

RESIDENTIAL – SINGLE-FAMILY ZONE DISTRICT (R-1)

Purpose: The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.



This document provides a summary about development in the R-1 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>

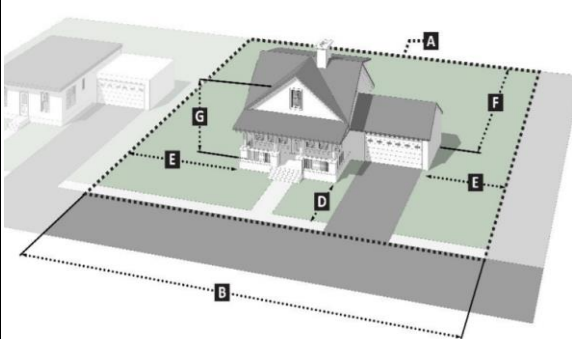
Development Standards Summary

Table 2-3-3: R-1 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.

R-1 Standards		A	B	C	D
Site Standards*					
Lot size, minimum See Subsection 14-16-5-1(C)(2)	A	3,500 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.
Lot width, minimum See Subsection 14-16-5-1(C)(2)	B	25 ft.	35 ft.	50 ft.	70 ft.
Usable open space, minimum	C	N/A	N/A	N/A	N/A
Setback Standards					
Front, minimum	D	10 ft.	15 ft.	20 ft.	
Side, minimum	E	Interior: 5 ft. Street side: 10 ft.			10 ft.
Rear, minimum	F	10 ft.	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 2-3-4: 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-1 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 14-16-6-7, 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, cluster development	P	P		P	P		P											4-3(B)(3)	
Dwelling, cottage development	P	P	P	P	P		P											4-3(B)(4)	
Dwelling, two-family detached (duplex)		P		P	P		P											4-3(B)(5)	
Group Living																			
Community residential facility, small	P	P		P	P	P	P	P	P	P								4-3(B)(9)	
CIVIC AND INSTITUTIONAL USES																			
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)	
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)
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)
Food, Beverage, and Indoor Entertainment																			

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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																					
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)		
Lodging																					
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(13)		
Motor Vehicle-related																					
Offices and Services																					
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	4-3(D)(32)		
Retail Sales																					
Art gallery	CV	CV	C	P	P	P	P	P	P	P			P	A					4-3(D)(33)		
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	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					
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	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)		

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																A	B	C			
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)		
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)		
Garden	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	T	4-3(G)(2)		
Dwelling, temporary	T	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 Uses That Do Not Require A Permit																					
Garage or yard sale	T	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	T	4-3(G)(13)		