I think there would need to be more time. But I agree. And we have lost a lot of buildings over the years that I wish we could have preserved. But I would support that. There needs to be a period, not a long period, but not a not too short to where a big building can't be looked at or whatever, so yeah.

COMMISSIONER CARVER: Commissioner, would you be –

MS. RENZ-WHITMORE: Ten days?

COMMISSIONER CARVER: Yeah, ten business days. So it's two weeks.

COMMISSIONER COPPOLA: And then what is the process of the review? You know, again, okay, so they have to review it and then want to make – if they said, okay, well, we did our review, and now we want to do this, then does that leave the clock ticking?

You know, I'm not too familiar with the process. So all I'm, you know, trying to protect is if a property owner, you know, decided they want to do what they – okay, we step in and say, "Wait, we need a little bit more time, we want to look at something," where – as long as there's some sort of clear definition of how long, you know, that entire process can drag on for, is kind of what I'm trying to get at. Maybe this is the simple answer.

MS. RENZ-WHITMORE: Thanks for that, Commissioner Coppola. I think it's a really good consideration.

So the next step, if staff doesn't sign off on the demolition, then what they're doing is submitting an application to the Landmarks Commission. And so whatever time limit you set is their time to both review it, say, I don't think so and get it into an application form to the Landmarks Commission.

Today, we require the property owner to submit that application to the Landmarks Commission. I think if we set the time limit, if you all set a time limit, then that responsibility would shift to staff, because – well, I mean, you could say, "Hey, property owner, if you really want to demolish, you have to get your application in within ten days, ten business days," but that may be asking a lot.

COMMISSIONER COPPOLA: Yeah, we may want to – I don't know where the line is, I mean, 10, 15 days, what that number is. I mean, something at least within a 30-day time limit.

But then what happens after – I'm just trying to understand. What happens after the review? I mean, does that mean the HPO can step in and essentially stop the demolition and stop somebody from doing something with the property that they've already got a permit to do? Or what happens at that point?

MS. RENZ-WHITMORE: Yeah. So demolition review never – staff can't stop a demolition. What happens in the process is, if staff doesn't sign off, then it goes to the Landmarks Commission. If the Landmarks Commission doesn't want to see it demolished, and doesn't just say, "Yeah, this isn't worth saving. Go for it. I signed today that you can demolish it," then the most they can do is set that 120-day time limit, after which you can demolish. The 120 days just gives City staff time to document the building, explore other possibilities, or potentially find money to purchase the property.

COMMISSIONER COPPOLA: And the 120 days was already existing, correct?

MS. RENZ-WHITMORE: Correct.

COMMISSIONER COPPOLA: Okay. I mean, I hate to see delays like that. But if it's already sort of a way, you know, an option there, then maybe this bridges the gap so that, yeah, puts everyone on notice that if you want to, you know, bring up an objection, you need to do it in a timely manner so that, you know, everyone can get to the resolution they're trying to get to. That would be my recommendation.

MS. RENZ-WHITMORE: I think I know where you're headed. I saw Carver and Nelius were in support of that. Is there at least one other Commissioner who wants to see that condition on the 20th?

COMMISSIONER ARCHULETA: State it one more time.

MS. RENZ-WHITMORE: So right now I've got three Commissioners who would like to see a condition that says if we're going to go with buildings 50 years old, we want to set a time limit of when staff needs to make that determination of "let's send it to the Landmarks Commission." So the proposal that's on the floor is ten business days for staff to turn it around and either say, "Yes, you can demolish," or, "No, it has to go to the Landmarks Commission."

COMMISSIONER ARCHULETA: Is ten business days reasonable for the staff to review that?

MS. RENZ-WHITMORE: Yes, absolutely.

COMMISSIONER ARCHULETA: Okay. Then I can support that.

MS. RENZ-WHITMORE: Okay. Great. Okay. Thank you.

Okay. Subdivisions. You all don't deal with subdivisions. That's the Development Hearing Officer. But the way that it works is someone comes before the Development Hearing Officer for a preliminary plat, they have to meet all the rules. If they don't meet all the rules, the Development Hearing Officer will provide a list of conditions to bring them into compliance with all the rules, send them off. The applicant makes all those changes to their plat, and then comes back to the Development Hearing Officer to check that they've done that and get a final plat.

We actually like the way the Planning Commission does it, which is you come to

the Planning Commission with a Site Plan, you all check for compliance, you have conditions of approval, and then staff just makes sure that they've met all those conditions for a final sign-off. The proposal here is to eliminate the idea of a final plat before the Development Hearing Officer, and instead say you have one hearing for your plat with the DHO, and thereafter, staff checks for compliance as a final sign-off.

Any concerns with your own process applied to subdivision?

COMMISSIONER MACEACHEN: I like our process.

MS. RENZ-WHITMORE: Any other concerns? This change is related to that sign-off and that infrastructure improvement agreements can actually happen at plat or at Site Plan, so making those two changes. Concerns?

Same, similar language changing, but instead of any platting action, it's just for Subdivision of Land – Major, which is tied to what you'd see at Site Plan – EPC.

I'm moving us along. Bulk land plat also can be Subdivision of Land – Major. Again, eliminating the language about final plat or Waiver – DHO.

So this brings in the criteria for a Sidewalk Waiver from the Development Process Manual. It doesn't change it, just brings it into the IDO. Any concerns about that?

The other change that you heard public comment about was – or at least in the written comments was adding a requirement that mailed notice be given to abutting property owners for waivers that are about not undergrounding utilities.

So if someone wants to get a waiver from the requirement to underground the utility, there's no notice requirements today. Because that affects people's property, going underground or not, staff thought it was appropriate to –

CHAIR ARAGON: I take personal offense with that.

MS. RENZ-WHITMORE: Staff thought it was appropriate to require property owners to – or that it was appropriate to give property owners on abutting lots notice of that waiver request.

CHAIR ARAGON: I'm not going to support that, but I'll probably be the only one.

MS. RENZ-WHITMORE: Any other Commissioners who do not support the notice for underground – for the waiver to underground utilities? Okay.

Annexation of land. Staff just noticed this language that is not necessary. So City Council has legislative discretion. We don't need to say it. And annexations aren't legislative, they're quasi-judicial. So we're just proposing to eliminate language that's not necessary and is somewhat wrong. Any concerns?

Oh, we're so close. We're so close, people.

City Legal and our Code Enforcement staff prepared quite a few changes to the administrative civil enforcement procedures, just making sure that everybody still gets notice, but that there's – if a property owner doesn't show up to the hearing, the process can kind of continue.

So right now, we're kind of stuck in a trap of trying to get the person to show up to the hearing, and then they don't, and then we have more fines. And this clarifies kind of what happens if someone stops participating in the process. Any concerns?

Okay. We're into definitions. This is it. This is the home stretch. Here we go.

We have a definition of adjacent that says that kitty-corner or catty-corner properties that only touch at the corner are not considered adjacent.

Staff is proposing to change "abut" to a similar definition, so that if two properties only touch on their corner, they're not considered abutting, and the language in the IDO about abutting properties doesn't apply in that situation. Any concerns? All right.

Catering service. Adding that the state has rules about catering that you need to follow, making it clear what happens even if you're doing it as a home occupation. Pausing, looking at faces. Everybody's nodding. Great.

