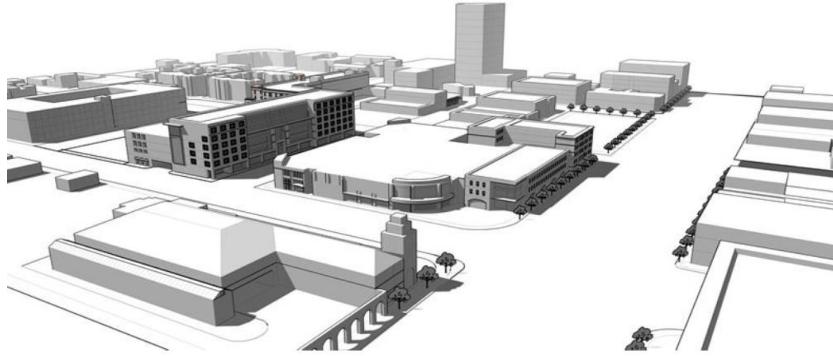


## MIXED-USE – FORM-BASED ZONE DISTRICT (MX-FB)

---

*Purpose:* The purpose of the MX-FB zone district is to allow a wide range of residential, commercial, and institutional uses subject to form-based zoning controls to ensure that the buildings they occupy establish or reinforce a well-defined urban character. Sub-zones within this zone district contain form-based controls tailored to the distinct character of each area where the district is applied.



---

IDO Subsection 2-4(E)(3)(c) and Table 2-4-10 provide the Use Regulations for the MX-FB zones. See IDO Section 2-4(E) Mixed-Use - Form-Based Zone District (MX-FB) for more information about this zone.

Table 4-2-1 shows the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, 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, 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.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

### 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/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
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/faq/what-use-specific-standard>  
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
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/faq/how-do-i-find-out-what-development-standards-apply-my-property>
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/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

**2-4(E)(3)(c) Use Regulations**

1. The allowable and prohibited land uses in each sub-zone are indicated in Table 2-4-10.
2. All allowable uses shall be conducted in a building with the following exceptions:
  - a. Any use in the Telecommunications, Towers, and Utilities use category
  - b. Community garden
  - c. Farmers' market
  - d. Garden
  - e. Mobile vending cart
  - f. Mobile food truck
  - g. Outdoor dining area
3. All allowable uses must follow any other applicable Use-specific Standards in Section 14-16-4-3.

Table 2-4-10: Allowable and Prohibited Uses in the MX-FB Sub-zones				
	MX-FB-ID	MX-FB-FX	MX-FB-AC	MX-FB-UD
Allowable Uses	Per MX-T allowable uses in Table 4-2-1, unless listed as prohibited	All uses unless listed as prohibited		
Prohibited Uses	Any use that requires NR-SU zoning			
	Adult Entertainment			
	Adult Retail			
	Paid Parking Lot			
	Heavy Manufacturing			
	Special Manufacturing			
	Drive-through or drive-up facility			

**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 Category >>	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	
Zone District >>																			
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, mobile home			P																
Dwelling, cluster development	P	P		P	P		P											4-3(B)(2)	
Dwelling, cottage development	P	P	P	P	P		P											4-3(B)(3)	
Dwelling, two-family detached (duplex)		P		P	P		P											4-3(B)(4)	
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, medium					P	P	P	P	P	P								4-3(B)(8)	
Community residential facility, large						P	P	P	P	P								4-3(B)(8)	
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)	
Sorority or fraternity						P	C	P	P	P									
CIVIC AND INSTITUTIONAL USES																			
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A					
BioPark																P (in D)			
Cemetery															P				
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	
Correctional facility															P				
Daytime gathering facility										C	C	C	C	C					
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	
Fire or police station															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 Category >>	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
Zone District >>																			
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(4)
Hospital									P	P	P	P							4-3(C)(5)
Museum or art gallery				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(6)
Overnight shelter										C	C	C	C	C					4-3(C)(7)
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(8)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(9)
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)
Equestrian facility	P																P	C	4-3(D)(2)
General agriculture	P											C	P	P			P	A	4-3(D)(3)
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							
Food, Beverage, and Indoor Entertainment																			
Adult entertainment												P	P	P					4-3(D)(6)
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)
Nightclub									P	P	P	P	P						4-3(D)(8)
Residential community amenity	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(10)
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)(11)
Lodging																			
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(12)
Campground or recreational vehicle park															P		A	C	4-3(D)(13)
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(14)

