

Casitas/Accessory Dwelling Units (ADUs)

Housing Forward Albuquerque



ALBUQUERQUE

housingforward



COUNCIL ORDINANCE NO. 0-22-54

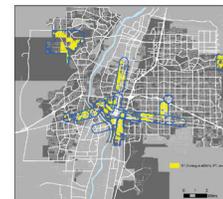
To help meet the immediate demand for housing and prepare for expected growth, the Housing Forward ABQ initiative is pursuing solution-oriented zoning changes. One of the key proposed zoning changes aims to allow casitas in the R-1 zones citywide, except in small areas where distinct rules apply. Currently casitas with kitchens are only allowed in small areas and just two corridors in R-1 zones.

Casitas are small, detached residential homes located on the same lot as a typical single-family home. These would be allowed only in the side or rear yard on lots with enough room to meet all setbacks and other requirements. They would be limited to 750 square feet and would require an off-street parking space.

Casitas provide a flexible housing option for multigenerational families or households that can benefit from rental income. Allowing this option in existing neighborhoods would add housing for families in homes of a comparable size.

ALLOWED NOW VS. PROPOSED

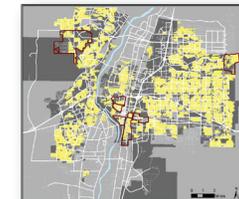
Allowed Now



Only Allowed in Small Areas / Corridors in R-1



Proposed



Allowed in R-1 (P) citywide
Allowed with special regulations (P) or (C)

Purpose:
Allow casitas to expand housing options citywide

Currently casitas are only allowed in some small areas and certain corridors in the R-1 zone.

The proposed change would allow casitas permissively in all R-1 zones, which would expand housing options citywide for homeowners who might want a casita to house a family member or to earn rental income.