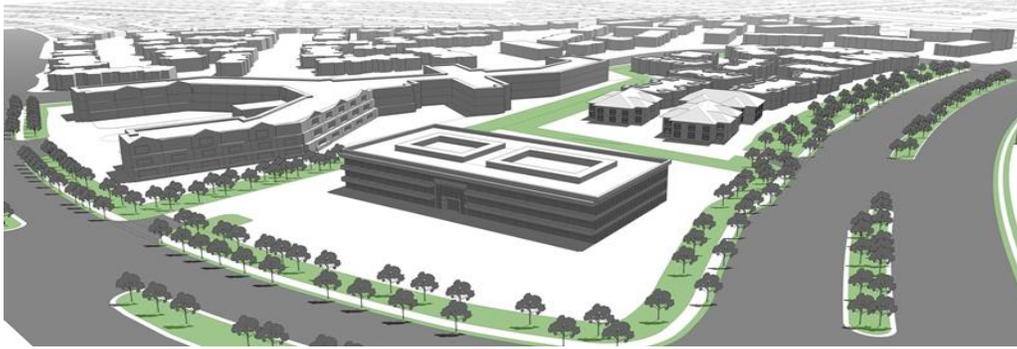


MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

Purpose: The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, 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.

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>

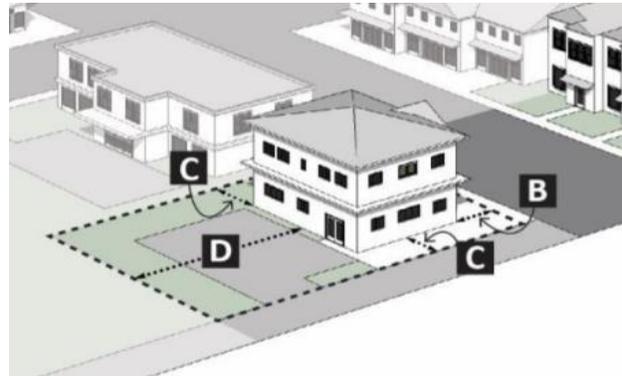
Development Standards Summary

Table 2-4-3: 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 / 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 38 ft.	55 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 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-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 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 >>	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																			
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)(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										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	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	CV			P		C		4-3(C)(2)
High school	C	C		C	C	P	P	P	P	P	P	C			P				4-3(C)(3)
Museum				CV	CV	C	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 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																			
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)
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	A						4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	C						4-3(D)(10)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P									C	4-3(D)(11)
Restaurant							C	P	P	P	P	P	P						4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P						4-3(D)(8)
Other indoor entertainment							C	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	CV						4-3(D)(23)
Club or event facility							C	P	P	P	P	P	CV		P	P	C	4-3(D)(24)	
Commercial services								P	P	P	P	P	P						
Medical or dental clinic							P	P	P	P	P	P	P						4-3(D)(26)
Mortuary								C	P	P	P	P	C		A				

Table 4-2-1: Allowable Uses

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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
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)	
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	
Retail Sales																			
Art gallery	CV	CV	C	P	P	P	P	P	P	P			P	A					
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P					
Cannabis retail							P	P	P	P	P	P	A	A					
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	
General retail, small			A			A	P	P	P	P	P	P	P	P					
Grocery store								P	P	P	P		P	P					
Liquor retail							C	A	C	C	C	C	C	C					
Nicotine retail							CA	A	C	C	C	C	C	C					
Pawn shop								C	P	P	P	P	P	P					
Transportation																			
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			
Transit facility						C	C	C	P	P	P	P	P	P					
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing							C	P	P	P	P	P	P	P					
Cannabis cultivation							C	P	P	P	P	P	P	P					
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					
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	
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A			
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	

Table 4-2-1: Allowable Uses

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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																			
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(11)
Wireless Telecommunications Facility (WTF)																			
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		4-3(E)(12)
Collocation	A	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				
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Public utility collocation	A	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	A					4-3(F)(5)	
Dwelling unit, accessory	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									4-3(F)(7)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A					A		
Home occupation	A	A	A	A	A	A	A	A	A									4-3(F)(10)	
Independent living facility				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			4-3(F)(12)	
Mobile vending cart							A	A	A	A	A	A	A		A		A	4-3(F)(13)	
Outdoor animal run	A						CA	CA		CA		A	A					4-3(F)(14)	
Outdoor dining area							CA	A	A	A	A	A	A	A				4-3(F)(15)	
Other use accessory to non-residential primary use							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									4-3(F)(18)	
TEMPORARY USES																			

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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																				
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				4-3(G)(2)
Dwelling, temporary	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				4-3(G)(6)
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																				
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)