Development definitions currently don't talk about whether the use is, accessory or primary. So for the purpose of defining what type of development it is, staff is wanting to use primary uses to define those categories. Any concerns? Great.

Floodplain. Adding language that our development review staff actually uses. Any concerns about these definitions? Great.

Golf course. Giving a little bit more information that while we have a defined –or have a definition for golf course, we actually consider it other outdoor entertainment for the purposes of regulation. I see head nods. I see thumbs.

CHAIR ARAGON: Gotta have those Thirsty Thursdays.

MS. RENZ-WHITMORE: Three of our definitions refer to selling things, and yet there are uses like food banks that operate somewhat like a grocery store or a warehouse. And these definitions don't cover that if you're giving things away instead of selling it.

So we're proposing to revise these definitions to broaden them out and say generally, if you're offering the same things, it still falls under that definition. I see head nods. Any concerns? Great.

We actually don't use the term "light spillover" anymore. We revised it out with the last update. So unfortunately, one of our graphics still uses it, so we are including it in the definition of light trespass, just so that there's a connection between the graphic and the definition. I see some head nods. Anybody going to not sleep tonight because of that? Okay.

We are proposing to add a definition for interior lot. It's currently used in the definition of setback without kind of a definition. So we're proposing to define interior lot and then remove the unnecessary language from setback.

There was some misunderstanding in public comments that we were going to suddenly require more setbacks than otherwise would be required. That is not the case.

The language in 2 says that you shall have side set – you shall basically use side setbacks since you don't have a front if you're on a private way. This does not change that, just a cleanup of language. I see head nods and a thumb.

Okay. Light manufacturing. Staff has currently, determined that producing films is part of light manufacturing if it's done inside a warehouse. So we're adding it explicitly to the light manufacturing definition and cleaning up the language. I see thumbs. I see head nods. Okay.

Master development plans currently say that they comprise more than one lot and building. Guess what? We came up with one that didn't. It's out there. So this just says often comprised, so that it's understood that that's the typical case. But it doesn't lock us into not understanding what someone's applying for when it is just one lot or more than when it is just one lot or one building. Terrible explanation. Okay.

Story. The only mention of story in the IDO is in Nob Hill, their Character Protection Overlay limits building heights by both story and max feet. But someone said, "Well, what counts if I'm partly underground? Does that count as a story or does that not count as a story?"

So staff is proposing this definition to say if you are partially underground, you do not count as a story. You'll be limited by the max height in that case as your big limit. Any concerns? Great.

Okay. Zoning conversions. So as was mentioned hours and hours ago, staff is proposing to change all R-1 to R-T within major transit corridors and activity centers, R-T to MX-T, R-ML to MX-L, all to both encourage additional density and to allow some services to be located where they couldn't be located today in these areas, where the Comprehensive Plan says we should have walkable development, mixed-use development and services near houses. Thumbs up. Thumbs up. Thumbs up. Any concerns? Big thumbs up.

Okay. All right. Just to say out loud, so that someone later doesn't say that I didn't, the additional heights that you already gave a thumbs up to for Activity Centers and Major Transit corridors would allow taller buildings in these locations.

I still see heads [sic] up, so this is a graphic of what that would generally look like. So the difference here to here.

CHAIR ARAGON: This is Chairman Aragon. If you go back to that drawing. The only concern I have is in your bottom drawing.

Where do we put the power lines?

MS. RENZ-WHITMORE: They have to be underground, Chair Aragon. That's another thing. So as I mentioned, zoning is not the only regulation in the world. And if PNM says you can't be there, you can't be there.

CHAIR ARAGON: Yeah, we have that conflict all the time in the older parts of town where our lines are overhead.

MS. RENZ-WHITMORE: Understood. That would be a limiting factor for development for sure.

Zoning conversion for police and fire stations. So in 2023, we moved police and fire out of being sensitive uses and allowed them in base zone districts. This changes the zoning legislatively on all of the fire and police stations that currently have NR-SU zoning and makes them MX-M if they are east of the Rio Grande and NR-C west of the Rio Grande. Any concerns?

COMMISSIONER CARVER: I have a question on this one. Why is it different across the river?

MS. RENZ-WHITMORE: So generally on the Westside, we're worried about more residential uses. So that's if a property stops being a police or fire station, what should it become? And staff is saying, with the difference in the zoning conversion, that it should be something non-residential so that we have more jobs and services on the Westside and not more residences. East of the river, we tend to like mixed-use, and we like a more walkable mixed pattern.

COMMISSIONER CARVER: Thanks.

MS. RENZ-WHITMORE: Any major concerns? Wonderful. Hey guys, that's almost it.

There's a new – let's see. Oh, a new Condition 25. So we had a question come up about the Center and Corridor height and the Neighborhood Edge provision. And there's this language in Part 1 that talks about how our hierarchy of rules works. And it is true today that the Center and Corridor regulations take precedence over anything else.

So even though the Neighborhood Edge provision clearly talks about what happens next to Centers and Corridors, we don't explicitly state that neighborhood edge prevails over those Centers and Corridors building height.

So staff is requesting to add a sentence in the applicability that makes it crystal clear that the Center and Corridor heights are subject to the Neighborhood Edge provisions. Everything you said today tells me you support that change. Any concerns? Fantastic.

A new Condition 26. In the Community Planning Area assessment section of the IDO, there is language that says when we submit – when the Planning Department submits the assessment reports to City Council, we will prepare everything in that report for City Council to adopt.

But the language right above it says that we'll do that when it's time to do that, that we will prepare amendments as necessary to update the comp plan or the ranked plans or the IDO. So one, the language is duplicated, and two, it's out of order. So staff is proposing to strike this sentence about preparing ordinances and resolutions when we send the assessment report because it's already covered by (E)(6). Any concerns with that?

Commissioner Carver, you look like you're thinking. You're okay? Great.

That's it. We did it. It's 5:20. You all are amazing.

COMMISSIONER COPPOLA: Great work.

MS. RENZ-WHITMORE: So what staff will do is take all of your direction back, we will revise the findings, we will put all the conditions into a staff report for November 20th, so that on that day, we'll just have to look at what you've already done and confirm it.

It will be up to you, Mr. Chair. You have the discretion, with backing from your Commissioners, about whether you take additional public comment.

I will say to all those still with us in the public, congratulations, you got through it. Thank you so much for staying with us. Your written comments will still absolutely be accepted and welcomed for that staff report. So go ahead and send written comments.

But the Planning Commission does not have to take additional verbal public comment unless you want to at the second hearing.

CHAIR ARAGON: Thank you very much.

MS. RENZ-WHITMORE: Thank you.

CHAIR ARAGON: What a day.

COMMISSIONER MACEACHEN: Really well done. Good job.

CHAIR ARAGON: I'd like to thank all the Commissioners for hanging in there. And also, when we didn't agree on everything, everyone is, you know, professional about it. We may agree to disagree sometimes, and I think that's fine and appropriate.

I just want to thank everybody for the hard work today. Mr. Myers as well. Mikaela, you're a trooper. And hopefully we don't have to do this again.

COMMISSIONER CARVER: Please extend our good wishes to Ms. Jones. I hope

her situation is all right.

COMMISSIONER MACEACHEN: Thanks, guys.

