

BERNALILLO COUNTY

Planning & Development Services
 111 Union Square SE, Suite 100
 Albuquerque, NM 87102
 (505) 314-0350 Fax: (505) 314-0480
 www.bernco.gov



ZONING SECTION

SETBACK/ LOT/ HEIGHT REQUIREMENTS

Setback requirements

Zone	Front	Rear	Side	EXCEPT
A-1	25'	25'	10'	MH must have a minimum of 15' for both side yards
A-2	25'	25'	10'	MH must have a minimum of 15' for both side yards
R-1	20'	15'	14' aggregate width of both yards, but not less than 6'	For nonconforming lots less than 60', side yard may be reduced to 10% of the width of the lot, but in no instance less than 3'
R-2	20'	15'	14' aggregate width of both yards, but not less than 6'	For nonconforming lots less than 60', side yard may be reduced to 10% of the width of the lot, but in no instance less than 3'
M-H	20'	15'	14' aggregate width of both yards, but not less than 6'	MH must have a minimum of 15' for both side yards
O-1	30'	15'	6' if abutting A-1, A-2, R-1, R-2 or M-H	If buildings are occupied for residential uses, refer to R-1 requirements
C-N	30'	15'	6' if abutting A-1, A-2, R-1, R-2 or M-H	If buildings are occupied for residential uses, refer to R-1 requirements
C-1	30'	15'	6' if abutting A-1, A-2, R-1, R-2 or M-H	If buildings are occupied for residential uses, refer to R-1 requirements
C-2	30'	15'	6' if abutting A-1, A-2, R-1, R-2 or M-H	If buildings are occupied for residential uses, refer to R-1 requirements
M-1	30'	15'	5' if abutting A-1, A-2, R-1, R-2 or M-H	
M-2	30'	15'	5' if abutting A-1, A-2, R-1, R-2 or M-H	

Lot size requirements

Zone	Area	sq. ft.	Average Width	If water & sewer are available . . .
A-1	1 acre	43,560	150 feet	
A-2	2 acres	87,120	150 feet	
R-1	.75 acre	32,670	60 feet	8,000 sq. ft. lot area in Developing, Established or Central Urban Areas 14,520 sq. ft. in Semi-Urban Areas
R-2	.75 acre	32,670	60 feet	8,000 sq. ft. lot area
M-H	.75 acre	32,670	60 feet	8,000 sq. ft. lot area in Developing, Established or Central Urban Areas 14,520 sq. ft. in Semi-Urban Areas
O-1	No req.			
C-N	No req.			
C-1	No req.			
C-2	No req.			
M-1	No req.			
M-2	No req.			

Height requirements

Zone	Max. height	Provided . . .
A-1	26 feet / 2 ½ stories	any portion of structure that exceeds 26' must fall within the 45 degree horizontal plane as measured from A-1, A-2, R-1, or M-H unimproved properties or on improved conforming sites
A-2	26 feet / 2 ½ stories	
R-1	26 feet / 2 ½ stories	
R-2	No limit, but . . .	
M-H	26 feet / 2 ½ stories	
O-1	No limit, but . . .	any portion of structure that exceeds 26' must fall within the 45 degree horizontal plane as measured from A-1, A-2, R-1, or M-H unimproved properties or on improved conforming sites
C-N	No limit, but . . .	any portion of structure that exceeds 26' must fall within the 45 degree horizontal plane as measured from A-1, A-2, R-1, or M-H unimproved properties or on improved conforming sites
C-1	No limit, but . . .	any portion of structure that exceeds 26' must fall within the 45 degree horizontal plane as measured from A-1, A-2, R-1, or M-H unimproved properties or on improved conforming sites
C-2	No limit, but . . .	any portion of structure that exceeds 26' must fall within the 45 degree horizontal plane as measured from A-1, A-2, R-1, or M-H unimproved properties or on improved conforming sites
M-1	No limit but...	any portion of structure that exceeds 26' must fall within the 45 degree horizontal plane as measured from A-1, A-2, R-1, or M-H unimproved properties or on improved conforming sites
M-2	None	

Accessory Setback requirements

Type	Front	Rear	Side	Provided...
Mobile Home	20'	15'	15'	MH must have a minimum of 15 feet for both side yards and from any accessory building
Animal Structures*	20'	20'	20'	*(Any building, pen, or corral for animals) must be at least 20 feet from any existing dwelling unit
Swimming Pool	-	10'	-	Must have wall or fence at least 6 feet high
Accessory Structure	-	5'	5'	(1) The wall of any such building adjoining a side or rear lot line which is not a street or alley line shall be fire-resistant to the standard required by the Bernalillo County Building Code. (2) The wall of any such building adjoining a side or rear lot line shall contain no provision for ingress or egress unless special approval is granted by the Zoning Administrator. (3) If there is no common wall between accessory buildings, or if the walls are not adjoining, there shall be at least five feet between such buildings.

For the purpose of determining yard requirements on a corner lot, the narrower side bordering on a street is the front yard except that if the lots is square or nearly so (dimensions with a ratio of between 3:2 and 3:3), the owner may choose which of the two is to be considered the front yard.

Where lots have double frontage (any lot with frontage on two parallel or approximately parallel streets), the required front yard shall be provided on both streets.

Wherever a lot of record, at the effective date of this ordinance [May 17, 1973] has a width of 60', each side yard may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instance shall it be less than three feet.

A **Single-Family Dwelling** is a building designed to be occupied by one (1) family and containing **one (1) kitchen**, including manufactured home or pre-fabricated, modular or sectional units meeting requirements of the Bernalillo County Building Code, designed to be permanent structures, placed upon permanent foundations, and taxed as real property.

On any A-1, A-2, or M-H lot where a Permissive or Conditional Use allows for a mobile home; or on any R-1 or R-2 lot that allows for a Mobile Home for a Medical Hardship, there shall be a side yard on each side of the mobile home of 15' in width and in no instance shall a mobile home be located nearer than 15' to any accessory building.