

Two-Family Homes

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.

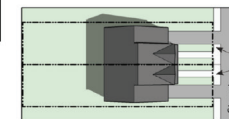
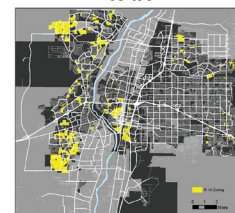
One of the key proposed zoning changes aims to allow two-family homes in all R-1 zones citywide, except in small areas where distinct rules apply. Today, two-family homes are allowed in a small fraction of the R-1 zones in Albuquerque. However, the combined total of R-1 zones account for 68% of zoned properties in Albuquerque. By opening up the current restrictive zoning code two-family homes can flourish throughout the city and add vital housing options for all income levels.

NEW HOUSING OPTIONS

Today, two-family homes are created most often when people convert part of their homes into a separate dwelling unit. Going forward those would be called two-family homes. Allowing these in existing neighborhoods would add housing for families in homes of a comparable size. Two-family homes provide a flexible housing option for multigenerational families or households that can potentially benefit from extra rental income.

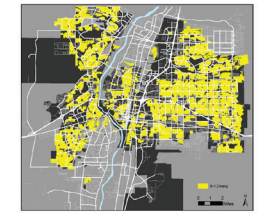
ALLOWED NOW VS. PROPOSED

Allowed Now



Each dwelling unit on a separate lot

Proposed



Purpose:
Allow conversions and new construction at the scale of single-family houses

Currently two-family homes are allowed in R-1A zone. The proposed change would allow two-family homes in all R-1 zones, which would allow conversions and new construction at the scale of single-family houses in neighborhoods throughout the city.