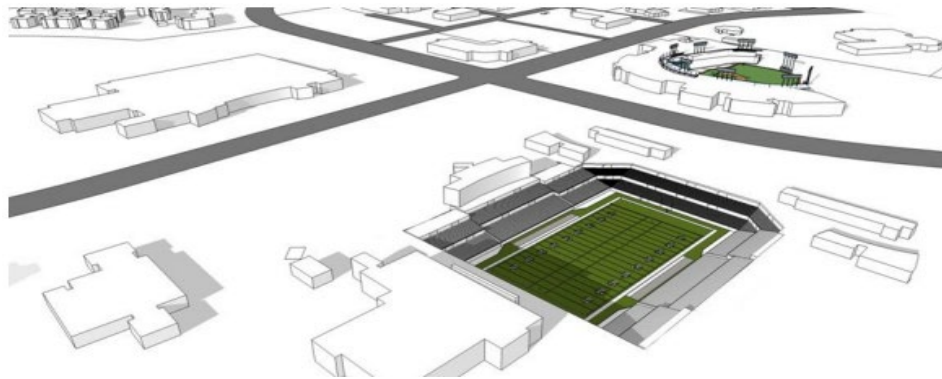


## NON-RESIDENTIAL – SENSITIVE USE ZONE DISTRICT (NR-SU)

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*Purpose:* The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties. Uses that require NR-SU zoning are not allowed in base zone districts and are shown in Table 4-2-1.



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This document provides a summary about development in the NR-SU 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 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?](#)

## Development Standards Summary

Table 2-5-9: Other Applicable IDO Sections	
Overlay Zones	<a href="#">Part 14-16-3</a>
Allowable Uses	As negotiated from among those listed in Section <a href="#">14-16-4-2</a>
Use-specific Standards	Section <a href="#">14-16-4-3</a> unless varied in the NR-SU approval process
Dimensional Standards	As applicable to the most similar use or district as shown in Section <a href="#">14-16-5-1</a> , unless different standards are approved in the NR-SU approval process
Site Design and Sensitive Lands	Section <a href="#">14-16-5-2</a> unless varied in the NR-SU approval process
Access and Connectivity	Section <a href="#">14-16-5-3</a> unless varied in the NR-SU approval process
Subdivision of Land	Section <a href="#">14-16-5-4</a> unless varied in the NR-SU approval process
Parking and Loading	Section <a href="#">14-16-5-5</a> unless varied in the NR-SU approval process
Landscaping, Buffering, and Screening	Section <a href="#">14-16-5-6</a> unless varied in the NR-SU approval process
Walls and Fences	Section <a href="#">14-16-5-7</a> unless varied in the NR-SU approval process
Outdoor and Sight Lighting	Section <a href="#">14-16-5-8</a> unless varied in the NR-SU approval process
Neighborhood Edges	Section <a href="#">14-16-5-9</a> unless varied in the NR-SU approval process
Solar Access	Section <a href="#">14-16-5-10</a> unless varied in the NR-SU approval process
Building Design	Section <a href="#">14-16-5-11</a> unless varied in the NR-SU approval process
Signs	Section <a href="#">14-16-5-12</a> unless varied in the NR-SU approval process
Operations and Maintenance	Section <a href="#">14-16-5-13</a> unless varied in the NR-SU approval process

### 2-5(E)(2) Use and Development Standards

The following uses require an NR-SU zone district:

- 2-5(E)(2)(a) Airport
- 2-5(E)(2)(b) Cemetery
- 2-5(E)(2)(c) Correctional facility
- 2-5(E)(2)(d) Crematorium
- 2-5(E)(2)(e) Fairgrounds
- 2-5(E)(2)(f) Natural resource extraction
- 2-5(E)(2)(g) Solid waste convenience center
- 2-5(E)(2)(h) Stadium or racetrack
- 2-5(E)(2)(i) Waste and/or recycling transfer station

## Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **NR-SU 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-SU		NR-PO		
																	A	B	C
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
Household Living																			
Group Living																			
<b>CIVIC AND INSTITUTIONAL USES</b>																			
Cemetery															P				
Correctional facility															P				
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	
<b>COMMERCIAL USES</b>																			
<b>Agriculture and Animal-related</b>																			
<b>Food, Beverage, and Indoor Entertainment</b>																			
<b>Lodging</b>																			
<b>Motor Vehicle-related</b>																			
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				
<b>Offices and Services</b>																			
Crematorium															P				
Mortuary							C	P	P	P	P	C			A				
<b>Outdoor Recreation and Entertainment</b>																			
Amphitheater										C	C	C	C	C	A	P	A	C	
Fairgrounds															P				
Stadium or racetrack															P	P			
<b>Retail Sales</b>																			
<b>Transportation</b>																			
Airport															P				
Helipad								CA	CA	A	P	P	P		A				

**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
Land Uses																			
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(45)
<b>INDUSTRIAL USES</b>																			
<b>Manufacturing, Fabrication, and Assembly</b>																			
Natural resource extraction															P				4-3(E)(6)
<b>Telecommunications, Towers, and Utilities</b>																			
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	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	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(11)
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(12)
<b>Wireless Telecommunications Facility (WTF)</b>																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(E)(13)
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Freestanding							P	P	P	P	P	P	P	P	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			
Roof-mounted			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	
<b>Waste and Recycling</b>																			
Solid waste convenience center															P				4-3(E)(16)
Waste and/or recycling transfer station															P				4-3(E)(17)
<b>Wholesaling and Storage</b>																			
<b>ACCESSORY AND TEMPORARY USES</b>																			
<b>ACCESSORY USES</b>																		4-3(F)(1)	
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)
Outdoor dining area							CA	A	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			A	4-3(F)(17)
<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		4-3(G)(2)

**Table 4-2-1: Allowable Uses**

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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																			
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	T		<a href="#">4-3(G)(4)</a>
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		<a href="#">4-3(G)(7)</a>
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				<a href="#">4-3(G)(8)</a>
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		<a href="#">4-3(G)(11)</a>
<b>Temporary Uses That Do Not Require A Permit</b>																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(13)</a>