

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 Allowable Uses for my zone district?](#)

[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?](#)

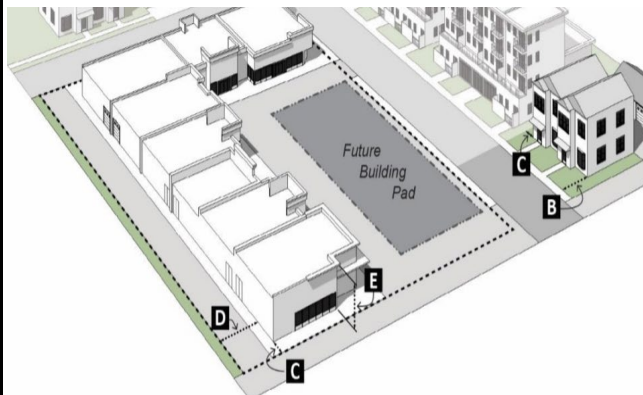
Development Standards Summary

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	



[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	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	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)
Group home, large						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)
Fire or police station									P	P	P	P	P	P					
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)

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

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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																				
Museum				CV	CV	C	P	P	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	P	C	C	A	P	P	P		4-3(C)(7)
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)

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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																					
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							
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	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)		

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																A	B	C			
Land Uses																					
Transit facility						C	C	C	P	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	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)		
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(9)		
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(10)		
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)(11)		
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(12)		
Wireless Telecommunications Facility (WTF)																				4-3(E)(13)	
Architecturally integrated	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						
Non-commercial or broadcasting antenna	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	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)(14)		
Wholesaling and Storage																					
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(18)		
Warehousing									C	C	P	P	P	P					4-3(E)(19)		
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(20)		
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)		

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																A	B	C			
Land Uses			A		A	A	A	A	A	A	A	A	A	A		T	T				
Automated Teller Machine (ATM)								A	A	CA	A	A	A						4-3(F)(5)		
Drive-through or drive-up facility	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)		
Dwelling unit, accessory	A	A	A	A	A	A	A	A	A	A									4-3(F)(7)		
Family care facility	A	A	A	A	A	A	A	A	A	A	A	A	A				A				
Garden	A	A		A	A	A	A	A	A	A									4-3(F)(10)		
Home occupation				A	A	A	A	A	A	A									4-3(F)(11)		
Independent living facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)		
Mobile food truck							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)		
Mobile vending cart	A							CA	CA		CA		A	A					4-3(F)(14)		
Outdoor animal run							CA	A	A	A	A	A	A	A	A				4-3(F)(15)		
Outdoor dining area							A	A	A	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																					
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	T	T		4-3(G)(4)		
Film Production	T	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						T		4-3(G)(6)		
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		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)		