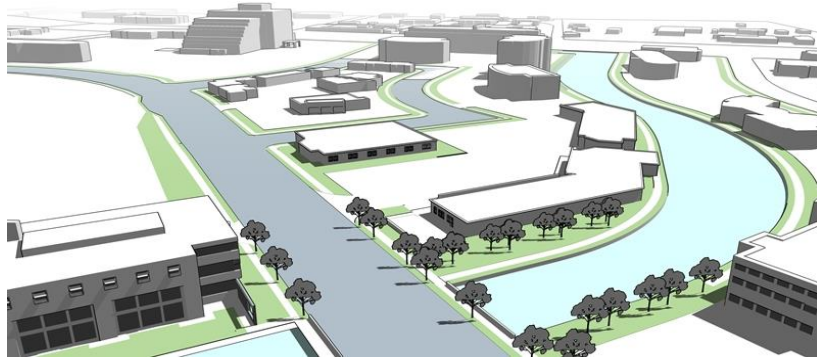


## NON-RESIDENTIAL – BUSINESS PARK ZONE DISTRICT (NR-BP)

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*Purpose:* The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, industrial, distribution, showroom, processing, and institutional uses.



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This document provides a summary about development in the NR-BP zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

[abq-zone.com](http://abq-zone.com)

### Notes:

[1. FAQ: How do I look up my zoning?](#)

[2. FAQ: How do I look up my Allowable Uses?](#)

[3. FAQ: What is an Airport Protection Overlay \(APO\) Zone?](#)

[4. FAQ: What is a use-specific standard?](#)

[5. FAQ: How do I find out what development standards apply to my property?](#)

[6. FAQ: How does the IDO handle the review/approval process for development decisions?](#)

If you have other questions, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or request a Pre-application Review Team Meeting (PRT) here: <https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

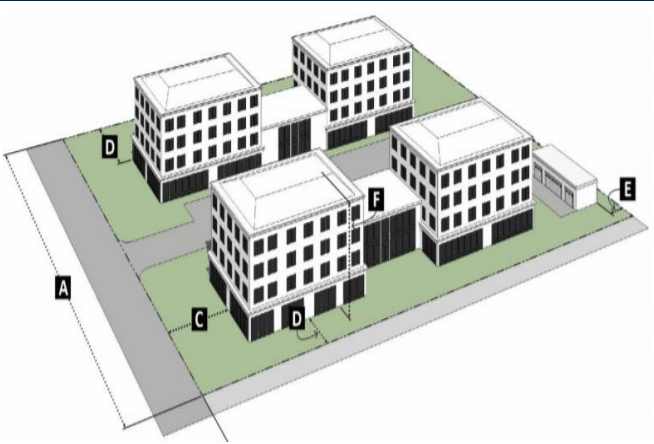
## Development Standards Summary

**Table 2-5-3: NR-BP Zone District Dimensional Standards**

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Site Standards*		
Lot width, minimum	A	100 ft.
Building coverage, maximum	B	50%
Setback Standards		
Front, minimum	C	20 ft.
Side, minimum	D	10 ft.
Rear, minimum	E	10 ft.
Building Height		
Building height, maximum	F	65 ft.
		>100 ft. from all lot lines: N/A



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

\*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

**Table 2-5-4: Other Applicable IDO Sections**

Overlay Zones	<a href="#">Part 14-16-3</a>	Landscaping, Buffering, and Screening	<a href="#">14-16-5-6</a>
Allowable Uses	<a href="#">14-16-4-2</a>	Walls and Fences	<a href="#">14-16-5-7</a>
Use-specific Standards	<a href="#">14-16-4-3</a>	Outdoor and Sight Lighting	<a href="#">14-16-5-8</a>
Dimensional Standards	<a href="#">14-16-5-1</a>	Neighborhood Edges	<a href="#">14-16-5-9</a>
Site Design and Sensitive Lands	<a href="#">14-16-5-2</a>	Solar Access	<a href="#">14-16-5-10</a>
Access and Connectivity	<a href="#">14-16-5-3</a>	Building Design	<a href="#">14-16-5-11</a>
Subdivision of Land	<a href="#">14-16-5-4</a>	Signs	<a href="#">14-16-5-12</a>
Parking and Loading	<a href="#">14-16-5-5</a>	Operations and Maintenance	<a href="#">14-16-5-13</a>

## Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **NR-BP zone district only** (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Section 14-16-7-1, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

