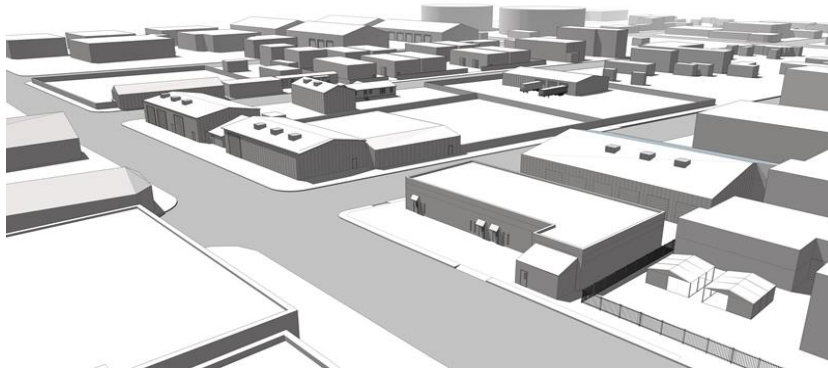


NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM)

Purpose: The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses.



This document provides a summary about development in the NR-LM 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

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 or request a Pre-application Review Team Meeting (PRT) here:

<https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

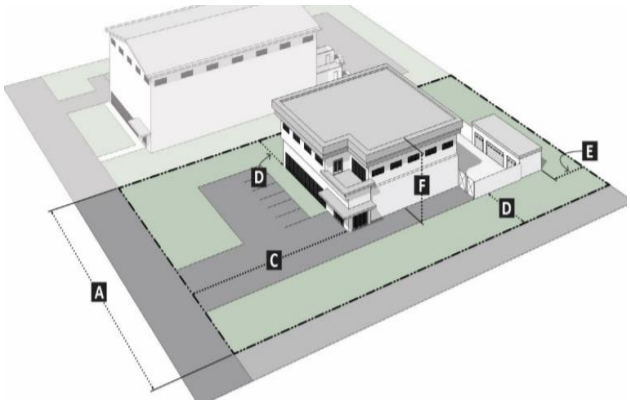
Development Standards Summary

Table 2-5-5: NR-LM 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	N/A
Building coverage, maximum	B	N/A
Setback Standards		
Front, minimum	C	5 ft.
Side, minimum	D	0 ft.
Rear, minimum	E	0 ft.
Building Height		
Building height, maximum	F	65 ft.
		>100 ft. from front lot lines: N/A



The diagram shows a 3D perspective of a building on a lot. The lot is bounded by a dashed line. Various setback and height markers are indicated by letters: 'A' is the lot width, 'B' is the building coverage, 'C' is the front setback, 'D' is the side setback, 'E' is the rear setback, and 'F' is the building height. The building is shown with a flat roof and multiple stories.

[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 2-5-6: Other Applicable IDO Sections

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

Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **NR-LM 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.

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			
	Land Uses			A	B	C													
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Group Living																			
CIVIC AND INSTITUTIONAL USES																			
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	P	C	C	C	C		P		C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(2)
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)
Museum				CV	CV	C	P	P	P	P	P	P	P	P	P	A			4-3(C)(5)
Overnight shelter									C	C	C	C	C	C					4-3(C)(6)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(7)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
General agriculture	P											C	P	P			P	A	4-3(D)(3)

