Sector Development Plan (SDP) Protections Made Citywide in the IDO

a. New Uses
   i. Downtown 2025 SDP – Artisan & Craft Manufacturing use made citywide
   ii. Downtown 2025 SDP & East Downtown SDP – Brewery/Tap Room use made citywide
   iii. Trumbull SDP – Mobile food unit and mobile food carts on private lots made citywide

b. Use Specific Standards
   i. East Gateway SDP – Live-work dwelling standards
   ii. Various SDPs – Veterinary Hospital standards from C-1, C-2, and various SDPs
   iii. Huning Highland SDP & Sawmill SDP – Bed and breakfast standards
   iv. Martineztown/Santa Barbara SDP – Accessory vehicle repairing must be within a completely enclosed building located at least 20 feet from any Residential zone district or residential portion of a Mixed-use district
   v. Los Duranes SDP & La Cueva SDP – Vehicle fueling station standards
   vi. Downtown Neighborhoods SDP – Bail bonds location restrictions
   vii. La Cueva SDP – Outdoor entertainment standards
   viii. East Gateway SDP – Artisan manufacturing standards
   ix. East Gateway SDP – Light manufacturing requires building to be near the street and outdoor storage and work areas to the rear of site
   x. University Neighborhoods SDP – Signage allowance for family home daycare in residential zones
   xi. Trumbull SDP – Mobile food cart and mobile food unit development standards
   xii. Uptown SDP – Circus standards
   xiii. Various SDPs – Construction staging area, trailer, or office standards

c. Dimensional Standards
   i. R-1 flavors – All breakdowns of R-1 standards into subcategories are new, based on analysis of lot patterns. The East Atrisco, Barelas, La Cueva, Martineztown/Santa Barbara, South Yale, and Tower/Unser SDP regulations reference the existing Zoning Code standards with only minor changes
   ii. Contextual Residential Development – This concept is taken from several Sector Development Plans, including Downtown Neighborhood Area and Los Duranes, and made into a citywide standard for R-1. Because many R-1 residential neighborhoods have developed with houses constructed on multiple adjacent lots or partial lots, rather than with houses on individual lots, future redevelopment or reconstruction of primary structures in R-1 neighborhoods in Areas of Consistency needs to be similar in scale to the pattern of tax assessor parcels or adjacent tax assessor parcels containing a single house. Revised since Module 3 to apply to all single-family detached homes in Residential districts (not just R-1)
   iii. Mixed-use Zone Dimensional Standards – The Barelas, East Atrisco, La Cueva, Martineztown/Santa Barbara, South Yale, and Tower/Unser SDP regulations reference the existing Zoning Code standards with only minor changes. Premium Transit areas included in areas where more intense development is permissive since Module 1. Since Module 3,
minimum lot sizes in Mixed-use zone districts have been deleted. Since Consolidated Draft, all references to DT (Downtown) area have been deleted from the table, because MX-FB-DT standards apply in that area (not the standards in this table)

iv. Non-residential Zone Dimensional Standards – Consolidates standards from may portions of the existing Zoning Code, and adds new standards for the new NR-SU and NR-PO districts. The Barelas, East Atrisco, La Cueva, Martineztown/Santa Barbara, South Yale, and Tower/Unser SDP regulations reference the existing Zoning Code standards with only minor changes. Since Consolidated Draft, all references to DT (Downtown) area have been deleted from the table because that area is covered by the standards in MX-FB-DT (not this table)

v. Site Design and Sensitive Lands – taken from various SDPs including Coors Corridor SDP, Los Duranes SDP, West Side Strategic Plan, Volcano Heights/Mesa/Trails SDPs, Arroyo Corridor Plans, etc.

