

FAQs Accessory Dwelling Units

Did you know?

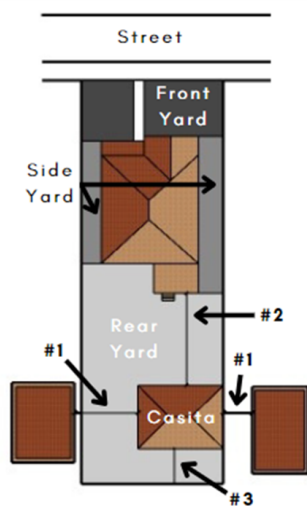
Accessory Dwelling Units (also known as ADUs, Casitas and In-law Units) are now allowed in all R-A and R-1 zone districts in the City of Albuquerque, as well as some other residential and mixed-use zones.

The ADU basics

- Only one ADU is allowed per lot. The maximum size is 750 sf. (Some other small area rules apply, so check your zoning.)
- A casita cannot take up more than 25% of the side and rear yards combined, nor can it be taller than the main house on the lot.
- An ADU may extend across the width of the rear yard, except for a passage of at least 5 ft, which must be provided at some point. Also, for fire safety, there must be a 10-ft separation between buildings on adjacent lots.
- The exterior color of the casita must be the same or similar to the color of the main house.
- One off-street parking space must be provided.

Want
to know
more

EXAMPLE CASITA:



Example:

Side and rear yard combined = 4,009 sq. ft.

25% of 4,009 = 1,002 sq. ft.
Max casita size = 750 sq. ft.

#1 - 10 foot separation minimum between buildings on adjacent lots, if not fire rated

#2 - 5 foot separation minimum

#3 - Minimum 5 feet rear or side setback

- ADU FAQ Website:
<https://tinyurl.com/ADU-FAQs>
- Interactive Zoning Map:
<https://tinyurl.com/IDOzoningmap>
- Building Department Website:
<https://tinyurl.com/CABQbuild>
- Contact Planning staff
abcto@cabq.gov
(505) 924-3860

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