

## RESIDENTIAL – TOWNHOUSE ZONE DISTRICT (R-T)

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*Purpose:* The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area.



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This document provides a summary about development in the R-T 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>

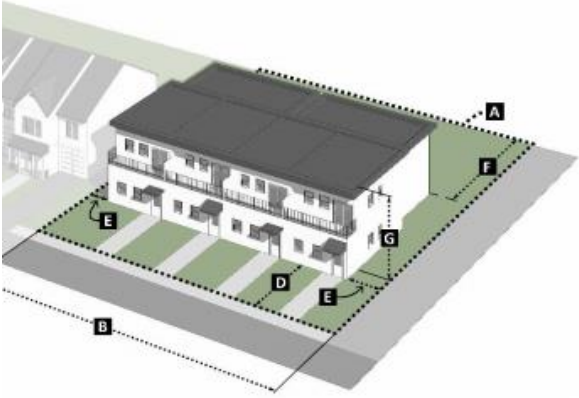
## Development Standards Summary

**Table 2-3-7: R-T 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	3,500 sq. ft.	2,200 sq.ft
Lot width, minimum See Subsection 14-16-5-1(C)(2)	B	35 ft.	22 ft.
Usable open space, minimum	C	N/A	
Setback Standards			
Front, minimum	D	10 ft.	
Side, minimum	E	Interior: 5 ft. Street side of corner lots: 10 ft.	
Rear, minimum	F	15 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.

\*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 2-3-8: 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 **R-T 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-LIM	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, single-family detached	P	P	P	P	P		P												<a href="#">4-3(B)(1)</a>
Dwelling, cluster development	P	P		P	P		P												<a href="#">4-3(B)(3)</a>
Dwelling, cottage development	P	P	P	P	P		P												<a href="#">4-3(B)(4)</a>
Dwelling, two-family detached (duplex)		P		P	P		P												<a href="#">4-3(B)(5)</a>
Dwelling, townhouse				P	P	P	P	P	P										<a href="#">4-3(B)(6)</a>
Dwelling, live-work				C	C	P	P	P	P	CA	CA								<a href="#">4-3(B)(7)</a>
<b>Group Living</b>																			
Assisted living facility or nursing home				C	P	P	P	P	P										
Community residential facility, small	P	P		P	P	P	P	P	P										<a href="#">4-3(B)(9)</a>
<b>CIVIC AND INSTITUTIONAL USES</b>																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	A	A						
Community center or library	C	P		P	P	P	P	P	P	C	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>

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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
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)
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)
<b>COMMERCIAL USES</b>																			
<b>Agriculture and Animal-related</b>																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
<b>Food, Beverage, and Indoor Entertainment</b>																			
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P									C	4-3(D)(11)
<b>Lodging</b>																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(13)
<b>Motor Vehicle-related</b>																			
<b>Offices and Services</b>																			
<b>Outdoor Recreation and Entertainment</b>																			
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	4-3(D)(32)
<b>Retail Sales</b>																			
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	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
<b>Transportation</b>																			
<b>INDUSTRIAL USES</b>																			
<b>Manufacturing, Fabrication, and Assembly</b>																			
<b>Telecommunications, Towers, and Utilities</b>																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	A	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	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)
<b>Wireless Telecommunications Facility (WTF)</b>																			
Architecturally integrated	A	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	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		
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4-3(E)(12)

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																A		B	C
<b>Waste and Recycling</b>																			
<b>Wholesaling and Storage</b>																			
<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	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	A				CA	<a href="#">4-3(F)(3)</a>
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		<a href="#">4-3(F)(6)</a>
Family care facility	A	A	A	A	A	A	A	A	A										<a href="#">4-3(F)(7)</a>
Family home day care	CA	CA	CA	CA	A	A	A												<a href="#">4-3(F)(8)</a>
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Hobby breeder	A	A	A	A															<a href="#">4-3(F)(9)</a>
Home occupation	A	A	A	A	A	A	A	A	A										<a href="#">4-3(F)(10)</a>
Independent living facility				A	A	A	A	A	A										<a href="#">4-3(F)(11)</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>
Second kitchen in a dwelling	A	A	A	A	A	A													<a href="#">4-3(F)(16)</a>
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A										<a href="#">4-3(F)(18)</a>
<b>TEMPORARY USES</b>																			
<b>Temporary Uses That Require A Permit</b>																			
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		<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>
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>
<b>Temporary Uses That Do Not Require A Permit</b>																			
Garage or yard sale	T	T	T	T	T	T													<a href="#">4-3(G)(12)</a>
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>