

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

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



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 14-16-6-7, 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 (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.

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>

Excerpt from 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 | | | |
| Zone District >> | | | | | | | | | | | | | | | | 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 | P | | | | | | | | | 4-3(B)(5) |
| Dwelling, live-work | | | | C | C | P | P | P | P | CA | CA | | | | | | | | 4-3(B)(6) |
| Dwelling, multi-family | | | | | P | P | P | P | P | | | | | | | | | | 4-3(B)(7) |
| Group Living | | | | | | | | | | | | | | | | | | | |
| Assisted living facility or nursing home | | | | C | P | P | P | P | P | | | | | | | | | | |
| Community residential facility, small | P | P | | P | P | P | P | P | P | | | | | | | | | | 4-3(B)(8) |
| Community residential facility, medium | | | | | P | P | P | P | P | | | | | | | | | | 4-3(B)(8) |
| Community residential facility, large | | | | | | 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 | | | | | | | | | | 4-3(B)(9) |
| Group home, large | | | | | | C | | | C | C | | | | | | | | | 4-3(B)(9) |
| Sorority or fraternity | | | | | | P | C | P | P | | | | | | | | | | |
| 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 | 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)(3) |
| High school | C | C | | C | C | 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 | C | C | A | P | P | P | | 4-3(C)(8) |
| Religious institution | P | P | | P | P | P | P | P | P | P | P | CV | CV | | | | | | 4-3(C)(9) |
| Sports field | | | | | | | CV | C | 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 | | | | | |

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| | | | | | | | | | | | | | | | | A | | B | C |
| Zone District >> | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | |
| 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) |
| 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 | | | | | | | | | | | | | | | | | | | |
| Hotel or motel | | | | | | | P | P | P | P | P | P | P | P | | | | | 4-3(D)(14) |
| Motor Vehicle-related | | | | | | | | | | | | | | | | | | | |
| Car wash | | | | | | | | P | P | P | P | P | P | P | | | | | 4-3(D)(15) |
| 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) |
| 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 | 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 | | | | | |
| 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 | | | | | |

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| | | | | | | | | | | | | | | | | A | B | | C |
| Zone District >> | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | |
| Drive-in theater | | | | | | | | | C | C | C | C | C | | | | | | 4-3(D)(30) |
| Residential community amenity | 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)(31) |
| Retail Sales | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | |
| Helipad | | | | | | | | | CA | CA | A | P | P | P | A | | | | 4-3(D)(39) |
| Park-and-ride lot | | | | | C | C | C | C | P | C | C | P | C | C | A | A | | | 4-3(D)(40) |
| Transit facility | | | | | C | C | C | P | 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) |
| 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 | |

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| Zone District >> | | | | | | | | | | | | | | | A | B | C | | |
| Wind energy generation | | | | | | | A | A | A | A | A | A | A | C | A | A | A | | 4-3(E)(9) |
| Wireless Telecommunications Facility | | | | | | | | | | | | | | | | | | | |
| Architecturally integrated | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | | | 4-3(E)(10) |
| 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 | A | | | | | |
| Roof-mounted | | | 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 | | | | |
| Waste and Recycling | | | | | | | | | | | | | | | | | | | |
| Recycling drop-off bin facility | | | | | | A | A | A | A | A | P | P | P | P | | | | 4-3(E)(11) | |
| Wholesaling and Storage | | | | | | | | | | | | | | | | | | | |
| 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 | 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 | | | | | | | | | 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 | | | | | | | | | 4-3(F)(9) | |
| Independent living facility | | | | 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 | | | | 4-3(F)(11) | |
| Mobile vending cart | | | | | | | 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 | | | | 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 | | | | | |

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| | | | | | | | | | | | | | | | | A | | B | C |
| Zone District >> | | | | | | | | | | | | | | | | | | | |
| 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 | | | 4-3(G)(4) |
| 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 | | 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 | | | | 4-3(G)(9) | |
| Seasonal outdoor sales | | | | | | | 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) | |