

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.

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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.

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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:

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	A	B	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	P	P	[G]	[C]	[P]	[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.