

MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

Purpose: The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.



This document provides a summary about development in the MX-T zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

abq-zone.com

Notes:

[1. FAQ: How do I look up my zoning?](#)

[2. FAQ: How do I look up my Allowable Uses?](#)

[3. FAQ: What is an Airport Protection Overlay \(APO\) Zone?](#)

[4. FAQ: What is a use-specific standard?](#)

[5. FAQ: How do I find out what development standards apply to my property?](#)

[6. FAQ: How does the IDO handle the review/approval process for development decisions?](#)

If you have other questions, email devhelp@cabq.gov or request a Pre-application Review Team Meeting (PRT) here: <https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

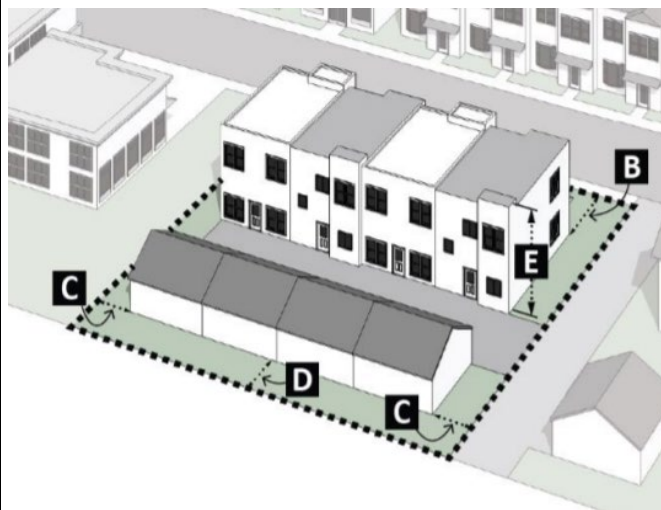
Development Standards Summary

Table 2-4-1: MX-T Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development Location	General	UC-MS-PT	
Site Standards*			
Usable open space, minimum	A	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
Front, minimum / maximum	B	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	C	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
Rear, minimum	D	15 ft.	Street or alley: 0 ft.
Building Height			
Building height, maximum	E	30 ft.	



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

Table 2-4-2: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3	Landscaping, Buffering, and Screening	14-16-5-6
Allowable Uses	14-16-4-2	Walls and Fences	14-16-5-7
Use-specific Standards	14-16-4-3	Outdoor and Sight Lighting	14-16-5-8
Dimensional Standards	14-16-5-1	Neighborhood Edges	14-16-5-9
Site Design and Sensitive Lands	14-16-5-2	Solar Access	14-16-5-10
Access and Connectivity	14-16-5-3	Building Design	14-16-5-11
Subdivision of Land	14-16-5-4	Signs	14-16-5-12
Parking and Loading	14-16-5-5	Operations and Maintenance	14-16-5-13

Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **MX-T zone district only** (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Section 14-16-7-1, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

Table 4-2-1: Allowable Uses																				
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years or more T = Temporary CT = Conditional Temporary																				
Blank Cell = Not Allowed																				
Zone District >> Land Uses		Residential						Mixed-use				Non-residential							Use-specific Standards	
		R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																	A	B		C
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)	
Dwelling, cluster development	P	P		P	P		P												4-3(B)(3)	
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(4)	
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(5)	
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(6)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(7)	
Dwelling, multi-family					P	P	P	P	P	P		CV							4-3(B)(8)	
Group Living																				
Assisted living facility or nursing home				C	P	P	P	P	P	P										
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(9)	
Community residential facility, large					P	P	P	P	P	P									4-3(B)(9)	
Dormitory						P	C	P	P	P										
Group home, small					C	P	P	P	P	P									4-3(B)(10)	
Group home, medium					C	C	C	P	P	P									4-3(B)(10)	
CIVIC AND INSTITUTIONAL USES																				
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A						

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5+ years or more T = Temporary CT = Conditional Temporary

Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Land Uses																			
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(2)
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(7)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)
Sports field							CV	C	P	P	P	P	P	C		P		C	
University or college						CV	CV	C	P	P	P	P	CV	CV					
Vocational school						CV	P	P	P	P	P	P	P	P					
COMMERCIAL USES																			
Agriculture and Animal-related																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P	P					
Food, Beverage, and Indoor Entertainment																			
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C					4-3(D)(10)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(12)
Lodging																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(13)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(15)
Motor Vehicle-related																			
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(22)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(24)
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)
Office							P	P	P	P	P	P	P	P					

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	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
																A	B	C		
Land Uses																				
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(27)	
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)	
Outdoor Recreation and Entertainment																				
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P								A		
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(32)	
Retail Sales																				
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)	
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P						
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)	
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)	
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)	
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)	
Transportation																				
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(45)	
Transit facility						C	C	C	P	P	P	P	P	P					4-3(D)(47)	
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)	
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)	
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)	
Telecommunications, Towers, and Utilities																				
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C		
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)	
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(9)	
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(10)	
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(11)	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(12)	
Wireless Telecommunications Facility (WTF)																				
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Freestanding							P	P	P	P	P	P	P	P	A					

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																A	B	C	
Land Uses																			
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(E)(13)
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A					
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Waste and Recycling																			
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(14)
Wholesaling and Storage																			
ACCESSORY AND TEMPORARY USES																			
ACCESSORY USES																			4-3(F)(1)
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(7)
Family home day care	CA	CA	CA	CA	A	A	A												4-3(F)(8)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(10)
Independent living facility				A	A	A	A	A	A	A									4-3(F)(11)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(15)
Second kitchen in a dwelling	A	A	A	A	A	A	A												4-3(F)(16)
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(17)
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(18)
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T		T				4-3(G)(5)
Open air market							T	T	T	T	T						T		4-3(G)(6)

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Zone District >> Land Uses	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T		T		4-3(G)(7)	
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(8)	
Safe outdoor space							CT	CT	CT	CT	T	T	T	T				4-3(G)(9)	
Seasonal outdoor sales							T	T	T	T	T	T	T	T				4-3(G)(10)	
Temporary use not listed			T			T	T	T	T	T	T	T	T	T		T		4-3(G)(11)	
Temporary Uses That Do Not Require A Permit																			
Garage or yard sale	T	T	T	T	T	T	T											4-3(G)(12)	
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)	