

**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.

Explanation: This amendment would make community gardens permissive in the NR-LM and NR-GM zone district.