CHAIR ARAGON: Well, I think we have one more matter before we can adjourn.

MS. RENZ-WHITMORE: Oh, could I get a vote on continuance?

COMMISSIONER CARVER: So moved.

COMMISSIONER ARCHULETA: Second.

MS. RENZ-WHITMORE: Moved and seconded. And all in support of a continuance to November 20th hearing?

ALL MEMBERS: Aye.

MS. RENZ-WHITMORE: Any opposed? Great. I turn your role back over to you, Chair.

CHAIR ARAGON: Okay. I think that was the other matters, correct? Am I correct that we don't have any other matters on the agenda.

MS. RENZ-WHITMORE: We have no other – that was case 2.

CHAIR ARAGON: Okay.

MS. RENZ-WHITMORE: We have no other matters, so I think you're clear to adjourn.

CHAIR ARAGON: All right. Everyone, thank you and we will see you next time.

COMMISSIONER NELIUS: Motion to adjourn.

COMMISSIONER COPPOLA: Good night, everyone.

COMMISSIONER CARVER: Thank you. Bye.

CHAIR ARAGON: Good night.

(Proceedings adjourned.)

CITY OF ALBUQUERQUE

Environmental Planning Commission

M I N U T E S

Agenda Item 1

Project Number PR-2015-001843 Plan Number TA-2025-00002

November 20, 2025

COMMISSION MEMBERS:

Daniel Aragon, Chair
Renn Halstead, Vice Chair
Adrian Carver
Giovanni Coppola (Not present)
Eric Nelius
Jarrod Likar
Tim MacEachen
Matthew Archuleta (Excused)

Matt Myers, EPC Attorney

PLANNING STAFF:

Mikaela Renz-Whitmore, Planning Manager
Megan Jones, Staff Planner
Kate Clark, Staff Planner.

CHAIR ARAGON: All right. Let's get started with the Pledge of Allegiance. If you can post our flag, and we'll stand to do the Pledge.

(Whereupon, the Pledge of Allegiance was recited by Chair Aragon.)

CHAIR ARAGON: Thank you.

Okay. Let's do a roll call. Chair Aragon here. Vice Chair Halstead?
VICE CHAIR HALSTEAD: Present. Good morning.

CHAIR ARAGON: Good morning.

Commissioner Coppola? Commissioner Coppola? Okay.
Commissioner Nelius?
COMMISSIONER NELIUS: Nelius present.

CHAIR ARAGON: Good morning, sir.

Commissioner Likar, I see you're on the phone. There you are.

COMMISSIONER LIKAR: Likar present.

CHAIR ARAGON: Good morning, sir.

Commissioner MacEachen?
COMMISSIONER MACEACHEN: MacEachen present.

CHAIR ARAGON: Good morning, Commissioner. Always a pleasure to see your smiling face.

And Commissioner Archuleta, he did let us know that he would probably be running late today, and he'll join by phone when he can.

All right. If staff can give us a Zoom hearing overview?

COMMISSIONER CARVER: Chair, this is Commissioner Carver. I'm here.

CHAIR ARAGON: Well, hang on. We forgot one. Commissioner Carver, present.

COMMISSIONER CARVER: Carver, present.

CHAIR ARAGON: Excellent, thank you.

MS. JONES: Thank you, Commissioner Carver.

Good morning, Mr. Chair, Commissioners, and Members of the Public. My name is Megan Jones, principal planner for the current planning team in urban design and development with the Planning Department.

Today's Environmental Planning Commission hearing is a remote meeting that's consistent with the city's board's and commission's ordinance, Section 26-1-4B, that allows remote commission hearings. This hearing is subject to the requirements of the Open Meetings Act.

The Chair still runs the hearing. And our hearing monitor is Nichole Maher. She'll assist by making participants co-hosts and helping presenters and speakers. This hearing is being recorded to serve as the official record.

If there comes a time in the hearing that public comment is allowed, when the appropriate time comes, public commenters will be asked to provide their name and address before speaking.
Please also help our hearing monitor by giving her your name and address for the record. Doing so will ensure you receive the notice of decision for this case, or the cases heard today. If you are participating by phone, star 6 is your mute function.
Again, that's star 6 to mute yourself. And if you wish to make any comment, star 9 raises your hand. Again, that's star 9 to raise your hand.

Please wait to speak until you have been recognized by the Chair, and please do not speak over one another, and allow the previous speaker to finish speaking before you.

Commissioners, if you could please identify yourself each time you speak, for the record.

And last but not least, anyone who is not a commissioner, please turn off your video to preserve bandwidth and help us reduce slowdowns, unless you are recognized by the Chair to speak.

Thank you.

CHAIR ARAGON: Well, thank you.

Okay, do we have any changes to the agenda?

MS. JONES: No, we do not.

CHAIR ARAGON: Okay, let's swear in City Staff.

If you could each state your name and address for the record, I will swear you all in together.

We'll start with Ms. Jones.

MS. JONES: Megan Jones. Address is 600 2nd Street, Northwest, Albuquerque, New Mexico, 87102.

CHAIR ARAGON: Okay. Ms. Heyne?

MS. JONES: Chair Aragon, I believe today it will just be, myself, Mr. Renz-Whitmore, Kate Clark.

I'll be able to call on any others that might be speaking today.

CHAIR ARAGON: Okay. Ms. Renz-Whitmore.

MS. RENZ-WHITMORE: Hi. Mikaela Renz-Whitmore, 600 2nd Street, NW, Albuquerque, New Mexico –

CHAIR ARAGON: Good morning.

MS. RENZ-WHITMORE: – 87102.

CHAIR ARAGON: Sorry for interrupting you.

MS. RENZ-WHITMORE: No, you're good.

CHAIR ARAGON: Okay. Do we need to swear in Ms. Maher?

MS. MAHER: Sure. Why not?

MR. MYERS: Chair Aragon, Matt Myers.

CHAIR ARAGON: Yes, Mr. Myers.

MR. MYERS: Thank you. Good morning. You know, this is a legislative matter, so we do not need to swear people in. You know, certainly if that's your preference, there's no harm in doing so, but it's not required.

CHAIR ARAGON: All right, then. Well, thank you for pointing that out. Yep. I'm just following the recipe on the list.

MR. MYERS: Understood. Understood.

CHAIR ARAGON: Excellent. If we don't – if it's not required, let's not do it. I know they will, do their best to give us all the information we need.

All right, I do have a question with the procedure that we're about to take today, and that is, how does it relate to what we did last month, since we sat here for hours and hours and hours and heard testimony and had fantastic debates and compromises?

And we came up with the best document we could possibly come up with and now we're here again. So if someone could please explain to me and everybody what we're here to do today, then that would help me.

MS. JONES: Sure, Chair Aragon. This is Ms. Jones. I do have a brief verbal presentation to give you all about those proceedings that you are asking about regarding our agenda item that we're going to be reviewing today. So if you would like me just to start with that, and if you have additional questions for clarification, we can go ahead and go over those.

CHAIR ARAGON: Please do.

VICE CHAIR HALSTEAD: This is Halstead.

CHAIR ARAGON: Yes, Commissioner – I mean, Vice Chair.

