

MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

Purpose: The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.



This document provides a summary about development in the MX-L 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.

<https://ido.abc-zone.com/>

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/node/919>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/node/915>
<https://abc-zone.com/node/931>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/node/930>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/node/933>

If you have other questions, contact the Planning Department at 924-3860 and request to schedule a Pre-application Review Team Meeting (PRT).

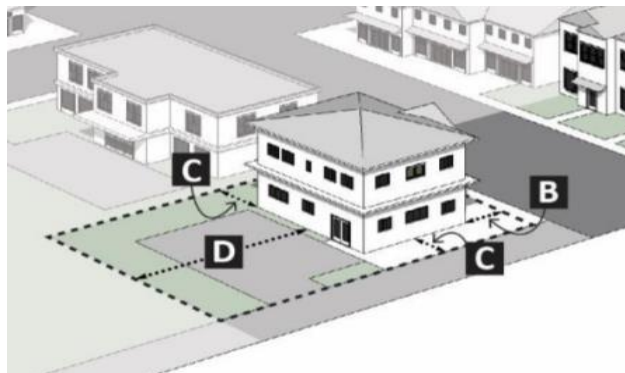
Development Standards Summary

Table 2-4-3: MX-L 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 | B | 5 ft. / N/A | 0 ft. / 15 ft. |
| Side, minimum | 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 | 38 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 2-4-4: 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 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-L 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 Subsection 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 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 | LM | GM | SU | NR-PO | | | |
| | | | | | | | | | A | | | | | | | | B | | C | |
| Land Uses | | | | | | | | | | | | | | | | | | | | |
| PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS | | | | | | | | | | | | | | | | | | | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | |
| Household Living | | | | | | | | | | | | | | | | | | | | |
| Dwelling, townhouse | | | | P | P | P | P | P | P | P | | | | | | | | | 4-3(B)(5) | |
| Dwelling, live-work | | | | C | C | P | P | P | P | P | CA | CA | | | | | | | 4-3(B)(6) | |
| Dwelling, multi-family | | | | | P | P | P | P | P | P | | | | | | | | | 4-3(B)(7) | |
| 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)(8) | |
| Community residential facility, large | | | | | P | P | P | P | P | P | | | | | | | | | 4-3(B)(8) | |
| Dormitory | | | | | | P | C | P | P | P | | | | | | | | | | |
| Group home, small | | | | | C | P | P | P | P | | | | | | | | | | 4-3(B)(9) | |
| Group home, medium | | | | | C | C | C | P | P | P | | | | | | | | | 4-3(B)(9) | |
| CIVIC AND INSTITUTIONAL USES | | | | | | | | | | | | | | | | | | | | |
| Adult or child day care facility | | | C | C | C | P | P | P | P | P | P | P | A | A | | | | | | |
| 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 | | | | | | |

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 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 | LM | GM | SU | NR-PO | | | | |
| | | | | | | | | | | | | | | | | A | B | C | | |
| Land Uses | | | | | | | | | | | | | | | | | | | | |
| 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) | |
| Kennel | C | | | | | | | C | C | | P | P | P | P | | | | | 4-3(D)(4) | |
| 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 | | | | | | | | | | | | | | | | | | | | |
| Hotel or motel | | | | | | | P | P | P | P | P | P | P | P | | | | | 4-3(D)(15) | |
| Motor Vehicle-related | | | | | | | | | | | | | | | | | | | | |
| Car wash | | | | | | | | P | P | P | P | P | P | P | | | | | 4-3(D)(16) | |
| Light vehicle fueling station | | | | | | | | C | P | P | P | P | P | P | | | | | 4-3(D)(18) | |
| Light vehicle repair | | | | | | | | P | P | P | P | P | P | P | | | | | 4-3(D)(19) | |
| Light vehicle sales and rental | | | | | | | | C | P | P | P | P | P | P | | | | | 4-3(D)(20) | |
| 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) | |
| Commercial services | | | | | | | | P | P | P | P | P | P | P | | | | | | |
| Medical or dental clinic | | | | | | | P | P | P | P | P | P | P | P | | | | | 4-3(D)(26) | |
| Mortuary | | | | | | | | C | P | P | P | P | C | | A | | | | | |
| Office | | | | | | | P | P | P | P | P | P | P | P | | | | | | |
| 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) | |
| Self-storage | | | | | | | | C | C | P | P | P | P | P | | | A | | 4-3(D)(29) | |

