CITY of ALBUQUERQUE TWENTY THIRD COUNCIL

СО	UNCII	L BILL NOO-18-15 ENACTMENT NO		
SPONSORED BY: Trudy E. Jones				
	1	ORDINANCE		
	2	ADOPTING AMENDMENTS TO THE INTEGRATED DEVELOPMENT		
	3	ORDINANCE (IDO) FOR CERTAIN DIMENSIONAL STANDARDS IN LOW		
	4	DENSITY RESIDENTIAL ZONES.		
	5	WHEREAS, the City Council adopted the Integrated Development		
	6	Ordinance (IDO) via O-17-49 on November 13, 2017; and		
	7	WHEREAS, section 52 of O-17-49 enacted a six-month delay of the IDO		
	8	becoming effective, making the effective date of the document May 17, 2018;		
<u>Underscored Material</u>] - New rikethrough Material] - Deletion	9	and		
	10	WHEREAS, section 52 of O-17-49 stated that amendments made to the IDO		
	11	prior to May 17, 2018 may be heard directly by the full City Council or by a		
	12	committee of the Council rather than first being referred to the Environmental		
<u> 의</u> - 그	13	Planning Commission; and		
Underscored Materia rikethrough Material]	14	WHEREAS, the City Council adopted amendments to the IDO on April 2,		
	15	2018; and		
	16	WHEREAS, for purposes of this legislation, "Exhibit A" is the IDO as it was		
ersc hro t	17	adopted by the City Council on November 13, 2017 and amended on April 2,		
2 	18	2018; and		
# (Ed/	19	WHEREAS, for purposes of this legislation, "Exhibit 1" is the amendments		
icke ete	20	to the IDO that address residential garages.		
Bracketed/L Bracketed/Str	21	BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF		
<u> </u>	. 22	ALBUQUERQUE:		
	23	Section 1. The City hereby adopts amendments to the Integrated		
	24	Development Ordinance, as articulated in Exhibit 1.		
	25	Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,		
	26	clause, word or phrase of this ordinance is for any reason held to be invalid or		

	2	affect the validity of the remaining provisions of this ordinance. The Council
	3	hereby declares that it would have passed this ordinance and each section,
	4	paragraph, sentence, clause, word or phrase thereof irrespective of any
	5	provisions being declared unconstitutional or otherwise invalid.
	6	Section 3. COMPILATION. The amendments set forth in Section 1 above
	7	shall amend, be incorporated in and made part of the Revised Ordinances of
	8	Albuquerque, New Mexico, 1994.
	9	Section 4. EFFECTIVE DATE. This ordinance shall take effect five days after
	10	publication by title and general summary.
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unenforceable by any court of competent jurisdiction, such decision shall not

Exhibit 1

Residential Garages

- 1) Page 168, Table 5-1-1: Residential Zone District Dimensional Standards, revise as follows:
 - a) In the line for "Front, minimum" under "Setback Standards," make the following revisions:

R-1A: 15 feet <u>10 feet</u> R-T: 15 feet <u>10 feet</u>

- b) Delete the line for "Garage" under "Setback Standards," as these provisions will move into a new section in 5-11 Building Design.
- c) In the line for "Rear, minimum" under "Setback Standards," delete "Garage off alley: 3 ft." wherever it appears, as these provisions will move into a new section in 5-11 Building Design.
- 2) Page 264, Section 5-11(C)(1), add a new Subsection 5-11(C)(1)(c) Residential Garages as follows:
 - a) <u>Front-loaded residential garages shall not extend more than 3 feet beyond the</u> front facade of the primary building, with the following exceptions:
 - i) A garage that is accessed from the side (i.e. the garage door is perpendicular to the front façade of the primary building) may be located in front of the primary façade. The street-facing façade of the garage shall be articulated to resemble the primary building façade and shall include a window at least 5 feet wide.
 - ii) For residential subdivisions in which the project site is more than 2 acres, one of the three options provided in Subsection XXX below shall be met in lieu of the 3 feet protrusion requirement.
 - (1) A window no less than 3' wide and a door shall be provided on the front façade.
 - (2) A porch of at least 40 square feet shall be provided. The porch shall be accessible from the dwelling as well as from the front yard.
 - (3) A courtyard wall shall be provided. The walled courtyard shall be accessible from the dwelling as well as from the front yard. The courtyard wall shall meet the requirements in Section 5-7(D) and Table 5-7-1 for Courtyard Wall standards except that it does not require a variance.
 - b) Rear-loaded residential garages shall be set back a minimum of 3 feet from an alley or street.
 - The width of the massing of a residential garage visible from the street shall not comprise more than 50% of the width of the front façade of the primary building,

with the following exception:

- i) For residential subdivisions in which the project site is more than 2 acres, this requirement does not apply to lots with widths 51 feet or less.
- 3. Page 426, Section 7-1, add a new sentence to the definition of "Garage" as follows and move this definition to be with the other parking-related definitions: [For the purposes of this IDO, the terms two- or three-car garages refer to the garage width, assuming side-by-side parking, not tandem parking.]
- 4. Page 5, Section 1-10 Transitions From Previous Regulations, add the following as Section 1-10(D) and renumber accordingly:

[Section 1-10(D) Single family residential development on lots that received Preliminary Plat Approval prior to the effective date of the IDO, are exempt from the Dimensional Standards for low density residential development in Table 5-1-1, for eight (8) years from the effective date of the IDO. The dimensional standards in place at the time of the original approval shall establish the dimensional standards for those residential subdivisions.]