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1 (3) Parking on any portion of a front yard setback area, other than
2 the improved parking and maneuvering areas, is prohibited.”

3 SECTION 3. Section 14-16-2-9(F) ROA 1994, R-T RESIDENTIAL ZONE is
4 amended to read:

5 “(F) Off-Street Parking.

6 (1) Off-street parking spaces shall be as provided in § 14-16-3-1 of
7 this Zoning Code.

8 (2) Maximum front yard setback area that can be an improved
9 parking and maneuvering area: 85%, but no more than 22 feet in
10 width or the width of the front of the garage, whichever is wider,
11 perpendicular to the curb.

12 (3) Parking on any portion of a front yard setback area, other than
13 the improved parking and maneuvering areas, is prohibited.”

14 SECTION 4. Section 14-16-3-1(A)(24) ROA 1994, OFF-STREET PARKING
15 REGULATIONS is amended to read:

16 “(24) Residential use, except community residential program and
17 emergency shelter, which have separate parking listings under
18 this division (A):

19 (a) For each dwelling not covered by another item of this
20 division (24): one space per bath but not less than two
21 spaces.

22 (b) For each dwelling with net leasable area of less than
23 1,000 square feet and which is not covered by either
24 divisions (c) or (b) of this division (24): one space per bath
25 but not less than one and one-half spaces.

26 (c) Vehicle parking and maneuvering areas in the front yard
27 setback area shall be either a dust free surface consisting
28 of concrete, cement, brick, or sealed aggregate pavement;
29 or three inches of crushed rock or crusher fines over a four
30 inch compacted subgrade.

31 (d) For each house or townhouse on a lot designated with the
32 suffix "p1" on the subdivision plat (on streets classified for

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Intermittent Parking as provided in the Subdivision Regulations set forth in Chapter 14, Article 14 of this code):

1. Three spaces if the dwelling has up to two bedrooms; or
2. Four spaces if the dwelling has three or four bedrooms; or
3. Five spaces if the dwelling has five or more bedrooms.

(e) For each house or townhouse, on lots designated with the suffix "p2" on the subdivision plat (on streets classified for Infrequent Parking as provided in the Subdivision Regulations set forth in Chapter 14, Article 14 of this code):

1. Four spaces if the dwelling has up to two bedrooms; or
2. Five spaces if the dwelling has three or four bedrooms; or
3. Six spaces if the dwelling has five or more bedrooms.

(f) Parking on any portion of a front yard setback area, other than the improved parking and maneuvering areas, is prohibited.”

SECTION 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this ordinance is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance. The Council hereby declares that it would have passed this ordinance and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provision being declared unconstitutional or otherwise invalid.

SECTION 6. COMPILATION. This ordinance shall be incorporated in and made part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

SECTION 7. EFFECTIVE DATE. This ordinance shall take effect five days after publication by title and general summary.