

NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT (NR-C)

Purpose: The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses.



This document provides a summary about development in the NR-C 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 Allowable Uses for my zone district?](#)

[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 Pre-application Review with City Staff here:

<https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

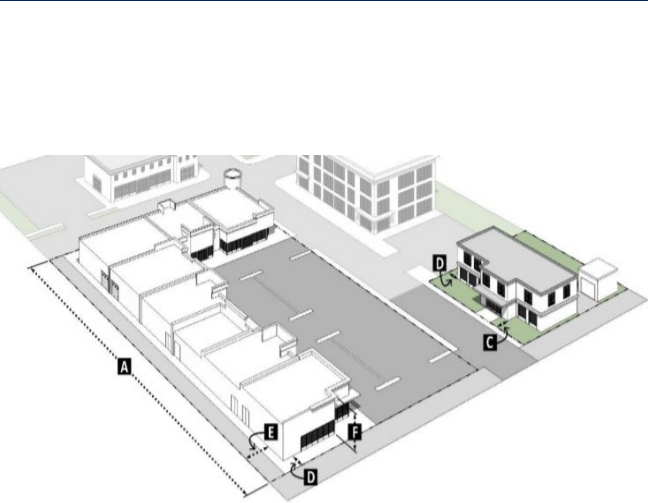
Development Standards Summary

Table 2-5-1: NR-C Zone District Dimensional Standards

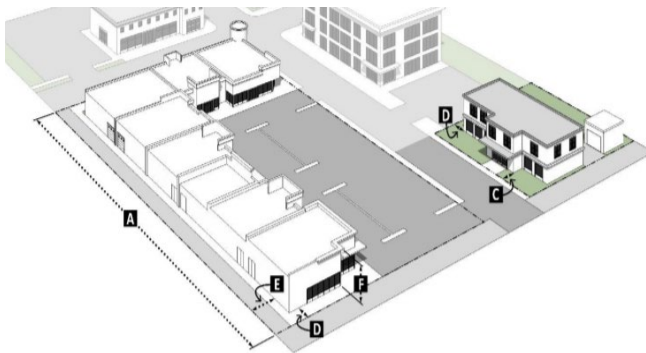
UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas AC-MT = Activity Centers and Major Transit area
BR = bedroom DU = dwelling units

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 Location		General	UC-MS-PT
Site Standards*			
Lot width, minimum	A	N/A	
Building coverage, maximum	B	N/A	
Setback Standards			
Front, minimum / maximum	C	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	D	0 ft. / N/A	0 ft. / N/A interior; 15 ft. corner
Rear, minimum	E	0 ft.	15 ft.
Building Height			
Building height, maximum	F	38 ft.	55 ft.
		>100 ft. from all lot lines: N/A	



The diagram illustrates a 3D isometric view of a building complex on a lot. The lot is bounded by a dashed line. A large building with a flat roof and a smaller building with a gabled roof are shown. A parking lot is located between the buildings. A street is visible on the right side of the lot. The diagram includes several markers labeled A through F, which correspond to the standards in the table. Marker A is located at the front of the lot. Marker B is located at the rear of the lot. Marker C is located at the front of the building. Marker D is located at the side of the building. Marker E is located at the rear of the building. Marker F is located at the corner of the building. The diagram also shows a street on the right side of the lot, with a sidewalk and a crosswalk. A small building is located on the corner of the lot, adjacent to the street. The diagram is a 3D isometric view, showing the buildings, parking lot, and street from an elevated perspective.



[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 2-5-2: 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 **NR-C 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-PO			
																A	B		C
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(7)
Group Living																			
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)
Fire or police station									P	P	P	P	P	P					
High school	C	C		C	C	P	P	P	P	P	P	P	C		P				4-3(C)(3)
Hospital									P	P	P	P							4-3(C)(4)
Museum				CV	CV	C	P	P	P	P	P	P	P	P	P	A			4-3(C)(5)
Overnight shelter									C	C	C	C	C	C					4-3(C)(6)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	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)
Sports field							CV	C	P	P	P	P	P	C	P		C		
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					

Table 4-2-1: Allowable Uses

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

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Zone District >> Land Uses	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-PO			
															A	B	C	
COMMERCIAL USES																		
Agriculture and Animal-related																		
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(D)(1)
Compost facility, small	P	A	A	A	A	A	A	A	P	A	P	P	P	P	A			4-3(D)(2)
Compost facility, medium	P	A	A	A	A	A	A	A	P		C	C	P	P				4-3(D)(2)
Kennel	C							C	C		P	P	P	P				4-3(D)(5)
Nursery	P								A		P	P	P	P	A	A		
Veterinary hospital	C						C	P	P	P	P	P	P	P				4-3(D)(6)
Other pet services	C						C	P	P	P	P	P	P	P				
Food, Beverage, and Indoor Entertainment																		
Auditorium or theater						A	A	A	P	P	P	P	P	P				4-3(D)(8)
Bar							C	C	P	P	P	P	P	P				4-3(D)(9)
Catering service									P	P	P	P	P	P				
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				4-3(D)(10)
Mobile food truck court							C	P	P	P	P	P	P	C				4-3(D)(11)
Nightclub									P	P	P	P	P					4-3(D)(9)
Restaurant							C	P	P	P	P	P	P	P				4-3(D)(9)
Tap room or tasting room							C	C	P	P	P	P	P	P				4-3(D)(9)
Other indoor entertainment							C	P	P	P	P	P	P	P	P		C	4-3(D)(13)
Lodging																		
Campground or recreational vehicle park									C		P	P				A	C	4-3(D)(15)
Hotel or motel							P	P	P	P	P	P	P	P				4-3(D)(16)

