

RESIDENTIAL – MANUFACTURED HOME COMMUNITY ZONE DISTRICT (R-MC)

Purpose: The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design.



This document provides a summary about development in the R-MC 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 2-3-5: R-MC 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 size, minimum See Subsection 14-16-5-1(C)(2)	A	2,500 sq. ft. / space
Lot width, minimum See Subsection 14-16-5-1(C)(2)	B	40 ft. / space
Usable open space, minimum	C	400 sq. ft. / space
Setback Standards		
Front, minimum	D	15 ft.
Side, minimum	E	Interior: 5 ft. Street side of corner lots: 10 ft.
Rear, minimum	F	10 ft.
Building Height		
Building height, maximum	G	26 ft.

[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.

Table 2-3-6: 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 **R-MC 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			
																A		B	C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P	P												4-3(B)(1)	
Dwelling, mobile home			P															4-3(B)(2)	
Dwelling, cottage development	P	P	P	P	P	P												4-3(B)(4)	
Group Living																			
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
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	
Food, Beverage, and Indoor Entertainment																			
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				4-3(D)(9)	
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)	
Lodging																			
Motor Vehicle-related																			
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	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																			

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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																			
Outdoor Recreation and Entertainment																			
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P									A	
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	
Retail Sales																			
Art gallery	CV	CV	C	P	P	P	P	P	P	P		P	A					4-3(D)(33)	
Farmers' market	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					4-3(D)(37)	
Transportation																			
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Telecommunications, Towers, and Utilities																			
Drainage facility	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	A	A	A	A	4-3(E)(8)	
Geothermal energy generation	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	A	A	A	A		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(10)	
Wireless Telecommunications Facility (WTF)																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	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					
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Waste and Recycling																			
Wholesaling and Storage																			
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																		4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A		T	T			
Family care facility	A	A	A	A	A	A	A	A	A									4-3(F)(7)	
Family home day care	CA	CA	CA	CA	A	A	A											4-3(F)(8)	

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																A		B	C
Land Uses																			
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Hobby breeder	A	A	A	A														4-3(F)(9)	
Home occupation	A	A	A	A	A	A	A	A	A									4-3(F)(10)	
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)	
Second kitchen in a dwelling	A	A	A	A	A	A	A											4-3(F)(16)	
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A									4-3(F)(18)	
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		4-3(G)(4)	
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T		T			4-3(G)(5)	
Real estate office or model home	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		4-3(G)(11)	
Temporary Uses That Do Not Require A Permit																			
Garage or yard sale	T	T	T	T	T	T												4-3(G)(12)	
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)	