

CABQ Land Use Categories

Properties that have a mix of uses will be assigned the land use category that reflects the main use of the building or land, based on the area dedicated to that use. Accessory uses will be assigned the land use category of the primary use of the property.

As of 2019, the following land use categories are used to record and map land uses in the city, and they replace the Planning Department's previous Land Use Codes. The resulting spatial land use data is used for analysis and long range planning.

The CABQ categories are intended to align with those used by MRCOG for regional planning purposes. They do not correspond exactly to how land uses are categorized in the City's Integrated Development Ordinance (IDO) (Table 4-2-1: Allowable Uses). However, a separate table 'IDO Allowable Uses / Land Use Category Table' includes all the allowable primary uses in the IDO and their corresponding CABQ land use category, attached.

1. **Low-density Residential** land uses include all detached dwellings, including mobile homes and duplexes. It also includes townhouses and cluster and cottage development.
2. **Multi-family** land uses include multi-family dwellings, medium and large community residential facilities, limited care senior communities, religious quarters, fraternities, and sororities.
3. **Commercial Retail** land uses include retailing of merchandise such as drug stores, grocery stores, clothing stores, and furniture stores. It also includes restaurants, bars, gas stations, and entertainment uses such as pool halls, movie theaters, and auditoriums.
4. **Commercial Services** land uses include services such as laundry, auto sales and repair, banks, hair salons, gyms, dance schools, daycare, transit stations with ticket sales, and other personal and business services. Home improvement contractors such as roofers, plumbing and heating services are included, as well as hotels and bed and breakfasts.
5. **Office** land uses include government and professional offices such as insurance, attorneys, engineers, financial services, real estate/mortgage companies, and other office-based uses that may not have as much traffic as commercial services. It also includes medical labs, research and testing facilities, as well as small-scale physician, dentist, chiropractor, and other health professionals' offices.
6. **Industrial** land uses include both light and heavy manufacturing, construction yards, warehousing, salvage yards, transit maintenance facilities, trucking industries, and gravel or rock extraction. They generate fewer trips than commercial retail, commercial services, and office uses relative to their land area.
7. **Institutional / Medical** land uses include hospitals, health clinics, nursing homes, senior housing with full, on-site medical care, group homes, overnight shelters, and daytime gathering facilities. These uses typically have a high density of jobs.

8. **Educational** land uses include public and private schools (K-12, vocational), community colleges, and universities.
9. **Airport** land use includes commercial and general aviation airports, including terminal buildings, hangars, and runways.
10. **Transportation** land uses include private roads, parking structures, paid parking lots, park-and-ride lots, helipads, and railroad yards.
11. **Agriculture** land uses include some rural residential uses or land that is purely for farming or production, including community garden, and equestrian facilities.
12. **Reserved.**
13. **Parks and Open Space** land uses include all outdoor open spaces used for active or passive recreation or natural resource protection, including parks, sports fields, plazas, trails, as well as state and federal park land, mountains, and monuments. This land use will typically have the NR-PO zoning category.
14. **Drainage** land uses include arroyos, irrigation ditches, canals and drains, detention/retention ponds, dams, rivers, and wetlands and marshlands that are not zoned NR-PO-B.
15. **Vacant** includes land that is likely developable in the future but currently does not have a building or a specific use.
16. **Utilities** land uses include water service, sewage, landfills, and electrical facilities. This encompasses incinerators, central refuse collection stations, pipelines, utility easements, and telecommunication towers.
17. **Community** land uses include public and quasi-public facilities that serve the community. This category includes churches, community centers, pools and other outdoor entertainment, police and fire stations, libraries, museums, cemeteries, and other predominantly non-commercial uses.
18. **Reserved.**
19. **Reserved.**
20. **Prison** land uses include adult and juvenile detention facilities.

Integrated Development Ordinance

Effective Draft - May 2018

IDO Allowable Uses and Land Use Categories Table

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

IDO Land Use	Land Use Code	Land Use Category	Notes
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS			
RESIDENTIAL USES			
Household Living			
Dwelling, single-family detached	1	Single-family	
Dwelling, mobile home	1	Single-family	
Dwelling, cluster development	1	Single-family	
Dwelling, cottage development	1	Single-family	
Dwelling, two-family detached (duplex)	1	Single-family	
Dwelling, townhouse	1	Single-family	<i>Differs from MRMPO Coding</i>
Dwelling, live-work	1	Single-family	<i>Differs from MRMPO Coding</i>
Dwelling, multi-family	2	Multi-family	
Group Living			
Assisted living facility or nursing home	7	Institutional	<i>Differs from MRMPO Coding</i>
Community residential facility, small	1	Single-family	
Community residential facility, medium	2	Multi-family	
Community residential facility, large	2	Multi-family	
Group home, small	7	Institutional	
Group home, medium	7	Institutional	<i>Differs from MRMPO Coding</i>
Group home, large	7	Institutional	<i>Differs from MRMPO Coding</i>
Sorority or fraternity	2	Multi-family	
CIVIC AND INSTITUTIONAL USES			
Adult or child day care facility	4	Commercial Services	
BioPark	17	Community	
Cemetery	17	Community	
Community center or library	17	Community	
Correctional facility	20	Prison	
Daytime gathering facility	7	Institutional	<i>Differs from MRMPO Coding</i>
Elementary or middle school	8	Educational	
Fire or police station	17	Community	
High school	8	Educational	
Hospital	7	Institutional	
Museum or art gallery	17, 3	Community Commercial Retail	Museum = 17 Art gallery = 3
Overnight shelter	7	Institutional	<i>Differs from MRMPO Coding</i>
Parks and open space	13	Park & Open Space	
Religious institution	17	Community	
Sports field	13	Park & Open Space	
University or college	8	Educational	
Vocational school	8	Educational	
COMMERCIAL USES			
Agriculture and Animal-related			
Community garden	11	Agriculture	
Equestrian facility	11	Agriculture	

