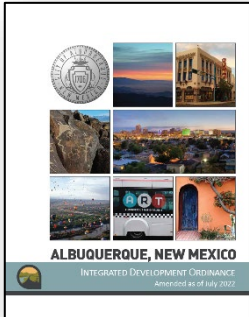


Get to Know Your IDO

Integrated Development Ordinance

IDO Interactive Document

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



Hints:

- “Topics” in the menu bar at the top act like bookmarks to take you to sections of the IDO.
- “Tables” in Menu send you to key info in the IDO:
 - Allowable Uses
 - Off-street Parking
 - Procedures
 - Small Area Rules
- “Resources” in Menu includes link to PDF that you can download, FAQs, etc.
- Table of Contents above the document window lets you choose where to go.

IDO Zoning Map

<https://tinyurl.com/idozoningmap>



- **Button 1** has general information like parcels that you can turn on/off.
- **Button 2** has mapped information from the Comprehensive Plan that the IDO has regulations about.
- **Buttons 3-6** correspond to IDO Parts 3-6. Hover over the button to see the name.
- Use the search bar at the top to zoom to an address, an intersection, a park name, etc.
- Click on the map to see a pop-up window with more detailed information about that location based on what layers you have turned on.
 - Clicking on “More info” in the pop-up box opens a PDF with allowable uses and key dimensional standards (building heights, setbacks, etc.)

IDO Zoning: R-1B

IDO Zone District R-1B

IDO District Definition Single-Family (Medium Lot)

IDO Zoning Description

IDO Category **Residential**

Link to Allowable Use Table **More info**

Last Update Date 4/21/2016

Old Zoning Designation R-1

Old Zoning Description

Old Zoning Category RESIDENTIAL

R-1 Standards	A	B	C	D
Site Standards*				
Lot size, minimum See Subsection 14-16-5-1(C)(2)	A	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft. 10,000 sq. ft.
Lot width, minimum See Subsection 14-16-5-1(C)(2)	B	25 ft.	35 ft.	50 ft. 70 ft.
Usable open space, minimum	C	N/A	N/A	N/A
Setback Standards				
Front, minimum	D	10 ft.	15 ft.	20 ft.
Side, minimum	E	Interior: 5 ft. Street side: 10 ft.		10 ft.
Rear, minimum	F	10 ft.	15 ft.	
Building Height				
Building height, maximum	G	26 ft.		

Allowable Use Table

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 or more T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

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		LM	GM	NR-SU	N	R-	P	O
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-family detached	P	P	P	P	P		P													4-3(B)(1)
Dwelling, cluster development	P	P		P	P		P													4-3(B)(3)
Dwelling, cottage development	P	P	P	P	P		P													4-3(B)(4)
Dwelling, two-family detached (duplex)		P		P	P		P													4-3(B)(5)
Group Living																				
Community residential facility, small	P	P		P	P	P	P	P	P											4-3(B)(9)
CIVIC AND INSTITUTIONAL USES																				
Community center or library	C	P		P	P	P	P	P	P	C	C	C	C			P			C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	CV				P			C	4-3(C)(2)
High school	C	C		C	C	P	P	P	P	P	P	C				P				4-3(C)(3)
Parks and open space	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	CV	CV							4-3(C)(8)

Hints:

- Uses are in rows
- Zones are in columns
- See blue header bar for what P/C/CV/A stand for
- A blank box means the use is not allowed in that zone
- Click on the hyperlink to read the use-specific standards that may limit where the use can be located or that may set other requirements

Uses in the table are organized by category:

- Residential
 - Household Living
 - Group Living
- Civic and Institutional
- Commercial
 - Agriculture and Animal-related
 - Food, Beverage, and Indoor Entertainment
 - Lodging
 - Motor Vehicle-related
 - Offices and Services
 - Outdoor Recreation and Entertainment
 - Retail Sales
 - Transportation
- Industrial
 - Manufacturing, Fabrication, and Assembly
 - Telecommunications, Towers, and Utilities
 - Waste and Recycling
 - Wholesaling and Storage
- Accessory Uses
- Temporary Uses

Development Decisions & Notice

(Excerpt only – as of July 2023)

Table 6-1-1: Summary of Development Review Procedures															
EPC = Environmental Planning Commission ZHE = Zoning Hearing Examiner															
X = Required < > = Quasi-judicial Hearing															
R = Review/Recommend D = Review and Decide															
	Mtgs		Public Notice				Review and Decision-making Bodies					Specific Procedures			
Subsection	6-4(B)		6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)		6-2(D)			6-2(J)		(6-2)(A)
Application Type	Neighborhood		Email	Mailed	Posted Sign	Published	Web Posting	City Staff		EPC			ZHE		City Council
Administrative Decisions															
Site Plan – Administrative	X ^[1]		X		X		X	D							6-5(G)
Decisions Requiring a Public Hearing															
Conditional Use Approval	X		X	X	X	X	X	R				<D>			6-6(A)
Permit – Wall or Fence – Major			X	X	X		X					<D>			6-6(H)
Site Plan – EPC	X		X	X	X	X	X	R		<D>					6-6(I)
Variance – ZHE	X		X	X	X	X	X	R				<D>			6-6(O)
Policy Decisions															
Zoning Map Amendment – EPC	X		X	X	X	X	X	R		<D>					6-7(G)
Zoning Map Amendment – Council	X		X	X	X	X	X	R		<R>				<D>	6-7(H)
[1] Required for multi-family > 50 units and non-residential > 50,000 s.f. See Subsection 14-16-6-4(B)(1)(b)Error! Reference source not found.															

Hints:

- See the blue bar at the top of the table for any acronyms
- In the Interactive Document, click on cross referenced sections to zoom there to read more

This table can help you develop strategic public comments.

	Site Plan - Admin	Site Plan - EPC	Conditional Use	Variance - ZHE	Zone Change - EPC	Zone Change - Council
How will you give input?						
Neighborhood Meeting						
Written Comments						
Public Meeting or Hearing						
Who is the decision-maker?						
City staff	X					
EPC		X			X	
ZHE			X	X		
City Council						X
How much discretion does the decision-maker have?						
None, just apply the existing rules	X	X				
What rules apply			X	X	X	X
What should your comments cite?						
Comp Plan (policies)			X	X	X	X
IDO (regulations)	X	X				

Interactive Comprehensive Plan: <https://compplan.abq-zone.com>

Suggestion: For any development application that provides notice, identify the potential benefits and negative impacts for your neighborhood and provide comments that encourage the applicant/decision-maker to maximize the benefits and minimize, avoid, or mitigate the negative impacts.

Brainstorm	Strategic Comments
Potential Benefits	<i>(how to maximize benefits)</i>
Negative Impacts	<i>(how to minimize/avoid negative impacts)</i>