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	
Land Uses																	A	B	C	
Kennel	C							C	C		P	P	P	P						4-3(D)(4)
Nursery	P								A		P	P	P	P			A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P						4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P	P						
Food, Beverage, and Indoor Entertainment																				
Adult entertainment												P	P	P						4-3(D)(6)
Auditorium or theater						A	A	A	P	P	P	P	P	P						4-3(D)(7)
Bar							C	C	P	P	P	P	P	P						4-3(D)(8)
Catering service									P	P	P	P	P	P						
Health club or gym			A		A	A	P	P	P	P	P	P	P	A						4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C						4-3(D)(10)
Nightclub									P	P	P	P	P							4-3(D)(8)
Restaurant							C	P	P	P	P	P	P	P						4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P						4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P		P			C		4-3(D)(12)
Lodging																				
Hotel or motel							P	P	P	P	P	P	P	P						4-3(D)(15)
Motor Vehicle-related																				
Car wash								P	P	P	P	P	P	P						4-3(D)(16)
Heavy vehicle and equipment sales, rental, fueling, and repair												P	C	P	P				4-3(D)(17)	
Light vehicle fueling station								C	P	P	P	P	P	P						4-3(D)(18)
Light vehicle repair								P	P	P	P	P	P	P						4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P						4-3(D)(20)
Outdoor vehicle storage												C	C	P	P			A	4-3(D)(21)	
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A	A	A	4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A					4-3(D)(22)
Offices and Services																				
Bank							P	P	P	P	P	P	P	CV						4-3(D)(23)
Blood services facility									C	C	C	P	P	P						
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C		4-3(D)(24)

Table 4-2-1: Allowable Uses

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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
Land Uses																			
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard											C	P	P	P	P			4-3(D)(25)	
Medical or dental clinic							P	P	P	P	P	P	P	P				4-3(D)(26)	
Mortuary								C	P	P	P	P	C		A				
Office							P	P	P	P	P	P	P	P					
Personal and business services, small							P	P	P	P	P	P	P	P				4-3(D)(27)	
Personal and business services, large									P	P	P	P	P	P				4-3(D)(27)	
Research or testing facility							P	P	P	P	P	P	P	P				4-3(D)(28)	
Self-storage								C	C	P	P	P	P	P			A	4-3(D)(29)	
Outdoor Recreation and Entertainment																			
Amphitheater											C	C	C	C	C	A	P	A	C
Drive-in theater									C	C	C	C	C						4-3(D)(31)
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(32)
Retail Sales																			
Adult retail											P	P	P	P					4-3(D)(6)
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P	P	P	A					4-3(D)(33)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P					
Building and home improvement materials store										C	C	P	P	P	C				4-3(D)(34)
Cannabis retail							P	P	P	P	P	P	A	A					4-3(D)(35)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)
General retail, medium									P	P	P	C	C						4-3(D)(37)
Grocery store								P	P	P	P		P	P					4-3(D)(38)
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)
Transportation																			

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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																			
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)
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
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)
Telecommunications, Towers, and Utilities																			
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	A	C	A	A	A		4-3(E)(11)
Wireless Telecommunications Facility (WTF)																			
Architecturally integrated	A	A	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	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	A	A		
Public utility collocation	A	A	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	A	A			
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Waste and Recycling																			
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)
Wholesaling and Storage																			

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	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																			
Above-ground storage of fuels or feed													C	P					
Outdoor storage								CA	C	C	C	A	P	P				4-3(E)(17)	
Warehousing									C	C	P	P	P	P				4-3(E)(18)	
Wholesaling and distribution center									C	C	P	P	P	P				4-3(E)(19)	
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Clean room												CA	A	A				4-3(F)(4)	
Drive-through or drive-up facility								A	A	CA	A	A	A					4-3(F)(5)	
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		
Garden	A	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		4-3(F)(12)	
Mobile vending cart							A	A	A	A	A	A	A	A		A		4-3(F)(13)	
Outdoor animal run	A							CA	CA		CA		A	A				4-3(F)(14)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A			4-3(F)(15)	
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Circus									T		T	T	T					4-3(G)(1)	
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(2)	
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(3)	
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T		4-3(G)(5)	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T	4-3(G)(7)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(8)	

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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
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					4-3(G)(9)
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)
Temporary use not listed			T			T	T	T	T	T	T	T	T	T			T		4-3(G)(11)
Temporary Uses That Do Not Require A Permit																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)