VICE CHAIR HALSTEAD: I appreciate it. I just wanted to speak up. And I sadly missed the last round, but I did watch all seven hours and 44 minutes of the proceedings in the convening months. So I am fully prepared to do my part in this. So just wanted to put it out there that I have caught up on all public testimony and the prior proceedings.

MS. JONES: Thank you for that, Commissioner Halstead, and yes, that was part of what I wanted to go over today as well. Since Commissioner Halstead was not present at the original hearing, but because this is a legislative item, he can participate in this hearing, since he did confirm that he has read the record, watched the hearing, and he's caught up to where the rest of the commissioners are all at today.

Okay. So again, good morning.

And this is a continuance of project number PR-2015-001843, plan number TA-2025-00002 for the IDO citywide update heard originally at the special hearing on October 28, 2025.

Staff has prepared a supplemental staff report to reflect the choices and changes requested by the Commission during the last hearing. Revised findings and conditions have been crafted for your review and posted with the supplemental staff report.

Additional public comments were received regarding the amendments, which were included in the staff report, and comments received after November 11, 2025, were posted as part of 48-hour comments for your review.

Public comment was received at the first hearing, so it is up to the discretion of the Chair whether or not to open the floor again to public comment.

Preceding [sic] this, Mikaela Renz-Whitmore will go over the revised findings and conditions and requested changes as part of her presentation today.

So in regards to the proceedings today, we are just going to pick up right where we left off at the last hearing, after going through the discussion of the changes and things that you wanted to see revised or included as part of the IDO updates last month.

So with that, I'm going to turn it over to Ms. Renz-Whitmore to give her presentation, unless any commissioners have any additional questions.

CHAIR ARAGON: No questions at this time. Please proceed.

MS. JONES: Sounds good. Thank you.

MS. RENZ-WHITMORE: Wonderful. Thank you, Commissioners. Welcome, everyone.

So picking up where we left off, there were two items that the Planning Commission didn't necessarily do a straw poll about, so I wanted to circle back to those and just point out that without a new condition, these would be approved under Condition 3 that basically says we're accepting the Redline. These are both changes that are in the Redline.

So the first is about the new type of Historic Protection Overlay zone that would only regulate the frontage of properties and not what happens behind and not visible from the street.

And the second is the demolition outside of a Historic Protection Overlay zone. This proposed a change from, allowing it for any structure constructed prior to 1945 to any structure that is at least 50 years old. We had some discussion at the hearing. And I would also, like to give an opportunity, if you want to hear from her, our, preeminent historic preservation staff member, Leslie Naji, is joining us today if you have further questions or need more information from her.

But otherwise, we just need your thumbs up that these two items are good. Otherwise, we'll need to add conditions to remove them from the Redline.

CHAIR ARAGON: Thank you, Ms. Renz-Whitmore. Commissioner Carver, you had your hand up.

COMMISSIONER CARVER: Yeah. Ms. Renz Whitmore, what page is that on the – what page are these two on the table?

MS. RENZ-WHITMORE: This is Item 63, is the demolition and Item 7 in the spreadsheet,

so I don't have that page number in front of me. Megan might, or Kate Clark.

COMMISSIONER CARVER: Looks like it's page 2 for Item 7.

Anyway, we can keep going. I'm just – helped me find my notes. Thank you.

MS. RENZ-WHITMORE: Absolutely. Thank you.

VICE CHAIR HALSTEAD: Sure, this is Halstead.

CHAIR ARAGON: Yes, Vice Chair.
VICE CHAIR HALSTEAD: Thank you, Chair.

I have a question on the Item 7 that we're looking at here. Does this effectively give the Planning Department the opportunity to across the board create a – designate a property as historic, or are there guardrails?

This seems like an unnecessary kind of burden that we're adding. But maybe there's some guardrails that I'm not seeing that sort of restrict where this applies.

MS. RENZ-WHITMORE: Sure. Absolutely. So the, new Historic Protection Overlays are created by a proposal that goes to the Landmarks Commission first. So there would have to be an identified boundary around where the overlay would apply. There are criteria for that designation, that come from the state's historic preservation office, which also looks to the the national preservation guidelines.

So not every place in Albuquerque would meet those criteria, and the Landmarks Commission would have the discretion to agree with a proposal to create a new overlay zone.

And I'll pause there and ask Ms. Naji if she has anything to add.

MS. NAJI: Good morning, Commissioners.

Regarding this proposed overlay zone, it is not something that is incorporated anywhere in the city now, and it would require to go through the application and the approval process at the Landmarks Commission and then on to City Council.

As we go through with the Landmarks Commission to review the idea of incorporating this sort of an overlay for a neighborhood, we talk with the neighborhoods to try and get the feeling if it's something they wanted. It's not something that would ever be applied over a neighborhood that was in opposition to having a protection overlay.

What we have found, though, is that many communities that may be historic and may be wanting to make certain preservations, are concerned about having a traditional HPO zone, which includes anything that takes place in the property. There have been other communities that have found this sort of a mini HPO, where you're just looking at mostly the front street facade, where we're making provisions for review. So it would just be what faces the street, and we would not be regulating or reviewing anything that goes on towards the rear of the property, or along the back sides of the property. It would review any new construction within a community and it would review demolitions.

We find that one of the concerns that people have is this idea of over-consideration or over-review of their properties. So this is a way to get a protection for the character of their neighborhood without what we believe to be undo review for everything that they do.

But currently, there's no area that has this, and it would just be to give us a method or an offering to communities who have asked for some consideration for maintaining their historic neighborhoods, but get a little nervous about a full HPO.

Do you have any questions?

VICE CHAIR HALSTEAD: No. I think that that makes sense. So this this would be an additional tool for new HPOs to be formed based on neighborhoods' desire to create that protection; is that right?

MS. NAJI: That's correct.

VICE CHAIR HALSTEAD: Thank you.

Thank you, Chair.

CHAIR ARAGON: Thank you, Commissioner.

MS. RENZ-WHITMORE: So unless there's an objection, we can leave those recommended as approved in the Redline.

CHAIR ARAGON: I would like to offer an objection.

MS. RENZ-WHITMORE: Okay.

CHAIR ARAGON: Maybe we do a straw vote.

MS. RENZ-WHITMORE: Yep, you bet.

CHAIR ARAGON: Probably come up on the short end, but I think it's worth looking at.

MS. RENZ-WHITMORE: Okay. Let's do the frontage first. Chair, would you like to do the roll call vote, or would you like me to?

CHAIR ARAGON: You can do it, Ms. Renz-Whitmore.

COMMISSIONER CARVER: Mr. Chair?

CHAIR ARAGON: Yes, Commissioner Carver.

COMMISSIONER CARVER: I'm curious what your objection is.

CHAIR ARAGON: Well, I just think it places an undue – an extra level of bureaucracy on development. I know if we have historic properties, and then there needs to be saved, I think we have enough protections in place to save them.

I just don't want to have the neighborhoods having control over developers that want to be able to redevelop their properties in a timely manner. That would be my objection.

MS. RENZ-WHITMORE: All right. So, Chair Aragon, your objection is noted.

Vice Chair Halstead.

VICE CHAIR HALSTEAD: Yeah, thank you. I'm a little on the fence on this one. I have concerns in line with the Chair, as well. I do have a question, if there is the potential for existing HPOs that perhaps our found to be overly burdensome by the neighborhoods that they affect, could they be redesignated with these guidelines?