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| 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 | LM | GM | SU | NR-PO | | | | |
| | | | | | | | | | | | | | | | | A | B | C | | |
| Land Uses | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | |
| Cannabis retail | | | | | | | P | P | P | P | P | P | A | A | | | | | 4-3(D)(35) | |
| 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) | |
| Grocery store | | | | | | | | P | P | P | P | | P | P | | | | | 4-3(D)(38) | |
| 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) | |
| Pawn shop | | | | | | | | C | P | P | P | P | P | P | | | | | 4-3(D)(41) | |
| 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) | |
| Geothermal energy generation | A | A | A | A | A | A | A | A | A | A | A | P | P | P | | A | A | | 4-3(E)(9) | |
| 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)(10) | |
| Wind energy generation | | | | | | | A | A | A | A | A | A | A | C | A | A | A | | 4-3(E)(11) | |

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
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| 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 | LM | GM | SU | NR-PO | | | | |
| | | | | | | | | | | | | | | | | A | B | C | | |
| Land Uses | | | | | | | | | | | | | | | | | | | | |
| Wireless Telecommunications Facility (WTF) | | | | | | | | | | | | | | | | | | | | 4-3(E)(12) |
| Architecturally integrated | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | | |
| Non-commercial or broadcasting antenna | 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 | | | | | |
| 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 | 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)(13) | |
| Wholesaling and Storage | | | | | | | | | | | | | | | | | | | | |
| Outdoor storage | | | | | | | | CA | C | C | C | A | P | P | | | | | 4-3(E)(17) | |
| 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 | | | |
| Drive-through or drive-up facility | | | | | | | | A | A | CA | A | A | A | | | | | | 4-3(F)(4) | |
| Dwelling unit, accessory with kitchen | | A | | A | A | A | A | A | A | | A | A | A | A | A | | A | | 4-3(F)(5) | |
| Dwelling unit, accessory without kitchen | CA | A | | A | A | A | A | A | A | | A | A | A | A | A | | A | | 4-3(F)(5) | |
| Family care facility | A | A | A | A | A | A | A | A | A | A | | | | | | | | | 4-3(F)(6) | |
| 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)(9) | |
| Independent living facility | | | | A | A | A | A | A | A | A | | | | | | | | | 4-3(F)(10) | |
| Mobile food truck | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | 4-3(F)(11) | |
| Mobile vending cart | | | | | | | A | A | A | A | A | A | A | A | | A | | A | 4-3(F)(12) | |
| Outdoor animal run | A | | | | | | | CA | CA | | CA | | A | A | | | | | 4-3(F)(13) | |
| Outdoor dining area | | | | | | | CA | A | A | A | A | A | A | A | A | | | | 4-3(F)(14) | |
| Other use accessory to non-residential primary use | | | | | | | A | A | A | A | A | A | A | A | A | | | A | 4-3(F)(16) | |
| Other use accessory to residential primary use | A | A | A | A | A | A | A | A | A | A | | | | | | | | | 4-3(F)(17) | |

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| Zone District >> | Residential | | | | | | Mixed-use | | | | Non-residential | | | | | | | | | Use-specific Standards |
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| | | | | | | | | | | | | | | | | A | B | C | | |
| Land Uses | | | | | | | | | | | | | | | | | | | | |
| 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 | T | | 4-3(G)(4) | |
| Open air market | | | | | | | T | T | T | T | | | | | | | T | | 4-3(G)(5) | |
| Park-and-ride facility, temporary | | | | | | T | T | T | T | T | T | T | T | T | T | | T | | 4-3(G)(6) | |
| Real estate office or model home | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | | | | 4-3(G)(7) | |
| Seasonal outdoor sales | | | | | | | T | T | T | T | T | T | T | T | | | | | 4-3(G)(8) | |
| Temporary use not listed | | | T | | | T | T | T | T | T | T | T | T | T | T | | T | | 4-3(G)(9) | |
| Temporary Uses That Do Not Require A Permit | | | | | | | | | | | | | | | | | | | | |
| Hot air balloon takeoff/landing | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | T | 4-3(G)(11) | |