d. Development Standards
   i. Acequia Setback Standard – Los Duranes SDP
   ii. Encouragement of Alleys – Volcano Heights SDP & Mesa del Sol Master Plan
   iii. Discourage residential lots with rear yard along arterials or collectors – La Cueva SDP & East Atrisco SDP
   iv. Requirement to maintain off-street parking where the amount is already non-conforming – Uptown SDP & University Neighborhoods SDP
   v. Off-street parking requirements – Proposed parking requirements are significantly revised to simplify calculations, standardize requirements and reduce required off-street parking where possible. Revisions reflect current best practices and are adjusted based on Clarion’s experience in similar communities around the nation and review of SDP regulations.
   vi. Parking Adjustments & Credits – Incorporates shared parking reduction standards from N. 4th Street SDP
   vii. Shared Parking – Incorporates shared parking reduction standards from N. 4th Street SDP
   viii. Public Parking District Parking Reduction – New provision reflecting Sawmill and South Yale SDP regulations encouraging shared parking reservoirs, and South Yale SDP regulation text supporting a “park once” approach to parking
   ix. Bicycle Parking Standards – Carries forward bicycle parking requirements from existing Zoning Code and updates based on best practices. Incorporates bicycle standards from Los Candelerias SDP, and bicycle parking location from Tower Unser SDP
   x. Teaser Parking allowance – Reflects text from N. 4th Street SDP regulations (Teaser Parking) and Volcano Heights SDP regulations (Parking Court). Moved to apply to all areas since Consolidated Draft
   xi. Prohibition of providing off-street parking in the public right-of-way – Expands provision in University Neighborhood SDP & Coors Corridor SDP and applies to all districts and uses
   xii. Location of off-street parking not between building façade and street in DT-UC-MS-PT areas – Reflects text in Downtown Neighborhood Area, Barelas, U. of Albuquerque, South Yale, Tower Unser, Trumbull, and Sawmill, SDP regulations
   xiii. Pedestrian walkway through large parking lot – Carries forward, expands, and adds detail to existing Shopping Center standards in Section 14-16-3-2(D) and standards in DPM Chapter 23 Section 7.B.5 and text in the South Yale, North I-25, and Uptown SDP regulations
xiv. **Bicycle Pathways through large parking lots** – Incorporates provision from Tower Unser SDP regulations

xv. **Maximum Driveway Width** – Incorporates standard from Downtown Neighborhood SDP and expanding to all single-family, two-family, and townhome residential

xvi. **Alley access standards** – Reflects text from Downtown Neighborhood and South Yale SDP regulations and expands to clarify how alley can be used in relation to parking area

xvii. **Commercial access on local streets** – Carries forward existing Zoning Code Section 14-16-3-1(F) and standard from University, Uptown, and Downtown Neighborhood SDPs

xviii. **Parking Structure Design** – Reflects text in Volcano Heights and Uptown SDP, as well as Revised from Volcano Heights SDP regulations to allow flexibility in design and to avoid the creation of retail or office space that are not supported by the market

xix. **Loading Dock Design** - Reflects text in University of Albuquerque SDP regulations

xx. **Parking Structure Liner Building** - New provision based on text on liner buildings in the East Gateway, Volcano Heights, SDP regulations now apply only to ground floor street frontages in the downtown area and Form Based Zones

xxi. **Design and Layout of Off-Street Loading Areas** – Incorporates design guidance from 4th Ward Historic Overlay and N. 4th Street

xxii. **Drive-through lane edge buffering** – New provision reflecting text in the Downtown Neighborhood Area, East Gateway, Los Duranes, and Volcano Heights SDP regulations requiring screening or buffering and non-street orientation of drive-through facilities

xxiii. **Edge Buffer Landscaping** – Replaces a wide variety of width standards found in SDP regulations, including Albuquerque Indian School, Downtown Neighborhood Area, Pajarito Arroyo Corridor, and Tower/Unser SDPs

xxiv. **Development Adjacent to Low-Density Residential Zones** – Replaces similar standards in Barelas, Los Duranes, and North I-25 SDPs

xxv. **Development Adjacent to a Multi-family Residential Zones** – Replaces similar standards in Barelas, Los Duranes, North I-25, and Tower/Unser SDPs

xxvi. **Parking Lot Landscaping** – Several SDP regulations have a provision requiring compliance with standard city landscaping requirements, or similar front yard landscaping requirements, including Downtown Neighborhood Area, East Gateway, Martineztown/Santa Barbara, Nob Hill Highland, North 4th Street Corridor, South Yale, Tower/Unser, Uptown, and Volcano Cliffs SDP regulations

xxvii. **Front Edge Parking Lot Landscaping** – Replaces similar standards found in Atrisco Business Park Master Development Plan, Barelas, Downtown Neighborhood Area, East Gateway, North 4th Street Corridor, North I-25, Pajarito Arroyo (which requires taller screening), and Volcano Heights SDP regulations. Parking lot screening requirements replace similar provisions in several SDPs, including Albuquerque Indian School, Atrisco Business Park Master Development Plan, and Balloon Fiesta SDPs

