

Building Heights

Housing Forward Albuquerque



ALBUQUERQUE

housingforward

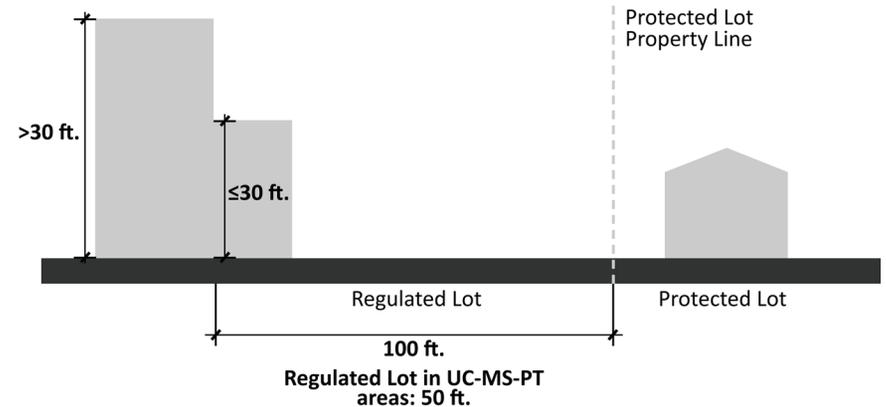
To help meet the immediate demand for housing and prepare for expected growth, the Housing Forward ABQ initiative is pursuing solution-oriented zoning changes.

One of the key proposed zoning changes in Council Ordinance O-22-54 aims to eliminate building height maximums for multi-family residential development and mixed-use development, except in small areas where distinct rules apply.

Eliminating maximum building heights removes a regulatory barrier to development projects that would increase housing units.

IMPACT	NO IMPACT
<p>Eliminating building height maximums for multi-family residential and mixed-use development will:</p> <ul style="list-style-type: none"> • Incentivize developers to build more two-family homes. • Promote a more sustainable development pattern by maximizing the efficient use of available land. • Create more diverse housing options for all income levels. • Encourage development densities that help support our public transit system. 	<p>Eliminating building height maximums for multi-family residential and mixed-use development will not:</p> <ul style="list-style-type: none"> • Affect special rules and overlay zones, which include airport protection, view protection, and character protection overlay zones. • Allow for increased building height bonuses on lots within 330 feet of Major Public Open Spaces. • Allow for increased building height bonuses within 100 feet of most residential areas.

Graph 01: Building Height Step Down Diagram



Any commercial or apartment building within 100 feet of a single-family home, townhouse, or duplex can only be a maximum of 30 feet tall.

At more than 100 feet away the building height maximum is determined by the zoning.

Near the Centers and Corridors where development is most appropriate (Urban Centers (UC), Main Streets (MS), and Premium Transit (PT) areas, building heights are limited to 30 feet high only within 50 feet of a single-family home, townhouse, or duplex.