

MIXED-USE – HIGH INTENSITY ZONE DISTRICT (MX-H)

Purpose: The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations.



This document provides a summary about development in the MX-H 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>

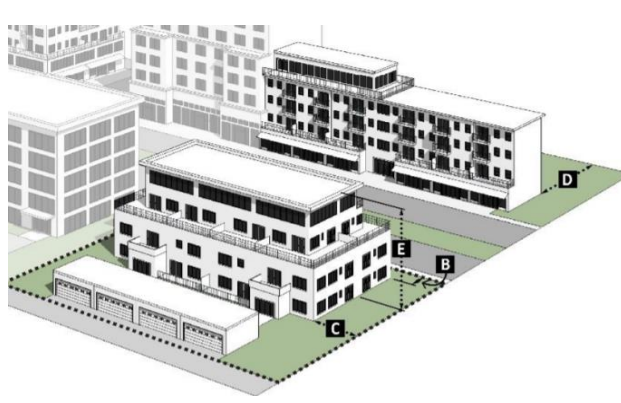
Development Standards Summary

Table 2-4-7: MX-H 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 68 ft. >100 ft. from all lot lines: N/A	75 ft.



[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 2-4-8: 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-H 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									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, 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	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)(2)
High school	C	C			C	C	P	P	P	P	P	P	C			P			4-3(C)(3)
Hospital									P	P	P	P							4-3(C)(4)

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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
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)
Overnight shelter									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	C		P		C		
University or college						CV	CV	C	P	P	P	CV	CV						
Vocational school						CV	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)
Veterinary hospital	C						C	P	P	P	P	P	P						4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P						
Food, Beverage, and Indoor Entertainment																			
Auditorium or theater						A	A	A	P	P	P	P	P						4-3(D)(7)
Bar							C	C	P	P	P	P	P						4-3(D)(8)
Catering service									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	C						4-3(D)(10)
Nightclub									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						4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P						4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P		P		C		4-3(D)(12)
Lodging																			
Hotel or motel							P	P	P	P	P	P	P						4-3(D)(15)
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P						4-3(D)(16)
Light vehicle fueling station								C	P	P	P	P	P						4-3(D)(18)
Light vehicle repair								P	P	P	P	P	P						4-3(D)(19)
Light vehicle sales and rental								C	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	CV						4-3(D)(23)

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																A		B	C
Land Uses																			
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	P	P	P	P					
Medical or dental clinic							P	P	P	P	P	P	P	P					
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					
Personal and business services, large									P	P	P	P	P	P					
Research or testing facility							P	P	P	P	P	P	P	P					
Self-storage								C	C	P	P	P	P	P			A		
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	A	P	A	C	
Drive-in theater									C	C	C	C	C						
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	
Retail Sales																			
Adult retail										P		P	P	P					
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					
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					
Cannabis retail							P	P	P	P	P	P	A	A					
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	
General retail, small			A			A	P	P	P	P	P	P	P	P					
General retail, medium									P	P	P	C	C						
General retail, large									C	C	P	P							
Grocery store								P	P	P	P		P	P					
Liquor retail							C	A	C	C	C	C	C	C					
Nicotine retail							CA	A	C	C	C	C	C	C					

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																A		B	C
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)
Transit facility						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)
Light manufacturing										A	P	P	P	P					4-3(E)(4)
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)
Geothermal energy generation	A	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	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	A				
Small cell	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	A	P	P	P	P				4-3(E)(13)
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)

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																A		B	C

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	CA	A	A	A						4-3(F)(5)
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	A			4-3(F)(12)
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)
Outdoor dining area							CA	A	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			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

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		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						T		4-3(G)(6)
Park-and-ride facility, temporary						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					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						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

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																	A	B	C
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)