MS. RENZ-WHITMORE: Yes. It would have to go through the same process, Commissioner and Chair, as establishing a new one. So this would provide a step-back version of an HPO or an HPO light, but there would have to be action taken for each one.

VICE CHAIR HALSTEAD: That seems of interest to me, because I think that might offer some remedy if there's areas where this exact condition applies, that are maybe – their current condition is overly burdensome. I don't know. I'm asking more questions than really having a definitive – I'm still on the fence. I'd like to hear other commissioners' thoughts.

MS. RENZ-WHITMORE: I'll circle back to you. Commissioner Carver?

COMMISSIONER CARVER: I knew you were coming to me. I'm also on the fence on this one. You know, I'm a little concerned about HPOs becoming new sector plans and neighborhoods attempting to back themselves back into the old sector plan framework. So I don't know if I'm – yeah, I still want to hear more conversation, too.

MS. RENZ-WHITMORE: All right. Commissioner Nelius?

COMMISSIONER NELIUS: So I'm just going to say I'm straight up opposed. I think I could see where this – where HPO zones would just end up being weaponized to block development. So it's a no from me.

And if Commissioner – or I guess Vice Chair Halstead had said, if this is, rolling back of regulations, I'm for it. But, admittedly, I need to probably do – get a little bit more well-versed in what our current HPO regulations are.

MS. RENZ-WHITMORE: Thank you, Commissioner. Commissioner Likar.

COMMISSIONER LIKAR: I'm with Chair Aragon on this. I believe it's overburdened for development.

MS. RENZ-WHITMORE: Thank you. Commissioner MacEachen?

COMMISSIONER MACEACHEN: I'm glad to go at the end of the line and hear what everybody has to say. I think I'm siding with Aragon as well. I just don't think we need to further impede redevelopment or development at all.

MS. RENZ-WHITMORE: Okay, so that gets us to four nos. And I'm making a note that we'll need a new condition.

Okay. Let's go to demolition outside of an HPO. So, again, this change would be moving from buildings older than 1945 to kind of a rolling applicability of structures older than 50 years old. And this is Item 63. Discussion?

CHAIR ARAGON: Yes. This is Chair. Got a ... just a question.

I know we did have some in-depth discussion about an additional review and how timely it would be. But for my benefit and the benefit of others, what does that review entail? And what's the purpose of the review?

MS. RENZ-WHITMORE: Sure. I will defer to Ms. Naji. She does them, so she probably has the best insight.

MS. NAJI: Good morning, Commissioners.

Regarding this, extension of the demolition review for HPOs – I mean, for demolition outside of an HPO, one is to acknowledge that history is not static; that everything that's done, history didn't stop in 1945, and one day people will look at what we have today and consider it historic.

I think it's difficult sometimes as we move forward to see that the things that we grew up with are now historic. But for those younger than us, they can sort of see those elements and a re-appreciation for some of these older buildings that we may not consider old.

The idea of the review is that it is very limited, I will say. The idea being that the time that it takes is about four months. So if a demolition request comes in and we request that it goes for review to the Landmarks Commission, then the applicant needs to make their application for a demolition outside of an HPO, and then that will go into the next Landmarks Commission hearing to review that.

The power that the Landmarks Commission has is to put a 120-day review period. In that period, we can, one, try to convince the property owner that maybe they don't want to demolish it, that they can maintain it as part of the development that they may be planning to do.

Another thing is that if there is no consideration for that, and it is a building that we would at least like to document, that we have the ability through Planning staff to document that building before it is demolished.

This demolition review does not put a blockage on the demolition. It is merely to try and give us an opportunity to see if there are other opportunities, other ways to look for it.

There are certain buildings that we would have lost. We would have certainly lost the El Vado if they had not had a review in that case.

One of the other options is, of course, if it's a very significant property and we cannot convince the developer not to demolish it, you know, the City can potentially have that opportunity and that time to work on purchasing the property and turning it into a City Landmark, or developing it separately. That's an outside option.

But we cannot, within itself, say that this building can never be demolished, just to try to have an opportunity to discuss with the developer, potentials for doing something else or to document the building before it's demolished.

MS. RENZ-WHITMORE: If I could, Mr. Chair.

CHAIR ARAGON: Yes.

MS. RENZ-WHITMORE: So the vast majority of demolition permits get reviewed in a day, and turned around and signed off on. From the last three years, I think I've seen two go to the Landmarks Commission for review.

So this is not everything that we see. This is not even the vast majority of things we see. It's a tiny opportunity to save structures and take a pause to document structures that are important.

CHAIR ARAGON: Thank you for that clarification. Commissioner Carver?

COMMISSIONER CARVER: Yeah, thank you, Chair.

I seem to remember from last month that Commissioner Nelius put forward a condition that it would be – that the review would happen within two weeks.

Based on that information that it was... that it usually happens within a day. And then I thought – I kind of thought that we said that we were good with this one, with that condition.

MS. RENZ-WHITMORE: Well, yes, thank you for that reminder.

So when staff actually looked at the procedures for this, they're better than that. So the Historic Preservation planner has five days to make the decision to sign off or not sign off, has to notify the applicant in writing in another five days, and then the applicant applies. So staff doesn't make the application. The applicant makes the application.

So we wanted to circle back because we actually only give ourselves ten days to make this determination and need to know whether you're still good with it. So if you are, great, we can move on.

COMMISSIONER CARVER: Okay. Thank you, Mr. Chairman.

Ms. Renz-Whitmore, are you suggesting that we need to change that condition or remove that condition, or?

MS. RENZ-WHITMORE: The condition didn't make sense to us, since it was longer than what's in the existing IDO. And you seemed to indicate that you wanted to make things shorter, so we didn't want to go against your intent and only follow the letter of your instruction.

COMMISSIONER CARVER: Okay. So I guess I wonder if everyone else is – like, we had a longer period, but if everyone's okay with the shorter one, then we can just keep going.

COMMISSIONER NELIUS: I guess, Ms. Renz-Whitmore or Commissioner Carter, I'll pipe up here.

So I guess the language that I kind of wanted to add was, if it went on beyond two weeks, there'd be an automatic approval. And I don't know if it's too late in the process to add a clause like that.

MS. RENZ-WHITMORE: The complication is that there actually has to be an application made to the Landmarks Commission, which has an application cycle like yours. So someone applies, there's a certain amount of time before the hearing. So I don't think we can skip the due process of that and just say, you know, if the arbitrary timeline gets met, it gets approved.

So unless Ms. Naji has a different understanding or ability to accommodate that.

VICE CHAIR HALSTEAD: I have a follow-up. Oh, sorry, go ahead.

MS. NAJI: If I may, Commissioners.

If you're looking at the beginning of the application, when it first comes to us, if we don't respond to the the application for the demolition – you know, like, usually what comes through is is just the piece that we sign off on.

If we don't sign off on that, then I think there are provisions within it that if we haven't told the applicant that we disagree with this and that they need to file for the demolition outside of the HPO, then it would automatically be approved. But that is from the time that they first come for the demolition permit, at which point we would tell them, you know, "We want you to go to the Landmarks Commission."

MS. RENZ-WHITMORE: So it, it looks like maybe the intent of your condition is met, Commissioner.

COMMISSIONER NELIUS: Thank you. That's all the questions I had.