Integrated Development Ordinance

Effective Draft - May 2018

IDO Allowable Uses and Land Use Categories Table

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

IDO Land Use	Land Use Code	Land Use Category	Notes
General agriculture	11	Agriculture	<i>Differs from MRMPO Coding</i>
Kennel	4	Commercial Services	
Nursery	3	Commercial Retail	<i>Differs from MRMPO Coding</i>
Veterinary hospital	4	Commercial Services	
Other pet services	4	Commercial Services	
Food, Beverage, and Indoor Entertainment			
Adult entertainment	3	Commercial Retail	
Auditorium or theater	17	Community	
Bar	3	Commercial Retail	
Catering service	4	Commercial Services	
Health club or gym	4	Commercial Services	
Nightclub	3	Commercial Retail	
Residential community amenity	1, 2	Single / Multi-family	Depends on primary land use associated with
Restaurant	3	Commercial Retail	
Tap room or tasting room	3	Commercial Retail	
Other indoor entertainment	3	Commercial Retail	
Lodging			
Bed and breakfast	4	Commercial Services	
Campground or recreational vehicle park	4	Commercial Services	<i>Differs from MRMPO Coding</i>
Hotel or motel	4	Commercial Services	<i>Differs from MRMPO Coding</i>
Motor Vehicle-related			
Car wash	4	Commercial Services	
Heavy vehicle and equipment sales, rental, fueling, and repair	4	Commercial Services	
Light vehicle fueling station	3	Commercial Retail	
Light vehicle repair	4	Commercial Services	
Light vehicle sales and rental	4	Commercial Services	
Outdoor vehicle storage	4	Commercial Services	<i>Differs from MRMPO Coding</i>
Paid parking lot	10	Transportation	
Parking structure	10	Transportation	
Offices and Services			
Bank	4	Commercial Services	
Blood services facility	4	Commercial Services	
Club or event facility	4	Commercial Services	
Commercial services	4	Commercial Services	
Construction contractor facility and yard	4	Commercial Services	
Crematorium	4	Commercial Services	
Medical or dental clinic	5	Office	
Mortuary	4	Commercial Services	
Office	5	Office	
Personal and business services, small	4	Commercial Services	
Personal and business services, large	4	Commercial Services	

Integrated Development Ordinance

Effective Draft - May 2018

IDO Allowable Uses and Land Use Categories Table

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

IDO Land Use	Land Use Code	Land Use Category	Notes
Research or testing facility	5	Office	
Self-storage	4	Commercial Services	
Outdoor Recreation and Entertainment			
Amphitheater	17	Community	
Balloon Fiesta Park events and activities	17	Community	
Drive-in theater	4	Commercial Services	
Fairgrounds	17	Community	
Residential community amenity	17	Community	
Stadium or racetrack	17	Community	
Other outdoor entertainment	17	Community	<i>Differs from MRMPO Coding</i>
Retail Sales			
Adult retail	3	Commercial Retail	
Bakery goods or confectionery shop	3	Commercial Retail	
Building and home improvement materials store	3	Commercial Retail	
Farmers' market	3	Commercial Retail	
General retail, small	3	Commercial Retail	
General retail, medium	3	Commercial Retail	
General retail, large	3	Commercial Retail	
Grocery store	3	Commercial Retail	
Liquor retail	3	Commercial Retail	
Pawn shop	3	Commercial Retail	
Transportation			
Airport	9	Airports	
Freight terminal or dispatch center	6	Industrial	
Helipad	10	Transportation	
Park-and-ride lot	10	Transportation	
Railroad yard	10	Transportation	
Transit facility	4, 6	Commercial Services Industrial	With offices/ticket sales = 4 With maintenace fac. = 6
INDUSTRIAL USES			
Manufacturing, Fabrication, and Assembly			
Artisan manufacturing	6	Industrial	
Light manufacturing	6	Industrial	
Heavy manufacturing	6	Industrial	
Natural resource extraction	6	Industrial	
Special manufacturing	6	Industrial	
Telecommunications, Towers, and Utilities			
Geothermal energy generation	16	Utilities	
Solar energy generation	16	Utilities	
Utility, electric	16	Utilities	
Utility, other major	14, 16	Drainage Utilities	Drainage facility = 14 All other utilities = 16
Wind energy generation	16	Utilities	

Integrated Development Ordinance

Effective Draft - May 2018

IDO Allowable Uses and Land Use Categories Table

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
 CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

IDO Land Use	Land Use Code	Land Use Category	Notes
Wireless Telecommunications Facility	16	Utilities	
Architecturally integrated	16	Utilities	
Co-location	16	Utilities	
Freestanding	16	Utilities	
Roof-mounted	16	Utilities	
Public utility co-location	16	Utilities	
Waste and Recycling			
Recycling drop-off bin facility	16	Utilities	
Solid waste convenience center	16	Utilities	
Salvage yard	6	Industrial	
Waste and/or recycling transfer station	16	Utilities	
Wholesaling and Storage			
Above-ground storage of fuels or feed	6	Industrial	
Outdoor storage	6	Industrial	
Warehousing	6	Industrial	
Wholesaling and distribution center	6	Industrial	
ACCESSORY AND TEMPORARY USES			
ACCESSORY USES - These uses do not change the primary use of the site.			
TEMPORARY USES - These do not receive a land use as they are temporary.			