

# CITY of ALBUQUERQUE

## TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-64 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Isaac Benton

1 RESOLUTION  
2 CALLING FOR A STAY OF ENFORCEMENT ON SECTION 14-16-4-3(B)(6)(c)  
3 RELATED TO TOWNHOUSE DEVELOPMENT IN THE INTEGRATED  
4 DEVELOPMENT ORDINANCE (IDO) FOR A TIME PERIOD OF ONE YEAR OR  
5 UNTIL THE 2022 IDO ANNUAL UPDATE HAS BEEN ENACTED, WHICHEVER  
6 OCCURS FIRST.

7 WHEREAS, Townhouse development in the Integrated Development  
8 Ordinance (IDO) is a permitted land use in several residential zone districts  
9 and several mixed-use zone districts; and

10 WHEREAS, Townhouses are a form of low-density residential development  
11 that are sometimes ideal for infill development; and

12 WHEREAS, Townhouse development is generally an appropriate type and  
13 scale of housing next to, or as a transition from, established lower-density  
14 residential development; and

15 WHEREAS, the IDO has existing mechanisms to protect the scale of low-  
16 density residential development such as the Neighborhood Edge provisions  
17 requiring reduced building height when in close proximity to low-density  
18 residential development in a low-density residential zone; and

19 WHEREAS, Townhouse development is aligned with city policy to  
20 incentivize and encourage diverse housing types, particularly in Urban  
21 Centers, Main Street Corridors, and Premium Transit Corridors; and

22 WHEREAS, IDO Section 14-16-4-3(B)(6)(c) imposes certain limitations on  
23 townhouses requiring: "For properties on which the rear or side lot line abuts  
24 an R-A or R1 zone district or on which the rear lot line is across an alley from  
25 an R-A or R-1 zone district, no townhouse dwelling may contain more than 3  
26 dwelling units." (Pg. 156); and

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1 WHEREAS, this is one of at least two requirements for Townhouses aimed  
2 promoting neighborhood compatibility in terms of building scale and physical  
3 relationship; and

4 WHEREAS, even without section 14-16-4-3(B)(6)(c) the IDO includes  
5 provisions to prevent inappropriate placement of Townhouses in areas that  
6 are otherwise ideal for infill projects; and

7 WHEREAS, this stay of enforcement on provision 14-16-4-3(B)(6)(c) for a  
8 time period of one year or until the 2022 IDO Annual Update is enacted will  
9 allow the necessary time to review the use-specific standards associated with  
10 Townhouse development for potential amendments as a part of the 2022 IDO  
11 Annual Update process; now

12 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
13 ALBUQUERQUE:

14 SECTION 1. STAY OF ENFORCEMENT. The City shall stay the enforcement  
15 of “Section 14-16-4-3(B)(6)(c) For properties on which the rear or side lot line  
16 abuts an R-A or R1 zone district or on which the rear lot line is across an alley  
17 from an R-A or R-1 zone district, no townhouse dwelling may contain more  
18 than 3 dwelling units.” in UC-MS-PT areas as defined by the IDO.

19 SECTION 2. LIMITATION. All other provisions of the IDO will remain in in  
20 full effect.

21 SECTION 3. DURATION; APPLICABILITY. This stay-of-enforcement shall be  
22 in place for a duration of one year, or until the 2022 update to the Integrated  
23 Development Ordinance has been enacted, whichever occurs first. Future and  
24 currently pending applications for Townhouse development will be relieved of  
25 the requirements of Section 14-16-4-3(B)(6)(c), but nothing herein will be  
26 construed as preventing an applicant from voluntary compliance with this  
27 Section.

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