

CITY of ALBUQUERQUE

SEVENTEENTH COUNCIL

COUNCIL BILL NO. F/S(2) O-07-61 ENACTMENT NO. _____

SPONSORED BY: Benton and Mayer

1 **ORDINANCE**

2 **AMENDING SECTIONS 14-16-2-6(F), 14-16-2-8(F), 14-16-2-9(F) AND 14-16-3-**
3 **1(A)(24) R.O.A. 1994, THE CITY OF ALBUQUERQUE COMPREHENSIVE**
4 **ZONING CODE TO REGULATE FRONT YARD PARKING FOR SINGLE FAMILY**
5 **DEVELOPMENT.**

6 **BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
7 **ALBUQUERQUE:**

8 **SECTION 1. Section 14-16-2-6(F) R.O.A. 1994, R-1 RESIDENTIAL ZONE is**
9 **amended to read:**

10 **“(F) Off-Street Parking.**

11 **[+(1)+] Off-street parking shall be as provided in § 14-16-3-1 of this**
12 **Zoning Code.**

13 **[+(2) Maximum front yard setback area that can be an improved**
14 **parking and maneuvering area: 60%, but no more than 30 feet wide**
15 **or the width of the front of the garage, whichever is wider.**

16 **(3) Parking on any portion of a front yard setback area, other than**
17 **the improved parking and maneuvering areas, is prohibited.+]”**

18 **SECTION 2. Section 14-16-2-8(F) R.O.A. 1994, R-LT RESIDENTIAL ZONE is**
19 **amended to read:**

20 **“(F) Off-Street Parking.**

21 **[+(1)+] Off-street parking spaces shall be as provided in § 14-16-3-1**
22 **of this Zoning Code.**

23 **[+(2) Maximum front yard setback area that can be an improved**
24 **parking and maneuvering area: 75%, but no more than 27 feet in**
25 **width or the width of the front of the garage, whichever is wider,**
26 **perpendicular to the curb.**

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

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) R.O.A. 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
7 of 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) R.O.A. 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 a 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 [-(c)-][+(d)+] For each house or townhouse on a lot designated
32 with the suffix "p1" on the subdivision plat (on streets
33 classified for Intermittent Parking as provided in the

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion

1 Subdivision Regulations set forth in Chapter 14, Article 14 of
2 this code):

- 3 1. Three spaces if the dwelling has up to two
- 4 bedrooms; or
- 5 2. Four spaces if the dwelling has three or four
- 6 bedrooms; or
- 7 3. Five spaces if the dwelling has five or more
- 8 bedrooms.

9 ~~[-(d)-]~~[+(e)+] For each house or townhouse, on lots designated
10 with the suffix "p2" on the subdivision plat (on streets
11 classified for Infrequent Parking as provided in the
12 Subdivision Regulations set forth in Chapter 14, Article 14 of
13 this code):

- 14 1. Four spaces if the dwelling has up to two
- 15 bedrooms; or
- 16 2. Five spaces if the dwelling has three or four
- 17 bedrooms; or
- 18 3. Six spaces if the dwelling has five or more
- 19 bedrooms.

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

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

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

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

1

2 X:\SHARE\Legislation\Amendments\fso(2)-07-61.doc

3

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion