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1 governmental or quasi-governmental agency whose services,  
2 properties, facilities, interest, or operations may be affected  
3 by the application.

4 3. Any party appealing either of the following decisions:

5 a. Declaratory Ruling.

6 b. Adoption or Amendment of Albuquerque/Bernalillo County  
7 Comprehensive Plan.

8 4. Any other person or organization that can demonstrate that  
9 his/her/its property rights or other legal rights have been specially and  
10 adversely affected by the decision but in no circumstances shall a person's  
11 use of public lands constitute standing. Nothing in this section shall be  
12 construed to change any rights or obligations related to Indian Nations,  
13 Tribes, or Pueblos as established in this IDO, or to otherwise limit Tribal  
14 standing.

15 a. Such showing must be presented by the appellant as  
16 part of the appeal, and the LUHO or City Council shall enter a finding or  
17 findings as to whether this requirement has been met.

18 b. If it is found that the appellant cannot satisfy this standard,  
19 the appeal shall be denied.

20 5. Property owners (other than the applicant) and Neighborhood  
21 Associations on the basis of proximity for decisions as specified in Table 6-4-  
22 2.

23 a. Distances noted in feet in Table 6-4-2 are measured from the  
24 nearest lot line of the subject property.

25 b. Distances for Neighborhood Associations are based on the  
26 boundary on file with the ONC at the time the application for decision related  
27 to the subject property was accepted as complete. Additionally, for standing  
28 to appeal, a Neighborhood Association must submit a petition in support of  
29 the appeal, signed by a majority of all property owners or tenants located  
30 within 660 feet of the application site, inclusive of all rights-of-way.

31 c. For application types with no distance specified, the final  
32 decision may be appealed pursuant to the Subsection specified in Table 6-4-2.  
33 6-4(U)(3)(d) Land Use Hearing Officer (LUHO):

1           1. Once an appeal has been accepted by the Planning Director, as  
2 soon as possible but within 30 calendar days, the Planning Director shall  
3 prepare and transmit a record of the appeal together with all appeal material  
4 received from the appellant to impacted parties and to the LUHO through the  
5 Clerk of the City Council. The official record shall be a recording of the  
6 underlying hearing(s), but the Planning Director shall also include an  
7 unofficial transcript with the appeal record transmission. The LUHO shall  
8 schedule a hearing on the matter within 30 calendar days of receipt and notify  
9 the parties. Appellants and parties to the appeal may submit written  
10 arguments to the LUHO through the Clerk of the City Council so long as the  
11 written argument is received by the Clerk of the City Council at least 10  
12 calendar days prior to the hearing.

13 **6-4(U)(4) Criteria for Decision.** The criteria for review of an appeal shall be  
14 whether the decision-making body or the prior appeal body made one (1) of  
15 the following mistakes:

16 **6-4(U)(4)(a)** The decision-making body or the prior appeal body acted  
17 fraudulently, arbitrarily, or capriciously.

18 **6-4(U)(4)(b)** The decision being appealed is not supported by substantial  
19 evidence.

20 **6-4(U)(4)(c)** The decision-making body or the prior appeal body erred in  
21 applying the requirements of this IDO (or a plan, policy, or regulation  
22 referenced in the review and decision-making criteria for the type of decision  
23 being appealed).

24 **6-4(U)(4)(d)** The applicant failed to comply with notice requirements for  
25 neighboring property owners, except that failure to notify a neighborhood  
26 association is not sufficient grounds to uphold an appeal or remand a  
27 decision for further consideration.

28 **6-4(U)(5) Appeal Costs:**

29           (a) For an appeal to the LUHO related to an application that  
30 was denied, all parties shall be responsible for their own costs.

31           (b) For an appeal to the LUHO related to an application that  
32 was approved, if the appellant loses their appeal, they shall be responsible for

1 paying the reasonable costs, including attorneys' fees of the appellee. A  
2 finding on the reasonableness of proposed costs shall be made by the LUHO.

3 SECTION 3. Section 14-16-6-7(D) AMENDMENT TO IDO TEXT – CITYWIDE is  
4 amended as follows:

5 6-7(D) AMENDMENT TO IDO TEXT – CITYWIDE. All applicable provisions of  
6 Section 14-16-6-4 (General Procedures) apply unless specifically modified by  
7 the provisions of this Subsection 14-16-6-7(D).

8 6-7(D)(1) Applicability. This Subsection 14-16-6-7(D) applies to all applications  
9 to amend the text of this IDO, except for the following:

10 6-7(D)(1)(a) Applications to create or amend an HPO zone boundary, the text of  
11 an HPO zone, or any standard in this IDO that specifically applies to an HPO  
12 zone, which are processed pursuant to Subsection 14-16-6-7(C) (Adoption or  
13 Amendment of Historic Designation).

14 6-7(D)(1)(b) Applications to create or amend any other Overlay zone  
15 established in Part 14-16-3, which are processed pursuant to Subsection 14-  
16 16-6-7(E) (Amendment to IDO Text – Small Area).

17 6-7(D)(1)(c) Applications to create or amend any small area established in  
18 Section 14-16-4-3 (Use-specific Standards), Part 14-16-5 (Development  
19 Standards), or Part 14-16-6 (Administration and Enforcement), which are  
20 processed pursuant to Subsection 14-16-6-7(E) (Amendment to IDO Text –  
21 Small Area).

22 6-7(D)(1)(d) Amendments adopted at any time by the City Council. Such  
23 applications do not need to be presented to the EPC but may at the request of  
24 the sponsoring City Councilor. These amendments do not require  
25 consideration beyond what is required for the City Council to adopt any  
26 ordinance.

27 SECTION 4. Section 14-16-6-7(E) AMENDMENT TO IDO TEXT – SMALL  
28 AREA is amended as follows:

29 6-7(E) AMENDMENT TO IDO TEXT – SMALL AREA. All applicable provisions of  
30 Section 14-16-6-4 (General Procedures) apply unless specifically modified by  
31 the provision of this Subsection 14-16-6-7(E). 6-7(E)(1) Applicability. This  
32 Subsection 14-16-6-7(E) applies to all applications to amend the text of this  
33 IDO to adopt or amend the boundaries of a small area, including any Overlay

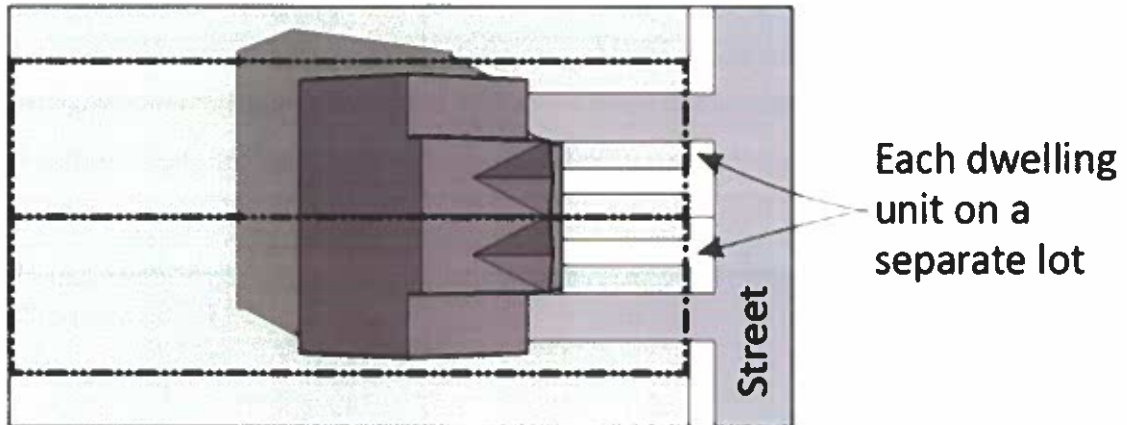
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1 zone established in Part 14-16-3 or any small area established in Section 14-  
 2 16-4-3 (Use-specific Standards), Part 14-16-5 (Development Standards), or 14-  
 3 16-6 (Administration and Enforcement), and/or to adopt or amend specific  
 4 regulations that will apply in a small area, except for any of the following:  
 5 6-7(E)(1)(a) Applications to create or amend a Historic Protection Overlay zone  
 6 boundary, the text of an HPO zone, or any standard in this IDO that specifically  
 7 applies to an HPO zone, which are processed pursuant to Subsection 14-16-6-  
 8 7(C).  
 9 6-7(E)(1)(b) Applications to create or amend Historic Design Standards and  
 10 Guidelines, which are processed pursuant to Subsection-16-6-6(E).  
 11 6-7(E)(1)(c) Applications to change the zone district of any properties in a  
 12 small area, which are processed pursuant to Subsection 14-16-6-7(G)(Zoning  
 13 Map Amendment-EPC) or Subsection 14-16-6-7(H)(Zoning Map Amendment-  
 14 Council), as applicable.  
 15 6-7(E)(1)(d) Applications presented by request or by request of a City  
 16 Councilor. Such applications do not need to be presented to the EPC but may  
 17 at the request of the sponsoring City Councilor. Otherwise, such applications  
 18 will be heard directly by the City Council. A sponsoring City Councilor is not  
 19 required to automatically recuse themselves from applications they sponsor  
 20 or sponsor by request.

