

## MIXED-USE – MODERATE INTENSITY ZONE DISTRICT (MX-M)

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*Purpose:* The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors



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

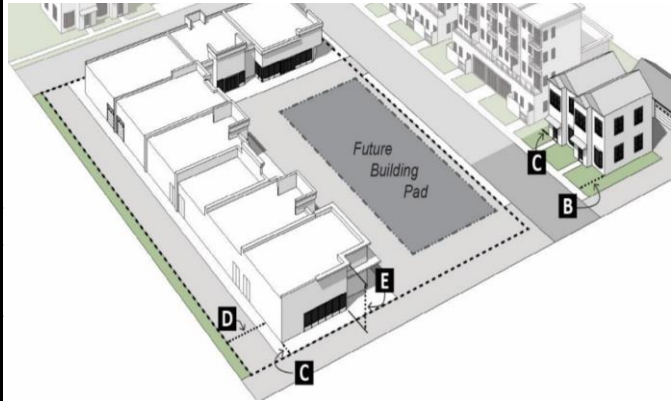
## Development Standards Summary

**Table 2-4-5: MX-M 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
<b>Site Standards*</b>			
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
<b>Setback Standards</b>			
Front, minimum	B	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum	C	Interior: 0 ft.; Street	0 ft. / Street side: 15 ft.
Rear, minimum	D	15 ft.	Street or alley: 0 ft.
<b>Building Height</b>			
Building height, maximum	E	48 ft.	65 ft.
		>100 ft. from all lot lines: N/A	



[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 2-4-6: Other Applicable IDO Sections**

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

## Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **MX-M 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																				
Land Uses	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
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, townhouse				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)
Group home, large						C				C	C									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)
Hospital										P	P	P	P							4-3(C)(4)
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)

**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	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Land Uses																			
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)
Kennel	C							C	C		P	P	P	P					4-3(D)(4)
Nursery	P								A		P	P	P	P		A	A		
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)
Catering service									P	P	P	P	P	P					
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)
Nightclub									P	P	P	P	P						4-3(D)(8)
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																			
Campground or recreational vehicle park									C		P	P					A	C	4-3(D)(14)
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)
Blood services facility									C	C	C	P	P	P					

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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	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Land Uses																			
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)
Personal and business services, large									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)
Outdoor Recreation and Entertainment																			
Drive-in theater									C	C	C	C	C						4-3(D)(31)
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					
Building and home improvement materials store										C	C	P	P	P	C				4-3(D)(34)
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)
General retail, medium									P	P	P	C	C						4-3(D)(37)
General retail, large									C	C	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																			
Helipad									CA	CA	A	P	P	P	A				4-3(D)(44)
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)

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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																				
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)	
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)	
Warehousing									C	C	P	P	P	P					4-3(E)(18)	
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(19)	
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)	

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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	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B		C
Land Uses																			
Dwelling unit, accessory without kitchen	CA	A		A	A	A	A	A	A		A	A	A	A	A		A		<a href="#">4-3(F)(5)</a>
Family care facility	A	A	A	A	A	A	A	A	A	A									<a href="#">4-3(F)(6)</a>
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A		
Hobby breeder	A	A	A	A															<a href="#">4-3(F)(8)</a>
Home occupation	A	A	A	A	A	A	A	A	A	A									<a href="#">4-3(F)(9)</a>
Independent living facility				A	A	A	A	A	A	A									<a href="#">4-3(F)(10)</a>
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<a href="#">4-3(F)(11)</a>
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	<a href="#">4-3(F)(12)</a>
Outdoor animal run	A							CA	CA		CA		A	A					<a href="#">4-3(F)(13)</a>
Outdoor dining area							CA	A	A	A	A	A	A	A	A				<a href="#">4-3(F)(14)</a>
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	<a href="#">4-3(F)(16)</a>
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									<a href="#">4-3(F)(17)</a>
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Circus									T		T	T	T						<a href="#">4-3(G)(1)</a>
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		<a href="#">4-3(G)(2)</a>
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		<a href="#">4-3(G)(3)</a>
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T		<a href="#">4-3(G)(4)</a>
Open air market							T	T	T	T	T						T		<a href="#">4-3(G)(5)</a>
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		<a href="#">4-3(G)(6)</a>
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				<a href="#">4-3(G)(7)</a>
Seasonal outdoor sales							T	T	T	T	T	T	T	T					<a href="#">4-3(G)(8)</a>
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		<a href="#">4-3(G)(9)</a>
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	<a href="#">4-3(G)(11)</a>