

# 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.

- 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 must be set back 5 feet from either the rear or one of the sides of the property.
- An ADU must be at least 5 feet from existing structures OR have fire-rated construction.
- 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:** 

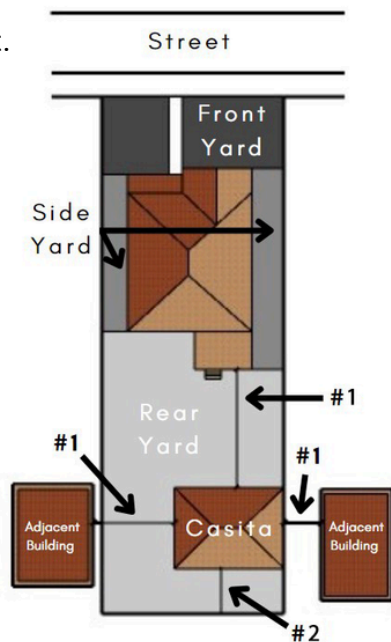
Side and rear yard combined = 4,009 sq. ft.

25% of 4,009 = 1,002 sq. ft.

Max casita size = 750 sq. ft.

**#1** - 5 feet separation between buildings, if not fire rated (International Residential Code)

**#2** - minimum 5 feet rear or side setback (IDO)



Know your ZONING

- ADU Website: <https://www.cabq.gov/adu>
- Interactive Zoning Map: <https://tinyurl.com/IDOzoningmap>
- Building Safety: <https://www.cabq.gov/planning/building-safety-division>
- Contact Planning staff: [devhelp@cabq.gov](mailto:devhelp@cabq.gov) (505) 924-3860
- Sign up for Trainings and E-mail lists: <https://tinyurl.com/CABQbuild>