21 **SECTION 5. 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 >>	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	B	C
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, two-family detached (duplex)	[P]	P	[P]	P	P		P												4-3(B)(5)
Dwelling, townhouse	[P]	[P]	[P]	P	P	P	P	P	P										4-3(B)(6)
Dwelling, multi-family	P	P	P	P	P	P	P	P	P		CV								4-3(B)(8)

1       **SECTION 6. Amend Sections 4-3(B)(5) Dwelling, two family detached**  
 2 **(duplex), 4-3(B)(6) Dwelling, townhouse, and 4-3(B)(8) Dwelling, Multi-Family of**  
 3 **the IDO as follows and reassign subsequent sections as needed:**  
 4 **4-3(B)(5)(b) This use is prohibited in the R-A, R-1, and R-MC zone districts,**  
 5 **except within 1,320 feet of MS-PT areas or where 1 two-family detached**  
 6 **dwelling is on 2 lots and the building straddles the lot line, with each dwelling**  
 7 **unit on a separate lot. (See figure below.)**



8 **4-3(B)(6)(f) This use is prohibited in the R-A, R-1, and R-MC zone districts**  
 9 **except within 1,320 feet of the MS-PT areas.**  
 10 **4-3(B)(8)(a) This use is prohibited in the R-A, R-1, R-MC and R-T zone districts**  
 11 **except within 1,320 feet of MS-PT areas.**  
 12 **4-3(B)(8)(b) South of Central Avenue and West of the Rio Grande River this**  
 13 **use is prohibited in the R-A, R-1, R-MC and R-T zone districts.**

14       **SECTION 7. Amend Table 5-1-4: Allowed Exceptions and Encroachments**  
 15 **within the IDO by adding the following row:**

Table 5-1-2: Allowed Exceptions and Encroachments	
Structure or Feature	Conditions or Limits
<b>Exceptions to Building Height Limits</b>	
Within 1,320 feet of MS-PT Areas	There shall be no building height limit for any dwelling, multi-family structure or premises.

16       **SECTION 8. Revise §14-16-5-9(B)(2) Regulated Lots as follows:**  
 17 **5-9(B)(2) “Lots regulated by this Section 14-16-5-9 (Neighborhood Edges)**  
 18 **include all those in any Residential, Mixed-use, or Non-residential zone district**  
 19 **that are adjacent to a Protected Lot.”**

20       **SECTION 9. Amend Sections 5-5(C)(5)(a) and 5-5(C)(5)(d)3 as follows:**

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1 5-5(C)(5)(a) General Reductions for centers and Corridor Areas. In UC-AC-EC-  
2 MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2  
3 do not specify a different parking requirement for the relevant Center or  
4 Corridor area, a 50 percent reduction in required off-street parking spaces  
5 shall apply to properties in those areas.

6 5-5(C)(5)(d) Reduction for Proximity to Transit:

7 3. Where Table 5-5-1 and Table 5-5-2 do not specify a different parking  
8 requirement for PT areas, the minimum number of off-street parking spaces  
9 required may be reduced by 60 percent if the proposed development is located  
10 within a PT area.

11 SECTION 10. SEVERABILITY. If any section, paragraph, sentence, clause,  
12 word or phrase of this Ordinance is for any reason held to be invalid or  
13 unenforceable by any court of competent jurisdiction, such decision shall not  
14 affect the validity of the remaining provisions of this Ordinance. The Council  
15 hereby declares that it would have passed this Ordinance and each section,  
16 paragraph, sentence, clause, word or phrase thereof irrespective of any  
17 provision being declared unconstitutional or otherwise invalid.

18 SECTION 11. COMPILATION. SECTIONS 1 through 7 of this Ordinance  
19 amends, is incorporated in, and is to be complied as part of the Revised  
20 Ordinances of Albuquerque, New Mexico, 1994.

21 SECTION 12. EFFECTIVE DATE. This Ordinance takes effect five days after  
22 publication by title and general summary.

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1 PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF January, 2025  
2 BY A VOTE OF: 7 FOR 2 AGAINST.

3

4 For: Baca, Bassan, Champine, Fiebelkorn, Grout, Lewis, Rogers

5 Against: Peña, Sanchez

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10 Brook Bassan, President  
11 City Council

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17 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

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20 Bill No. O-24-69

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24 \_\_\_\_\_  
25 Timothy M. Keller, Mayor  
26 City of Albuquerque

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29 ATTEST:



30 Ethan Watson, City Clerk

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