

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



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.

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>

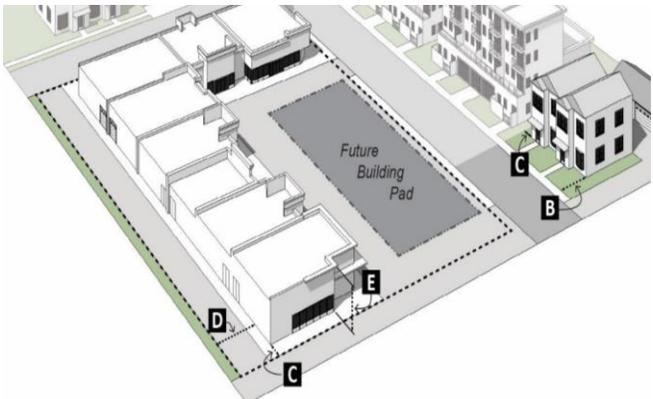
Development Standards Summary

Table 2-4-5: 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
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	48 ft.	65 ft.
		>100 ft. from all lot lines: N/A	



The image is a 3D architectural rendering of a residential development. It shows several multi-story buildings with flat roofs and large windows. A central area is labeled 'Future Building Pad'. Various setback lines are indicated with dashed lines and labeled with letters A through E, corresponding to the standards in the table. A is the usable open space, B is the front setback, C is the side setback, D is the rear setback, and E is the building height limit.

[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	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-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 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	P								4-3(B)(9)	
Dormitory					P	C	P	P	P	P									
Group home, small				C	P	P	P	P	P	P								4-3(B)(10)	
Group home, medium				C	C	C	P	P	P	P								4-3(B)(10)	
Group home, large					C			C	C	C								4-3(B)(10)	
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)	

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
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	A			4-3(C)(5)
Overnight shelter								C	C	C	C	C	C						4-3(C)(6)
Parks and open space	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	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	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	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								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)

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																A	B	C		
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	A				4-3(D)(22)	
Offices and Services																				
Bank							P	P	P	P	P	P	P	P	CV				4-3(D)(23)	
Blood services facility									C	C	C	C	P	P	P					
Club or event facility							C	P	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)		

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																	A	B	C		
General retail, medium									P	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	C	P	C	C	P	C	C	A	A				4-3(D)(45)	
Transit facility					C	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	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	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)																					
Architecturally integrated	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					
Freestanding							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					
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							
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)	

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																			
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		T	T			
Drive-through or drive-up facility							A	A	A	CA	A	A	A						4-3(F)(5)
Dwelling unit, accessory	A	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	A									4-3(F)(7)
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)(10)
Independent living facility				A	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	A									4-3(F)(18)
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
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, 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)
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)

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
Park-and-ride facility, temporary						T	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	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	4-3(G)(13)