**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 Category >>	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			
Zone District >>																					
Motor Vehicle-related																					
Car wash								P	P	P	P	P	P	P					4-3(D)(15)		
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					4-3(D)(16)		
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(17)		
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(18)		
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(19)		
Outdoor vehicle storage											C	C	P	P			A		4-3(D)(20)		
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(21)		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(21)		
Offices and Services																					
Bank							P	P	P	P	P	P	P	CV					4-3(D)(22)		
Blood services facility									C	C	C	P	P	P							
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(23)		
Commercial services								P	P	P	P	P	P	P							
Construction contractor facility and yard										C	C	P	P	P					4-3(D)(24)		
Crematorium															P						
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(25)		
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)(26)		
Personal and business services, large									P	P	P	P	P	P					4-3(D)(26)		
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(27)		
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(28)		
Outdoor Recreation and Entertainment																					
Amphitheater										C	C	C	C	C	A	P	A	C			
Balloon Fiesta Park events and activities																P			4-3(D)(29)		
Drive-in theater									C	C	C	C	C						4-3(D)(30)		
Fairgrounds															P						
Residential community amenity	P	P	P	P	P	P	P	P	P	P								A			
Stadium or racetrack															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 Category >>	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	
Zone District >>																			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(31)
Retail Sales																			
Adult retail										P		P	P	P					4-3(D)(6)
Bakery goods or confectionery shop							CV	P	P	P	P	P	P	P					
Building and home improvement materials store										C	C	P	P	P	C				4-3(D)(32)
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(33)
General retail, small			A			A	A	P	P	P	P	P	P	P					4-3(D)(34)
General retail, medium									P	P	P	C	C						4-3(D)(34)
General retail, large									C	C	P	P							4-3(D)(34)
Grocery store								P	P	P	P		P	P					4-3(D)(35)
Liquor retail							C	A	P	P	P	C	C	C					4-3(D)(36)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(37)
Transportation																			
Airport															P				4-3(D)(38)
Freight terminal or dispatch center												C	P	P					
Helipad									CA	CA	A	P	P	P	A				4-3(D)(39)
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(40)
Railroad yard												C	P	P					4-3(D)(41)
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					4-3(E)(1)
Light manufacturing										A	P	P	P	P					4-3(E)(2)
Heavy manufacturing														P					4-3(E)(3)
Natural resource extraction															P				4-3(E)(4)
Special manufacturing														C					4-3(E)(5)
Telecommunications, Towers, and Utilities																			
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(6)
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(7)
Utility, electric	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)
Utility, other major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(9)

**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 Category >>	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			
Zone District >>																					
Wireless Telecommunications Facility																					4-3(E)(10)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
Co-location	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						
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A						
Public utility co-location	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)(11)		
Solid waste convenience center															P				4-3(E)(12)		
Salvage yard												C	C	P					4-3(E)(13)		
Waste and/or recycling transfer station															P				4-3(E)(14)		
Wholesaling and Storage																					
Above-ground storage of fuels or feed													C	P							
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(15)		
Warehousing									C	C	P	P	P	P					4-3(E)(16)		
Wholesaling and distribution center									C	C	P	P	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								CA	A	CA	A	A	A						4-3(F)(4)		
Dwelling unit, accessory		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)		
Dwelling unit, accessory without kitchen	CA	CA		CA	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)		
Family home daycare	CA	CA	A	CA	A	A	A												4-3(F)(7)		
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A				
Hobby breeder	A	A	A	A															4-3(F)(8)		
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				4-3(F)(11)		

**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 Category >>	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			
Zone District >>																					
Mobile vending cart							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)		
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours									A	A	A	A	A	A							
Parking of non-commercial vehicle	A	A	A	A	A	A	A												4-3(F)(15)		
Parking of recreational vehicle, boat, and/or recreational trailer	A	A	A	A	A	A	A												4-3(F)(16)		
Second kitchen in a dwelling	A	A	A	A	A	A	A												4-3(F)(17)		
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(18)		
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(19)		
TEMPORARY USES																					
Circus									T		T	T	T						4-3(G)(1)		
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 unit, 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)		
Garage or yard sale	T	T	T	T	T	T	T												4-3(G)(5)		
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)(6)		
Open air market							T	T	T	T	T						T		4-3(G)(7)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T		4-3(G)(8)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	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		T		4-3(G)(11)		