MS. RENZ-WHITMORE: Great.

VICE CHAIR HALSTEAD: Just one follow-up question. How often does the Landmarks Commission meet?

MS. NAJI: The Landmarks Commission meets monthly. They are the second Wednesday of every month. Applications need to be made by the second Wednesday of the previous month.

VICE CHAIR HALSTEAD: Thank you.

MS. RENZ-WHITMORE: All right. If there's no objection, I'll move us on.

CHAIR ARAGON: I just wanted to comment that I agree with the Commissioner Carver, that we did have some lengthy debate and we came up with a compromise. And if what you're preparing is – what you're – and it may have been confusing. But if what if you're proposing is actually shorter than what we were thinking, then I would support that.

VICE CHAIR HALSTEAD: Agreed.

MS. RENZ-WHITMORE: Excellent. All right.

So the next one, to call your attention to is Condition 10. So in the staff report, we've added item B that would require – or that would add a use-specific standard in each of the proposed uses, general retail, dwelling, live-work, and grocery store, that basically requires those uses to meet the loading service and refuse requirements, even though they don't necessarily meet the $400,000 threshold that exists for most development.

We're also proposing today to add a C, which would add grocery store to the NR-BP zone district. So there was a hole in what was allowed in the Mixed-use and Non-residential zone

districts that we thought we would go ahead and make it clear that grocery stores are, in fact, allowed in the NR-BP, the Business Park zone district.

So you've got the condition in front of you here on the screen. What's in your staff report includes A and B, and today's addition is C.

So any discussion? Any objections? All right. Moving on.

The next one, there was a long discussion last time about the competing proposals that would affect parking between Councilor Fiebelkorn and staff. And generally, the direction you gave us was to go with staff's recommendations.

What wasn't crystal clear, the conditions were written to say that staff overrode multifamily and self-storage, but otherwise that that the Planning Commission was accepting Councilor Fiebelkorn's general 20 percent reduction in the parking standards.

But there was some discussion that the fractions, or the decimals, were not great. So staff did revise Councilor Fiebelkorn's proposal for Table 5-5-1 to remove the decimals but generally keep the 20 percent reduction from existing requirements. These, again, are for parking minimums citywide.

We made three kind of discretionary changes to that 20 percent. One of them was for cottage development. We did not reduce the two additional spaces that are currently required for visitor parking. Didn't make sense to us to reduce that by 20 percent.

We also did not change the requirement for indoor... other indoor entertainment, which is, currently – we didn't change Councilor Fiebelkorn's proposed change from – so the original is one space for every three people of design capacity. Councilor Fiebelkorn was proposing one space for every four persons design capacity.

To us, that that actually works pretty well, so we didn't reduce it. We didn't change that to a different fraction, basically, where no change was needed. It seems to work.

And then we rounded slightly the proposal for nightclub to be just five spaces per thousand square feet. Today's already has a decimal, so we thought we would just round that down to five spaces.

We also rounded for restaurant to just, again, go to five spaces per thousand square feet. At some point, it got a probably got a 20 percent reduction as well. So just taking that to five.

And lastly, for general retail, we also did a bit of rounding to get to 4 and a half spaces for every 2,500 square feet.

And final change that staff is proposing, there is currently one space required if you do a second kitchen in your dwelling, which is permissive in most residential zone districts. Staff is proposing that that just not have an additional parking requirement.

So I'm happy to answer questions about those, but otherwise, this meets the intent of Councilor Fiebelkorn to reduce parking citywide for all of the uses by 20 percent, but just eliminates the decimals.

CHAIR ARAGON: Thank you for that clarification.

MS. RENZ-WHITMORE: Any discussion? Any objections?

CHAIR ARAGON: None.

MS. RENZ-WHITMORE: Great. Thank you for that clarification.

Also part of Condition 14, this is in your staff report. Staff, in our exuberance, unintentionally deleted an existing reduction for parking minimums if someone's within a quarter mile of a transit stop or station.

It also refers today to peak service frequency, which we've had trouble calculating because transit changes based on operations.

So in your staff report, Condition 14 shows the change to keep existing item Subsection 2, but replace peak service frequency of 15 minutes or better with PT or MT areas, again, standing for Premium Transit or Major Transit, which generally have 15-minute peak service frequency.

Any questions? Any objections? Wonderful. So Condition 14 will go forward as written in the staff report.

We don't really need to discuss this. I just wanted to call attention that Condition 15 was also written to say staff's proposal overrode the 20 percent reduction for Commissioner Fiebelkorn. But otherwise, Item C-12 is passed with the changes that we discussed in... for Exhibit F.

Okay, moving on to composting.

The Planning Commission at the first hearing was not in favor of the way that staff proposed adding a new composting facility, small, a composting facility medium that were allowed permissively or as an accessory use in most residential and mixed-use zone districts. There were concerns about odor and pests, I think.

So staff is proposing, instead of creating a new use, to add the term "composting facility" to the existing definition of "other use accessory to residential primary use," and only allow composting facilities where there's multifamily residential development.

Within the use-specific standard for "other use accessory to residential primary use," we would add a new use-specific standard that says a composting facility shall use composting containers, so no open piles of composting, which shall be located a minimum of 50 feet in any direction of any lot with a low-density residential development.

What this allows is large apartment complexes that have lots of people who might want to collect their green waste to have a composting facility on site. This would be just part of their "other use accessory to a residential primary use," but it would not allow that same collection of multiple households to collect their waste in any residential zone district, period. Or in the mixed-use zone districts or the apartment zone districts, it could only be done in association with multifamily residential development.

The other change that staff was proposing to large, which would still only be allowed in the Non-residential zone districts and in the Rural Agricultural zone district would be to change the use-specific standard to just say this use is prohibited within 330 feet of any

Residential zone district or residential use in a Mixed-use zone district, instead of giving them a certain distance away. So that's in recognition of your concerns that it might negatively impact the use of those residential properties nearby.

We are also proposing to change the composting facility large to be conditional in NR-C, NR-BP, NR-LM, and only allow it permissively in NR-GM and the Rural Agricultural zone district.

Following that change, we would just revise the definition of composting facility to remove all mention of small, medium, and large, since we're not going to have small and medium, and to just say that a composting facility is a facility operated by more than one person or household that receives organic material to generate compost.

So I'll pause there and take questions or discussion.

CHAIR ARAGON: Thank you, Ms. Renz-Whitmore.

I have some concerns with this process that we're following. I thought we were only going to be covering things that needed clarification from our vote. We actually took this whole section out, but now you're proposing it back again with new changes, which I think would require us to open this up to public for public discussion, since this is new. I wasn't aware that's what we were doing today and so I do have some concerns over this, of what – you know, this was we turned down and now it's back again.

MS. RENZ-WHITMORE: Sure, so I – what staff does is listen to your concerns and see if we can meet them with the proposals that are in front of you today. It's part of the discussion as though – you know, we took a break and worked on conditions within a single hearing. So it's still up to you whether to take public comment, because this is new.

I will say we also have staff here from the Office of Sustainability, which had the interest in adding composting, considering that they've heard interest in both the businesses that do composting, as well as residential multifamily that is wanting composting.