<b>Table 4-2-1: Allowable Uses</b>																			
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																			
CV = Conditional if Structure Vacant for 5 years or more 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	NR-PO			
																A		B	C
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						<a href="#">4-3(B)(7)</a>	
Dwelling, multi-family					P	P	P	P	P		CV							<a href="#">4-3(B)(8)</a>	
<b>Group Living</b>																			
<b>CIVIC AND INSTITUTIONAL USES</b>																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
Community center or library	C	P		P	P	P	P	P	P	C	C	C			P		C	<a href="#">4-3(C)(1)</a>	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	CV			P		C	<a href="#">4-3(C)(2)</a>	
High school	C	C		C	C	P	P	P	P	P	P	C			P			<a href="#">4-3(C)(3)</a>	
Hospital								P	P	P	P							<a href="#">4-3(C)(4)</a>	
Museum				CV	CV	C	P	P	P	P	P	P	P	P	A			<a href="#">4-3(C)(5)</a>	
Overnight shelter								C	C	C	C	C	C					<a href="#">4-3(C)(6)</a>	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	<a href="#">4-3(C)(7)</a>	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV				<a href="#">4-3(C)(8)</a>	
Sports field						CV	C	P	P	P	P	P	P	C		P	C		
University or college					CV	CV	C	P	P	P	P	P	CV	CV					
Vocational school					CV	P	P	P	P	P	P	P	P	P					
<b>COMMERCIAL USES</b>																			
<b>Agriculture and Animal-related</b>																			

**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 or more 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	NR-PO			
																A		B	C
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	<a href="#">4-3(D)(1)</a>
General agriculture	P											C	P	P			P	A	<a href="#">4-3(D)(3)</a>
Kennel	C							C	C		P	P	P	P					<a href="#">4-3(D)(4)</a>
Nursery	P								A		P	P	P	P		A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P					<a href="#">4-3(D)(5)</a>
Other pet services	C						C	P	P	P	P	P	P	P					
<b>Food, Beverage, and Indoor Entertainment</b>																			
Adult entertainment												P	P	P					<a href="#">4-3(D)(6)</a>
Auditorium or theater					A	A	A	P	P	P	P	P	P	P					<a href="#">4-3(D)(7)</a>
Bar							C	C	P	P	P	P	P	P					<a href="#">4-3(D)(8)</a>
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					<a href="#">4-3(D)(9)</a>
Mobile food truck court							C	P	P	P	P	P	C						<a href="#">4-3(D)(10)</a>
Nightclub									P	P	P	P							<a href="#">4-3(D)(8)</a>
Restaurant							C	P	P	P	P	P	P						<a href="#">4-3(D)(8)</a>
Tap room or tasting room							C	C	P	P	P	P	P						<a href="#">4-3(D)(8)</a>
Other indoor entertainment							C	P	P	P	P	P	P			P		C	<a href="#">4-3(D)(12)</a>
<b>Lodging</b>																			
Campground or recreational vehicle park									C		P	P					A	C	<a href="#">4-3(D)(14)</a>
Hotel or motel							P	P	P	P	P	P	P						<a href="#">4-3(D)(15)</a>
<b>Motor Vehicle-related</b>																			
Car wash								P	P	P	P	P	P						<a href="#">4-3(D)(16)</a>
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					<a href="#">4-3(D)(17)</a>
Light vehicle fueling station								C	P	P	P	P	P						<a href="#">4-3(D)(18)</a>
Light vehicle repair								P	P	P	P	P	P						<a href="#">4-3(D)(19)</a>
Light vehicle sales and rental								C	P	P	P	P	P						<a href="#">4-3(D)(20)</a>
Outdoor vehicle storage											C	C	P	P			A		<a href="#">4-3(D)(21)</a>
Paid parking lot			A		A	A	C	P	P	A	P	P	P	A	A	A	A	A	<a href="#">4-3(D)(22)</a>
Parking structure			A		A	A	CA	P	P	P	P	P	P	A					<a href="#">4-3(D)(22)</a>
<b>Offices and Services</b>																			
Bank							P	P	P	P	P	P	P	CV					<a href="#">4-3(D)(23)</a>