xxviii. **Side and Rear Parking Lot Landscaping** – Replaces similar standards found in Atrisco Business Park Master Development Plan, Martineztown/Santa Barbara, Nob Hill Highland, North Fourth Street Corridor, North I-25, Pajarito Arroyo Corridor (which allows taller screening), and Volcano Heights SDP regulations

xxix. **Parking Lot Trees** - Replaces existing standards that no parking space may be more than a stated number of feet from a tree trunk found in 14-16-3-10 and the ABQ Indian School,
Atrisco Business Park Master Development Plan, and North 4th Street Corridor SDP regulations, as well as standards for specific designs of planting areas in the Volcano Cliffs SDP regulations


xxxiii. **Outdoor Storage Areas** - Replaces standard found in Balloon Fiesta SDP regulations. Park, open space, trail, and arroyo have been added to this list based on the Pajarito Arroyo Corridor Plan regulations

xxxiv. **Satellite Dishes** - New standard, based on similar text in Journal Center regulations

xxxv. **Wall between the front building façade and public street** - Revised from 5 ft. in the Barelas, 6 ft. in Los Griegos, 3 ft. for walls/fences and 4 ft. for retaining walls and 4 ft. plus 2 ft. transparent fence for fences on Residential Collector streets in Volcano Cliffs SDP regulations. Arroyo edges have been added to this list

xxxvi. **Walls in other locations** - Existing Zoning Code allows 10 feet in height when adjacent use is non-residential. Replaces standards or text from Barelas and Volcano Cliffs SDP regulations. General fence heights along all Arroyos are now lower than those in the SDP regulations

xxxvii. **Wall Materials & Texture** - Replaces or approximates standards in Atrisco Business Park Master Development Plan, East Gateway, La Cueva, Los Candelarias, Pajarito Arroyo, Uptown, and Volcano Cliffs SDP regulations

xxxviii. **Chain link fence prohibition** - Replaces similar text in East Gateway and Barelas SDP regulations

xxxix. **Barbed wire prohibition** - Replaces similar standard in East Gateway, and Volcano Cliffs SDP regulations, and General Wall Regulations 14-16-3-19

xl. **Wall Articulation & Alignment** - Replaces older, simpler anti-monotony provisions in Los Griegos SDP regulations. Arroyo has been added to this list, based on Pajarito Arroyo Corridor SDP regulations.

xli. **Walls Adjacent to MPOS** - Bear Canyon Arroyo Design Overlay Zone, now made generally applicable to arroyos. Earth-tone color restriction added since Consolidated Draft consistent with the Facility Plan for Arroyos

xlii. **View Fencing** - New provision from Volcano Cliffs SDP regulations

xliii. **Prohibited Lighting** - Consolidates prohibited lighting from existing Zoning Code and various SDP regulations as noted

1. Searchlights - reflects provisions from existing Section 14-16-3-22(C)(6), La Cueva, N. 4th Street, and N. I-25 SDP regulations

2. Floodlights are allowed in alleys and parking lots - N. 4th Street and North I-25 SDPs
3. North Albuquerque Acres prohibition - Rewords the La Cueva SDP text on this topic and adds a specific distance prohibition
4. Flashing light prohibition - Reflects text from North I-25, East Gateway SDP and adds new exception for seasonal lighting displays
5. Sodium or mercury light prohibition - Downtown Neighborhoods Area, Nob Hill, North I-25, N. 4th Street, and Volcano Heights SDP regulations

taxiv. **Light Shielding Requirements** - shielding requirement and text from La Cueva, N. 4th Street, East Gateway, Volcano Heights and Downtown Neighborhood Area SDP regulations.
taxv. **Light Spillover standards in residential zones** - Incorporates Section 14-16-3-9(A) and N. 4th Street and Volcano Heights SDP regulations. Discontinues use of lamberts in Section 14-16-3-9(B), replaces with reworded light spillover standard from La Cueva SDP regulations and adds language exempting circulation areas from spillover standard

taxvi. **Outdoor lighting timing** - Reflects text in La Cueva SDP regulations modified to apply to all Residential and Mixed-use zone districts

taxvii. **Light pole height** - Carries forward Sections 14-16-3-9(D), (E), and (F) and incorporates standards from Volcano Heights and East Gateway SDP regulations. Incorporates standard from Atrisco Business Park Master Development Plan and implements various SDP goals to encourage uniform lighting.
taxviii. **Light fixture height** - Incorporates Section 14-16-3-22(C)(6) and reflects similar standards in East Gateway, La Cueva, N. 4th Street, S. Yale, Nob Hill, and Downtown Neighborhood SDPs.
xlix. **Additional Lighting Standards** - Consolidates materials from existing Zoning Code and various SDP regulations on these topics

