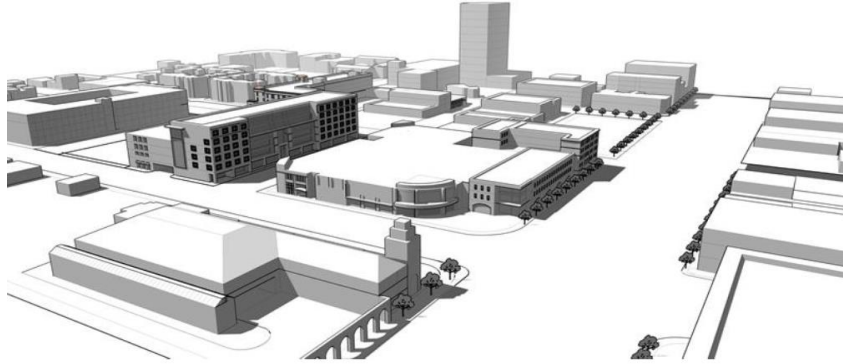


MIXED-USE – FORM-BASED ZONE DISTRICT (MX-FB)

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.



The following page shows the allowable uses for the MX-FB zone district. See the Integrated Development Ordinance (IDO) Section 14-16-7-1 for use definitions.

To see the full Integrated Development Ordinance (IDO), click the link below.

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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 within a fully enclosed portion of a building, with the following exceptions:
 - a. Any use in the Telecommunications, Towers, and Utilities category in Table 4-2-1.
 - b. Community garden.
 - c. Farmers’ market.
 - d. Garden.
 - e. Mobile vending cart.
 - f. Mobile food truck.
 - g. Mobile food truck court.
 - h. 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			