

RESIDENTIAL – MULTI-FAMILY LOW DENSITY ZONE DISTRICT (R-ML)

Purpose: The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and low-density multi-family buildings, as well as civic and institutional uses to serve the surrounding residential area.



This document provides a summary about development in the R-ML 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.

<https://ido.abc-zone.com/>

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/node/919>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Subsection 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/node/915>
<https://abc-zone.com/node/931>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/node/930>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/node/933>

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>

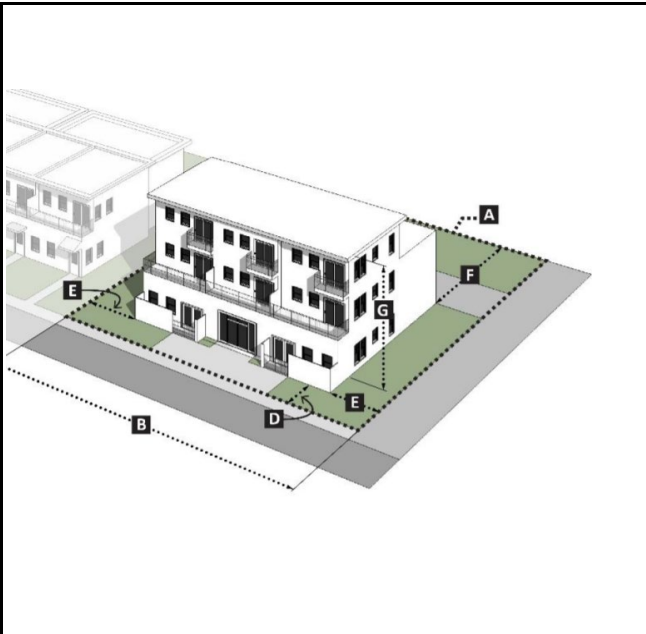
Development Standards Summary

Table 2-3-9: R-ML 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.

Development type	Single- or Two- family	TH	Multi- family
Site Standards*			
Lot size, minimum See Subsection 14-16-5-1(C)(2)	A	3,500 sq. ft.	2,200 sq. ft. 5,000 sq. ft.
Lot width, minimum See Subsection 14-16-5-1(C)(2)	B	35 ft.	22 ft.
Usable open space, minimum	C	≤1 BR: 225 sq. ft. / unit 2 BR: 285 sq. ft. / unit ≥3 BR: 350 sq. ft. / unit UC-MS-PT: 50% reduction	
Setback Standards			
Front, minimum	D	15 ft.	
Side, minimum	E	Interior: 5 ft. Street side: 10 ft UC-MS-PT: 0 ft.	
Rear, minimum	F	15 ft.	
Building Height			
Building height, maximum	G	38 ft.	



The image shows a 3D architectural rendering of a multi-story residential building. The building is a white, multi-story structure with a flat roof and several windows. It is situated on a lot with a green lawn. The rendering includes several markers labeled A through G, which correspond to the dimensional standards in the table. Marker A is at the rear corner, B is at the front corner, C is at the side setback, D is at the front setback, E is at the side setback, F is at the rear setback, and G is at the building height.

[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 2-3-10: 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 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-ML 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	LM	GM		NR-SU	A	R-P
Land Uses																		
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)
Dwelling, townhouse				P	P	P	P	P	P									4-3(B)(6)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						4-3(B)(7)
Dwelling, multi-family					P	P	P	P	P									4-3(B)(8)
Group Living																		
Assisted living facility or nursing home				C	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P									4-3(B)(9)
Community residential facility, large					P	P	P	P	P									4-3(B)(9)
Group home, small					C	P	P	P	P									4-3(B)(10)
Group home, medium					C	C	C	P	P	P								4-3(B)(10)

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Zone District >>	Residential					Mixed-use				Non-residential								Use-specific Standards	
	A	I	MC	T	ML	MH	CT	CL	M	H	C	BP	M	M	SU	N	R		P
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	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)
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																			
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																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(13)
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																			
Outdoor Recreation and Entertainment																			
Residential community amenity, outdoor	P	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)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
Transportation																			

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Zone District >>	Residential					Mixed-use				Non-residential								Use-specific Standards		
	A	I	MC	T	ML	MH	CT	CL	CM	CH	CC	BP	M	M	SU	N	R		P	O
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	P	A	A	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	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	A	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	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	A			4-3(E)(12)
Non-commercial or broadcasting antenna	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				
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	A	
Waste and Recycling																				
Wholesaling and Storage																				

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Zone District >>	Residential					Mixed-use				Non-residential								Use-specific Standards		
	A	I	MC	T	ML	MH	CT	CL	CM	CH	RC	BP	M	M	SU	N	R		P	O
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	A				CA		4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T			
Dwelling unit, accessory with kitchen		A		A	A	A	A	A	A		A	A	A	A	A			A		4-3(F)(5)
Dwelling unit, accessory without kitchen	CA	A		A	A	A	A	A	A		A	A	A	A	A			A		4-3(F)(5)
Family care facility	A	A	A	A	A	A	A	A	A	A										4-3(F)(6)
Family home day care	CA	CA	CA	CA	A	A	A													4-3(F)(7)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A					A		
Home occupation	A	A	A	A	A	A	A	A	A	A										4-3(F)(9)
Independent living facility				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	A				4-3(F)(11)
Second kitchen in a dwelling	A	A	A	A	A	A	A													4-3(F)(15)
Other use accessory to residential primary use	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	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)
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T						4-3(G)(7)
Temporary Uses That Do Not Require A Permit																				
Garage or yard sale	T	T	T	T	T	T	T													4-3(G)(11)
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)(12)