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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-PO			
															A	B	C	
Land Uses																		
Motor Vehicle-related																		
Car wash								C	P	C	P	P	P	P				4-3(D)(17)
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P				4-3(D)(18)
Light vehicle fueling station								C	P	P	P	P	P	P				4-3(D)(19)
Light vehicle repair								C	P	P	P	P	P	P				4-3(D)(20)
Light vehicle sales and rental								C	P	P	P	P	P	P				4-3(D)(21)
Outdoor vehicle storage											C	C	P	P		A		4-3(D)(22)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A		4-3(D)(23)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P				4-3(D)(23)
Offices and Services																		
Bank							P	P	P	P	P	P	P	CV				4-3(D)(24)
Blood services facility									C	C	C	P	P	P				
Club or event facility							C	P	P	P	P	P	P	CV	P	P	C	4-3(D)(25)
Commercial services								P	P	P	P	P	P	P				
Construction contractor facility and yard											C	P	P	P	P			4-3(D)(26)
Medical or dental clinic							P	P	P	P	P	P	P	P				4-3(D)(27)
Mortuary								C	P	P	P	P	C					
Office							P	P	P	P	P	P	P	P				
Personal and business services, small							P	P	P	P	P	P	P	P				4-3(D)(28)
Personal and business services, large									P	P	P	P	P	P				4-3(D)(28)
Research or testing facility							P	P	P	P	P	P	P	P				4-3(D)(28)
Self-storage								C	C	P	P	P	P	P		A		4-3(D)(30)
Outdoor Recreation and Entertainment																		
Amphitheater										C	C	C	C	C	P	A	C	
Drive-in theater									C	C	C	C	C					4-3(D)(32)
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A	P		P	4-3(D)(33)

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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-PO			
															A	B	C	
Land Uses																		
Retail Sales																		
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A			4-3(D)(34)	
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P				
Building and home improvement materials store									C	C	P	P	P	C			4-3(D)(35)	
Cannabis retail								P	P	P	P	P	A	A			4-3(D)(36)	
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV	P	A	CA	
General retail, small			A			A	P	P	P	P	P	P	P	P			4-3(D)(38)	
General retail, medium									P	P	P	C	C				4-3(D)(38)	
General retail, large									C	C	P	P					4-3(D)(38)	
Grocery store								P	P	P	P		P	P			4-3(D)(39)	
Liquor retail							C	A	C	C	C	C	C	C			4-3(D)(40)	
Nicotine retail							CA	A	C	C	C	C	C	C			4-3(D)(41)	
Pawn shop								C	P	P	P	P	P	P			4-3(D)(42)	
Transportation																		
Helipad									CA	CA	A	P	P	P			4-3(D)(44)	
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A		4-3(D)(45)	
Transit facility						C	C	C	P	P	P	P	P	P			4-3(D)(47)	
INDUSTRIAL USES																		
Manufacturing, Fabrication, and Assembly																		
Artisan manufacturing							C	P	P	P	P	P	P	P			4-3(E)(1)	
Cannabis cultivation							C	P	P	P	P	P	P	P			4-3(E)(2)	
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P			4-3(E)(3)	
Light manufacturing										A	P	P	P	P			4-3(E)(4)	

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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-PO			
															A	B	C	
Land Uses																		
Telecommunications, Towers, and Utilities																		
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(E)(7)
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4-3(E)(10)
Wind energy generation							A	A	A	A	A	A	A	C	A	A		4-3(E)(11)
Wireless Telecommunications Facility (WTF)																		4-3(E)(12)
Architecturally integrated	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			
Freestanding							P	P	P	P	P	P	P	P				
Non-commercial or broadcasting antenna	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			
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																		
Compost facility, large	P										C	C	P	P				4-3(E)(13)
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P				4-3(E)(14)
Wholesaling and Storage																		
Outdoor storage								CA	C	C	C	C	A	P	P			4-3(E)(16)
Warehousing									C	C	P	P	P	P				4-3(E)(17)
Wholesaling and distribution center									C	C	P	P	P	P				4-3(E)(18)

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															A	B	C	
Land Uses																		
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		
Drive-through or drive-up facility								A	A	CA	A	A	A					4-3(F)(5)
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A		A		4-3(F)(6)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A			A		
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)
Mobile vending cart							A	A	A	A	A	A	A	A	A		A	4-3(F)(13)
Outdoor animal run	A							CA	CA		CA		A	A				4-3(F)(14)
Outdoor dining area							CA	A	A	A	A	A	A	A				4-3(F)(15)
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A			A	4-3(F)(17)

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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-PO			
															A	B	C	
Land Uses																		
TEMPORARY USES																		
Temporary Uses That Require A Permit																		
Circus									T		T	T	T				4-3(G)(1)	
Construction staging area, trailer, or office	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		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)	
Open air market							T	T	T	T	T					T	4-3(G)(6)	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T		T	4-3(G)(7)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T			4-3(G)(8)	
Safe outdoor space							CT	CT	CT	CT	T	T	T	T			4-3(G)(9)	
Seasonal outdoor sales							T	T	T	T	T	T	T	T			4-3(G)(10)	
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																		
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)	