So you are absolutely free to tell us, "No, we meant it. We don't want it at all as a new use in the IDO." But this is our last opportunity to meet some of the goals that the Office of Sustainability has and also address your concerns.

CHAIR ARAGON: I just have a concern that this was already discussed and voted on by the Commission, and now you're here trying to present another version of it again. And I don't think that's what we're up here to do today. Maybe another Commissioner can help me out to clarify that. Anybody?

COMMISSIONER CARVER: Mr. Chair?

CHAIR ARAGON: Yes, Commissioner Carver.

COMMISSIONER CARVER: Yeah, I see this as very similar to what we do every other every month, where, you know, we kind of talk through an issue, and then staff helps us kind of massage the language to accomplish the goals that we're looking for. So I still think this is appropriate.

And I don't remember much, if any, public comment on this issue, so I'm comfortable moving forward with this.

CHAIR ARAGON: Thank you, Commissioner.

COMMISSIONER MACEACHEN: Chair, this is Commissioner MacEachen.

I'm with you. I think that this was discussed at length. And, although we voted it down, this seems to be a bit of an end run. And I think we've talked about this and decided this. And it's not the end of the world, they've got two years from now, they can bring it back.

But if we do this, I mean, I feel like the whole process has been hijacked anyway. You know, the review of the IDO was supposed to be just to tweak it and kind of get this, and here we have you know, hundreds and hundreds of pages of changes every two years. We have 139 pages in the 48-hour rule. It just goes on and on and on.

And at what point do we say, "No, we really meant it. We talked about this, we voted on this. Let's do what we voted on"?

CHAIR ARAGON: Thank you, Commissioner. I do agree with you.

MS. RENZ-WHITMORE: Commissioner Halstead.

VICE CHAIR HALSTEAD: I am thinking about this one. I hear what the Chair and the Commissioner – their concerns, to be sure, because this is a continuance.

There's also the validity of what Commissioner Carver is talking about, and I'm a little bit torn, not in small part because I would support composting at multifamily residential, but yeah, I do think we want to be respectful of the discourse that was had at the last meeting where this was not approved. But I don't know where that that puts us.

With that said, I do think these are revisions that staff has made that are sensitive to some of the discussion that was had as part of that, that was in favor of composting and the sustainability benefits that that has.

So I think I would argue that side, that it wasn't unanimously voted down. I think there was some discourse and some dissent between the two sides. It just ended that there were more folks that just didn't want to entertain it at all. So I think it's on the table here, I think we may as well, for those folks that wanted to see potentially some conversation about the composting, let's hear them out and just move forward.

COMMISSIONER CARVER: Mr. Chair, this is Carver.

To that point, what was the vote on the composting proposals?

CHAIR ARAGON: Thank you for the question, Mr. Carver. I did not keep score on the vote. However, I am concerned that this is on the table at all, because this has already been decided.

MS. RENZ-WHITMORE: So if we can – if everyone agrees with you, Mr. Chair, then we can move on.

CHAIR ARAGON: Well, not everyone is agreeing. We didn't last time. So I guess maybe we do a straw vote, see where we're at.

COMMISSIONER MACEACHEN: Sure, I think we did vote. And I don't even care what the vote was, if it was, you know, by one vote, a vote is a vote. And if we're going to open this all up again, we could spend 100 hours.

MS. JONES: I'm sorry to interrupt. This is Ms. Jones.

CHAIR ARAGON: Ms. Jones, let Commissioner MacEachen finish.

MS. JONES: I'm so sorry. I just I just want to say, whoever's sharing their screen right now, we can see your Word document and your Jabber.

MS. RENZ-WHITMORE: Oh, thank you.

MS. JONES: I'm so sorry.

CHAIR ARAGON: Sorry, Ms. Jones. Commissioner MacEachen, please finish.

COMMISSIONER MACEACHEN: I just feel like we did vote, and I think if we open this, then we open ourselves to public comment again. And if we change anything else, then we're going to have to open that public comment again.

The reason we spent billions of hours on this is to get to a point where we decided something. And here we're supposed to go through what we decided and vote on it. I mean, I think it's a really bad precedent to open this up once, because then anybody on Earth can say, let's open it up again. And anybody on Earth can say public comment again, and then 48-hour rule again, and, you know, we're just going around in a circle.

MS. RENZ-WHITMORE: Thank you, Chair and Commissioner MacEachen.

So we've gotten clarification that there was not a vote, actually, a straw poll vote at the last hearing. So if we could do that now, we can move on.

CHAIR ARAGON: We may not have needed one, because I think the answer was pretty clear.

MS. RENZ-WHITMORE: If we can do one now, we can move on.

So Chair and Commissioner MacEachen, I have you down as nos. Commissioner Carver?

COMMISSIONER CARVER: I'm in favor of composting.

MS. RENZ-WHITMORE: Commissioner Halstead?

VICE CHAIR HALSTEAD: I'd support this change.

MS. RENZ-WHITMORE: Commissioner Nelius?

COMMISSIONER NELIUS: Nelius, aye.

MS. RENZ-WHITMORE: Commissioner Likar?

COMMISSIONER LIKAR: Likar, no.

MS. RENZ-WHITMORE: Do we only have six of you? Did I miss somebody? So that fails, since it's a 3-to-3 vote, and we are moving on.

Condition 27 just confirms the decision that you made last time, so just explaining that there was a new condition added between the first hearing and the second.

Commissioner Carver?

COMMISSIONER CARVER: Yeah, you stopped sharing your screen.

MS. RENZ-WHITMORE: Oh, that's right, I did stop sharing my screen.

All right. Here's Condition 27, just tracking with the EPC direction not to change the allowable uses for the MX-T zone district.

Condition 28 was also discussed at the last hearing, so again, just showing that Condition 28 is new since the last hearing, talking about clarifying that neighborhood edges apply regardless of area-specific regulations associated with the center or corridor, which was always the intent. It doesn't really change how this operates, it just clarifies.

CHAIR ARAGON: You're adding something that was new that we did not hear last time?

MS. RENZ-WHITMORE: You discussed it last time, Chair, and gave us the direction that it was fine. I'm just explaining that there's a new condition in the supplemental staff report that was not there at the first staff report.

CHAIR ARAGON: Thank you.

MS. RENZ-WHITMORE: Similarly, we discussed last time that there was going to be a sentence struck about the Community Planning Area assessments that undoes some duplication of Subsection (E)(6) that appears again in (E)(7), so just striking that duplicative sentence that doesn't match what we do.

So again, you discussed it, you said it was okay, it's a new Condition 29.

And, I can already see where this is going, but staff wanted to add a new Condition 30 that would add a sentence to the definition of "variance." And without explaining it, I will stop and say, if you don't want to see new things, I will remove this proposal.

COMMISSIONER CARVER: This is Carver, I want to hear it.

MS. RENZ-WHITMORE: So the definition of variance already says that the variance tool is used to provide an exception to dimensional standards or variations from the strict literal application of standards in this IDO or the DPM. And then allowable use of premises may never be changed via a variance.

So the proposed new sentence would say a variance may not change the applicability of a standard. In other words, the distance or other contextual standards that would make a particular dimensional standard apply.

And I'm going to go back up a slide for a second and kind of walk you through what this means.

