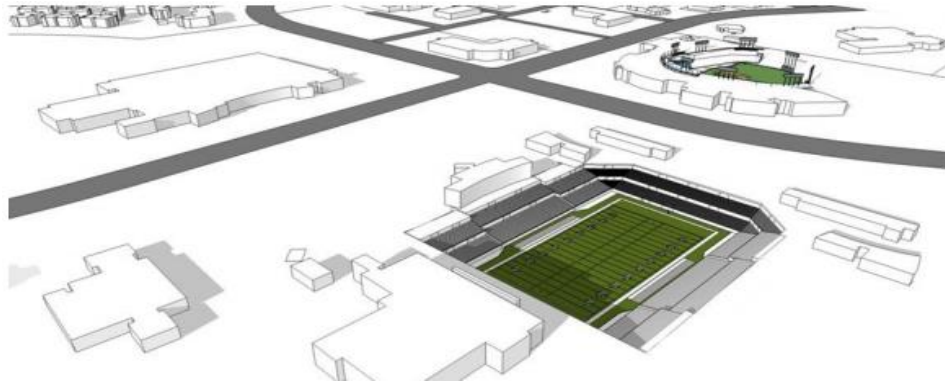


NON-RESIDENTIAL – SENSITIVE USE ZONE DISTRICT (NR-SU)

Purpose: The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in base zone districts and are shown in Table 4-2-1.



This document provides a summary about development in the NR-SU 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 2-5-9: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in Section 14-16-4-2
Use-specific Standards	Section 14-16-4-3 unless varied in the NR-SU approval process
Dimensional Standards	As applicable to the most similar use or district as shown in Section 14-16-5-1 , unless different standards are approved in the NR-SU approval process
Site Design and Sensitive Lands	Section 14-16-5-2 unless varied in the NR-SU approval process
Access and Connectivity	Section 14-16-5-3 unless varied in the NR-SU approval process
Subdivision of Land	Section 14-16-5-4 unless varied in the NR-SU approval process
Parking and Loading	Section 14-16-5-5 unless varied in the NR-SU approval process
Landscaping, Buffering, and Screening	Section 14-16-5-6 unless varied in the NR-SU approval process
Walls and Fences	Section 14-16-5-7 unless varied in the NR-SU approval process
Outdoor and Sight Lighting	Section 14-16-5-8 unless varied in the NR-SU approval process
Neighborhood Edges	Section 14-16-5-9 unless varied in the NR-SU approval process
Solar Access	Section 14-16-5-10 unless varied in the NR-SU approval process
Building Design	Section 14-16-5-11 unless varied in the NR-SU approval process
Signs	Section 14-16-5-12 unless varied in the NR-SU approval process
Operations and Maintenance	Section 14-16-5-13 unless varied in the NR-SU approval process

2-5(E)(2) Use and Development Standards

The following uses require an NR-SU zone district:

- 2-5(E)(2)(a) Airport
- 2-5(E)(2)(b) Cemetery
- 2-5(E)(2)(c) Correctional facility
- 2-5(E)(2)(d) Crematorium
- 2-5(E)(2)(e) Fairgrounds
- 2-5(E)(2)(f) Fire station or police station
- 2-5(E)(2)(g) Natural resource extraction
- 2-5(E)(2)(h) Solid waste convenience center
- 2-5(E)(2)(i) Stadium or racetrack
- 2-5(E)(2)(j) Waste and/or recycling transfer station

Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **NR-SU 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																		
Cemetery															P			
Correctional facility															P			
Fire or police station															P			
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P
COMMERCIAL USES																		
Agriculture and Animal-related																		
Food, Beverage, and Indoor Entertainment																		
Lodging																		
Motor Vehicle-related																		
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A	
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A			
Offices and Services																		
Crematorium															P			
Mortuary								C	P	P	P	P	C		A			
Outdoor Recreation and Entertainment																		
Amphitheater										C	C	C	C	C	A	P	A	C
Fairgrounds															P			

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																				
Stadium or racetrack																P	P			
Retail Sales																				
Transportation																				
Airport																P			4-3(D)(42)	
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)	
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Natural resource extraction																P			4-3(E)(6)	
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)
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			4-3(E)(12)
Collocation	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			
Public utility collocation	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				
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	
Waste and Recycling																				
Solid waste convenience center																P				4-3(E)(15)
Waste and/or recycling transfer station																P				4-3(E)(16)
Wholesaling and Storage																				
ACCESSORY AND TEMPORARY USES																				
ACCESSORY USES																				
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A		A		A		4-3(F)(6)

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																			
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		4-3(F)(12)
Outdoor dining area							CA	A	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		A	4-3(F)(17)
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
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)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T		4-3(G)(4)
Park-and-ride facility, temporary						T	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	T	T			4-3(G)(8)
Temporary use not listed			T			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)