

City of Albuquerque Metropolitan Redevelopment Agency



Housing Conversion RFP #01-2024 Formal Inquiry #1 Posted March 16, 2024

Question Received (Related to Appendix B, Community Benefits Matrix, line 47)

Related to Placemaking

Can you please provide clarifications on the item, "Building structure or restaurant/bar patio edge is aligned to minimum front setback outlined in IDO zoning requirements."?

What elements would satisfy this requirement?

Examples:

Roof canopy with no walls below

Garden walls without a roof above

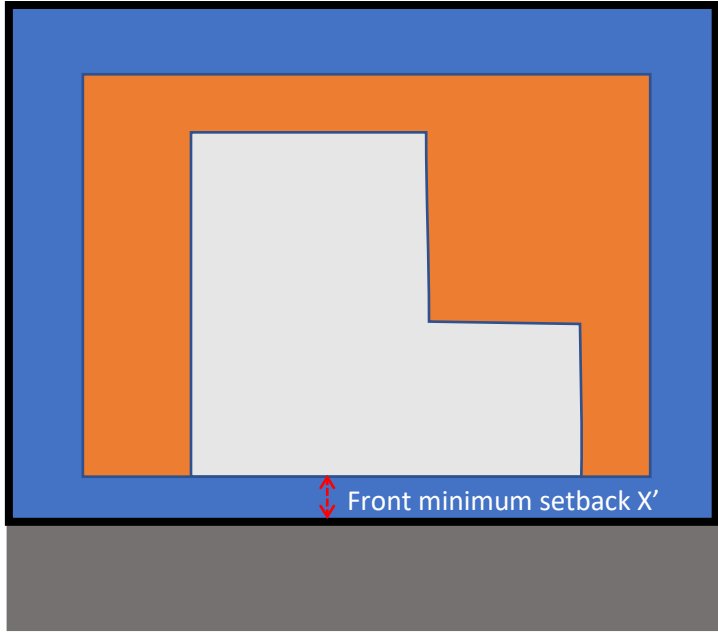
Agency Response: These points can be earned by having a building edge or a patio edge that is aligned to the *minimum allowable* front setback to a street. A setback is the shortest distance between a structure and the lot line. See Integrated Development Ordinance (IDO) Part 14-16-5-1 (Development Standards, Dimensional Standards) for specific details on front minimum setback standards by zoning district.




Projects must submit a conceptual site plan that shows the minimum setback provided in the IDO based on the parcel's zoning.

Some existing buildings may be non-conforming (i.e., the building or structure is closer to the lot line than is allowed in the minimum setback identified in the IDO). Such buildings are eligible to earn these points.

An example of design standards and setback applicability for an MX-M Zone District from the IDO is attached to this response.

An illustrated example of a project that could earn these points is included the following page.



-  Site/Property Boundary
-  Allowable Building Envelope (based on setbacks)
-  Building Footprint
-  Public Right of Way (public sidewalk, street)

MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

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



This document provides a summary about development in the MX-M zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

abq-zone.com

Notes:

[1. FAQ: How do I look up my zoning?](#)

[2. FAQ: How do I look up my Allowable Uses?](#)

[3. FAQ: What is an Airport Protection Overlay \(APO\) Zone?](#)

[4. FAQ: What is a use-specific standard?](#)

[5. FAQ: How do I find out what development standards apply to my property?](#)

[6. FAQ: How does the IDO handle the review/approval process for development decisions?](#)

If you have other questions, email devhelp@cabq.gov or request a Pre-application Review Team Meeting (PRT) here:

<https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

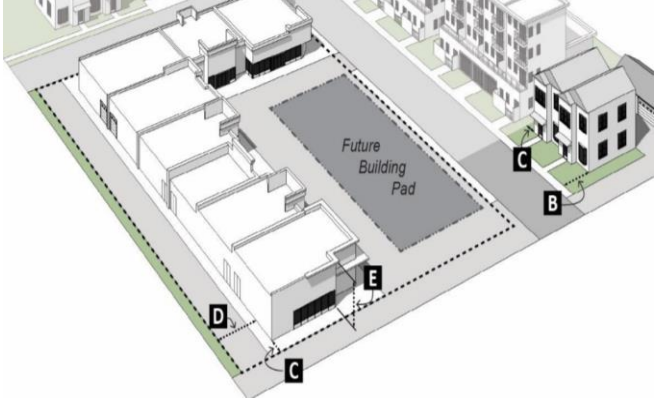
Development Standards Summary

Table 2-4-5: MX-M Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development Location		General	UC-MS-PT
Site Standards*			
Usable open space, minimum	A	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
Front, minimum / maximum	B	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	C	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
Rear, minimum	D	15 ft.	Street or alley: 0 ft.
Building Height			
Building height, maximum	E	48 ft.	65 ft.
		>100 ft. from all lot lines: N/A	



[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.

*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

Table 2-4-6: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3	Landscaping, Buffering, and Screening	14-16-5-6
Allowable Uses	14-16-4-2	Walls and Fences	14-16-5-7
Use-specific Standards	14-16-4-3	Outdoor and Sight Lighting	14-16-5-8
Dimensional Standards	14-16-5-1	Neighborhood Edges	14-16-5-9
Site Design and Sensitive Lands	14-16-5-2	Solar Access	14-16-5-10
Access and Connectivity	14-16-5-3	Building Design	14-16-5-11
Subdivision of Land	14-16-5-4	Signs	14-16-5-12
Parking and Loading	14-16-5-5	Operations and Maintenance	14-16-5-13