**Table 4-2-1: Allowable Uses**

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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	NR-PO			
																A		B	C
Land Uses																A	B	C	
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	<a href="#">4-3(D)(24)</a>
Commercial services								P	P	P	P	P	P						
Construction contractor facility and yard										C	P	P	P						<a href="#">4-3(D)(25)</a>
Medical or dental clinic							P	P	P	P	P	P	P						<a href="#">4-3(D)(26)</a>
Mortuary								C	P	P	P	P	C	A					
Office							P	P	P	P	P	P	P						
Personal and business services, small							P	P	P	P	P	P	P						<a href="#">4-3(D)(27)</a>
Personal and business services, large									P	P	P	P	P						<a href="#">4-3(D)(27)</a>
Research or testing facility							P	P	P	P	P	P	P						<a href="#">4-3(D)(28)</a>
Self-storage								C	C	P	P	P	P				A		<a href="#">4-3(D)(29)</a>
<b>Outdoor Recreation and Entertainment</b>																			
Amphitheater										C	C	C	C	A	P	A	C		
Drive-in theater									C	C	C	C							<a href="#">4-3(D)(31)</a>
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	<a href="#">4-3(D)(32)</a>
<b>Retail Sales</b>																			
Adult retail										P		P	P						<a href="#">4-3(D)(6)</a>
Bakery goods or confectionery shop							C	P	P	P	P	P	P						
Building and home improvement materials store										C	C	P	P	C					<a href="#">4-3(D)(34)</a>
Cannabis retail							P	P	P	P	P	P	A	A					<a href="#">4-3(D)(35)</a>
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	<a href="#">4-3(D)(36)</a>
General retail, small			A			A	P	P	P	P	P	P	P						<a href="#">4-3(D)(37)</a>
General retail, medium									P	P	P	C	C						<a href="#">4-3(D)(37)</a>
General retail, large									C	C	P	P							<a href="#">4-3(D)(37)</a>
Liquor retail							C	A	C	C	C	C	C						<a href="#">4-3(D)(39)</a>
Nicotine retail							CA	A	C	C	C	C	C						<a href="#">4-3(D)(40)</a>
Pawn shop								C	P	P	P	P	P						<a href="#">4-3(D)(41)</a>
<b>Transportation</b>																			

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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	NR-PO			
																A		B	C
Land Uses																A	B	C	
Freight terminal or dispatch center												C	P	P					4-3(D)(43)
Helipad									CA	CA	A	P	P	P	A				4-3(D)(44)
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(45)
Railroad yard												C	P	P					4-3(D)(46)
Transit facility						C	C	C	P	P	P	P	P	P					4-3(D)(47)
<b>INDUSTRIAL USES</b>																			
<b>Manufacturing, Fabrication, and Assembly</b>																			
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)
Light manufacturing										A	P	P	P	P					4-3(E)(4)
<b>Telecommunications, Towers, and Utilities</b>																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(9)
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(10)
Wind energy generation							A	A	A	A	A	A	C	A	A	A			4-3(E)(11)
<b>Wireless Telecommunications Facility (WTF)</b>																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(E)(12)
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Freestanding							P	P	P	P	P	P	P	A					
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A					
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<b>Waste and Recycling</b>																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(13)
Salvage yard												C	C	P					4-3(E)(14)
<b>Wholesaling and Storage</b>																			
Outdoor storage							CA	C	C	C	A	P	P						4-3(E)(17)

**Table 4-2-1: Allowable Uses**

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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	NR-PO			
																A		B	C
Warehousing								C	C	P	P	P	P					<a href="#">4-3(E)(18)</a>	
Wholesaling and distribution center								C	C	P	P	P	P					<a href="#">4-3(E)(19)</a>	
<b>ACCESSORY AND TEMPORARY USES</b>																			
<b>ACCESSORY USES</b>																		<a href="#">4-3(F)(1)</a>	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	CA	CA				A	<a href="#">4-3(F)(2)</a>	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	<a href="#">4-3(F)(3)</a>	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A		T	T			
Clean room											CA	A	A					<a href="#">4-3(F)(4)</a>	
Drive-through or drive-up facility								A	A	CA	A	A						<a href="#">4-3(F)(5)</a>	
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A			A	<a href="#">4-3(F)(6)</a>	
Garden	A	A	A	A	A	A	A	A	A	A	A	A					A		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<a href="#">4-3(F)(12)</a>	
Mobile vending cart							A	A	A	A	A	A	A		A		A	<a href="#">4-3(F)(13)</a>	
Outdoor dining area							CA	A	A	A	A	A	A	A				<a href="#">4-3(F)(15)</a>	
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A			A	<a href="#">4-3(F)(17)</a>	
<b>TEMPORARY USES</b>																			
<b>Temporary Uses That Require A Permit</b>																			
Circus									T		T	T						<a href="#">4-3(G)(1)</a>	
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(2)</a>	
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(3)</a>	
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	<a href="#">4-3(G)(4)</a>	
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T		T			<a href="#">4-3(G)(5)</a>	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T				T	<a href="#">4-3(G)(7)</a>	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				<a href="#">4-3(G)(8)</a>	
Safe outdoor space							CT	CT	CT	CT	T	T	T					<a href="#">4-3(G)(9)</a>	
Seasonal outdoor sales							T	T	T	T	T	T	T					<a href="#">4-3(G)(10)</a>	
Temporary use not listed			T			T	T	T	T	T	T	T	T				T	<a href="#">4-3(G)(11)</a>	
<b>Temporary Uses That Do Not Require A Permit</b>																			

**Table 4-2-1: Allowable Uses**

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

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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	NR-PO			
																A		B	C
Land Uses																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(13)</a>	