So within, the Neighborhood Edge, for example, this 100 feet, where a new height distance applies, this new sentence would say, you can vary the height that's allowed within that 100 feet, but you could not vary the 100 feet itself. So when you come in for a variance, you

would be asking to go above the 30 feet within that 100 feet, but not to vary the 100 feet itself.

So I'll pause for discussion.

CHAIR ARAGON: I'm on the fence whether I agree with the change or not, but what I'm not on the fence about is adding new things that we haven't discussed or heard before, because then that changes the whole course of what we're doing today. And that's very dangerous, because it could invalidate everything we've done if we don't follow the process.

So I've got a question for Mr. Myers as far as a procedure.

MR. MYERS: Chairman Aragon, thanks for the question. Maybe you haven't asked it yet, but I think what you're saying is, you know, you're concerned about this.

And I will say that I think, because you continued this, and I think you were at the stage in the hearing where you have discussions and you go back and forth with staff, and you get staff to reflect in what will ultimately be the decision, what the Commission wants to see, okay, that's kind of where we are at right now. Right?

And of course you are saying, well, we had already given you direction. Okay?

And staff is saying, well, maybe, there was something that wasn't absolutely clear.

So I think that there is – it's ultimately up to the Commission. Right? And I know what you're saying here, but I don't see any harm in having some additional discussion. Okay? I don't think that means that you have to then open it up to additional public comment. Of course, you can always do that. But I think you are fine having discussions on this.

You might say, I don't want to have any more discussions, we already made decisions, but you certainly can have those discussions if you want to, and that does not require you to then open it up again to public comment, unless you would like to.

CHAIR ARAGON: Thank you. I think that's pretty clear.

I'm not opposed to additional discussions. I just want to make sure that staff's not inserting things. I don't know why they're inserting things at this point in the game. But maybe we – you know, we have their explanation and maybe we discuss it and see where we go.

MR. MYERS: Understood. Thank you, Chairman.

CHAIR ARAGON: Thank you, Mr. Myers.

MS. RENZ-WHITMORE: Other discussion.

CHAIR ARAGON: Any commissioners have any comments or...

COMMISSIONER CARVER: This is Carver. I think this change makes good sense, and I view it as largely clerical to clarify what is already written.

CHAIR ARAGON: Thank you, Commissioner. I would agree with you.

VICE CHAIR HALSTEAD: Halstead. I also agree.

MS. RENZ-WHITMORE: Commissioner Likar?

COMMISSIONER LIKAR: I agree with that. It's some clarification on some things.

But reinserting is kind of a different story to me on the compost kind of situation. But clarifications like this, I'm good with.

MS. RENZ-WHITMORE: Thank you. Commissioner Nelius?

COMMISSIONER NELIUS: I'm in favor.

MS. RENZ-WHITMORE: Great. So that brings us to the end of the clarifications that staff need.

COMMISSIONER MACEACHEN: I'm so wounded.

MS. RENZ-WHITMORE: Oh, I'm sorry, Commissioner MacEachen.

COMMISSIONER MACEACHEN: My feelings are hurt.

MS. RENZ-WHITMORE: I apologize. What... would you support this change?

COMMISSIONER MACEACHEN: So I do, and just with the qualification, I don't want to see 800 more of these throughout this morning's meeting.

MS. RENZ-WHITMORE: We're done, actually. So.

COMMISSIONER MACEACHEN: I'm still hurt.

MS. RENZ-WHITMORE: So I want to call your attention again to the decision criteria for the package of changes that are in front of you now.

The changes need to be consistent with the spirit and intent of the Comprehensive Plan. None of the proposed amendments apply to only one lot or a development project. The proposed amendment does promote public health, safety, and welfare.

And to your point, this package of changes is subject to change throughout the review and decision process. So today, you'll be voting on this set of changes that you've discussed. You will be making a motion to accept findings – and actually, I'm going to need to ask for a very short recess just to take out the conditions that you did not approve today.

But in general, when we come back, you'll be making a motion to recommend the approval of the package of changes based on the findings in the staff report. I'm going to give you a revised number for the conditions of approval.

So let's pause there. Could I ask for a ten-minute recess, Chair, to adjust the conditions based on your direction?

CHAIR ARAGON: Certainly, I think ten minutes is appropriate.

I just want to state for the record that we don't have to come back and make a recommendation for approval. We could also come back and make –

MS. RENZ-WHITMORE: Absolutely. Absolutely.

CHAIR ARAGON: – for denial, for the record.

MS. RENZ-WHITMORE: You could. You could.

CHAIR ARAGON: This is not predetermined. This is happening live.

MS. RENZ-WHITMORE: Yes. Thank you, Chair.

CHAIR ARAGON: Thank you. See you in ten.

MS. MAHER: And we're off.

(Recess held.)

MS. MAHER: We're back on the record.

MS. RENZ-WHITMORE: Thank you, Mr. Chair. We are ready to show you the revised conditions.

CHAIR ARAGON: Thank you.

MS. RENZ-WHITMORE: Absolutely. So the conditions have been revised as we discussed.

There is a new Condition 31 that would say do not approve Item 7 that would have created a new Historic Protection Overlay zone for frontages.

And if you'd like to see any of the others, I'm happy to go through those. But otherwise, staff would be looking for a motion.

CHAIR ARAGON: Thank you, Ms. Renz-Whitmore.

COMMISSIONER CARVER: This is Carver, I have a motion.

CHAIR ARAGON: Yes, Commissioner.

COMMISSIONER CARVER: I move that the EPC recommend approval of Project PR-2018-001843, Case Number TA-2025-00002, based on findings 1 through 24 and conditions 1 through 31 as read into the record.

VICE CHAIR HALSTEAD: Halstead second.

CHAIR ARAGON: Okay. We have a motion with a second. Let's take a vote.

Can we check to see if Mr. Archuleta's here? He said he might be joining us late, and I just want to make sure we – he's probably not going to vote on this. Okay, he's not here.

Okay.

CHAIR ARAGON: Commissioner MacEachen.

COMMISSIONER MACEACHEN: Commissioner MacEachen, aye.

CHAIR ARAGON: Commissioner Likar.

COMMISSIONER LIKAR: Likar, aye.

CHAIR ARAGON: Commissioner Nelius.

COMMISSIONER NELIUS: Nelius, aye.

CHAIR ARAGON: Commissioner Carver.

COMMISSIONER CARVER: Carver, aye. I think we did good work here.

CHAIR ARAGON: Thank you, Commissioner Vice Chair Halstead.

VICE CHAIR HALSTEAD: Halstead is aye.

CHAIR ARAGON: Chair is an aye, as well. That's 6-0.

(6-0 vote. Motion passes.)

MS. RENZ-WHITMORE: Thank you, Commissioners. I appreciate your patience and diligence in this process.

And for the public, the package of changes will now be transmitted to City Council. There will be at least one hearing before the Land Use, Planning, and Zoning Committee, likely in January or February of 2026. And then the package of changes will go to the full City Council for final review and decision.

And I'll just say again that all the changes are – that the package of changes is subject to revision all the way through that process. So I encourage people to stay involved.

And you're welcome to talk to your Councilor, since this is a legislative package. And your written comments sent throughout the EPC process will absolutely go with the case to City Council, but you're also welcome to write to your City Councilors directly.

Thank you for being part of this process.

CHAIR ARAGON: Thank you for all your efforts. We appreciate you.