i. **Decorative & Landscaping Lighting** - New section reflecting text from La Cueva and Atrisco Business Park Master Development Plan and adding standards for illumination. Incorporates pedestrian lighting standards from Trumbull and North I-25 SDPs

ii. **Neighborhood Edges** - New section since Zoning Code that includes both new standards and those from applicable SDP regulations. This section is intended to preserve and protect all single-family and low-density residential areas from adverse impacts of adjacent multi-family or non-residential development

iii. **Building Height Stepdown** - Reflects text from the Barelas and Volcano Heights SDP regulations. Since Consolidated Draft, option to avoid building step down by increasing setbacks was deleted as not adequately supportive of neighborhood character, in response to public comments and expanded to apply to adjacent properties (i.e. across the street)

iv. **Building Design** - Standards primarily from Sections 14-16-3-18 (General Building and Site Design Regulations for Non-residential Uses), 14-16-3-2 (Shopping Center standards – which currently apply to most large development, not just shopping centers), and 14-16-2-23(D). Other standards have been created to reflect those found in Sector Development Plans.

v. **Multi-family Residential Building Design** - New section reflecting some design intent from SDP regulations made applicable to multi-family development. Fenestration requirements based on Downtown Neighborhood Area SDP regulations

vi. **Building Façade Standards** - New section consolidating several design concepts from the existing Zoning Code and various SDP regulations. Fenestration requirements based on Downtown Neighborhood Area SDP regulations

vii. **Prohibited Signs**
1. Rotating Signs – Reflects text in Uptown SDP regulations
2. Audible Signs – Reflects text in Uptown SDP regulations
3. Signs with overhead power – Reflects text in Uptown SDP regulations
4. Building Mounted sign height – From Nob Hill/Highland and U. of Albuquerque SDP regulations, made generally applicable
5. Signs over the ROW – Also replaces 12 ft. minimum clearance for projecting and marquee signs in Uptown SDP regulations

lvii. Sign Content – Provision from North 4th Street Corridor SDP regulations made generally applicable
lviii. Sign Location/Ownership – Reflects location standards in Uptown SDP regulations
lix. Sign Glare on ROW – New standard from the Rio Grande Corridor & Albuquerque Indian School SDP regulations
lx. Sign Supports – New standard from Atrisco Business Park Master Development Plan regulations
lxi. Signs in Mixed-use and Non-Residential zones – Table is new and consolidates information from several SDP regulations.
lxii. Wall mounted sign area – Text from Albuquerque Indian School and Downtown Neighborhood Area SDP regulations is reflected
lxiii. Sign Location for Abutting Buildings – New provision from N. 4th Street Corridor SDP regulations.
lxiv. Canopy Signs – These types of signs are permissive in the Downtown 2025, South Yale, and other SDP regulations. Number limit from Downtown Neighborhood Area SDP regulations. Projection limit incorporating 10 ft. limit from Uptown SDP regulations.
lxv. Projecting Signs – From Nob Hill/Highland SDP regulations, made generally applicable. Combines provisions from Downtown 2025 Plan and N. 4th Street Corridor SDP regulations
lxvi. Monument Signs - From Downtown 2025 Plan and La Cueva SDP regulations is reflected.
lxvii. Pole Sign Prohibition – New provision from N. 4th Street Overlay Zone, Nob Hill/Highland SDP, and N. I-25 SDP was made city-wide since the Zoning Code
lxviii. Free-standing sign number – Text from Atrisco Business Park Master Development Plan and Uptown, SDP regulations is reflected. One additional sign for sites over 5 acres reflects N. I-25 SDP regulations
lxix. Sign Illumination (internal or external) – New general provision incorporating text from N. I-25 SDP regulations
lxx. Transit Shelter Sign Size – Matches maximum sign area in Uptown SDP transit shelter signage provisions
lxxi. Alternative Signage Plan – New section, incorporating principles from the Uptown SDP Creative Signage provisions and the Volcano Cliffs SDP Unique Sign Plan provisions. Criteria for approval will be moved to the Administration and Enforcement section when Module 3 is drafted. Sign illumination and motion limited near residential zones expanded from R-1 protection in Uptown SDP regulations to protect all Residential zone districts
lxxii. Sign Maintenance/Legibility – From Uptown SDP regulations