

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

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*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



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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.

<https://ido.abc-zone.com/>

### 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/node/919>

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<https://abc-zone.com/node/915>

<https://abc-zone.com/node/931>

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/node/930>

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/node/933>

If you have other questions, email [devhelp@cabq.gov](mailto: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>

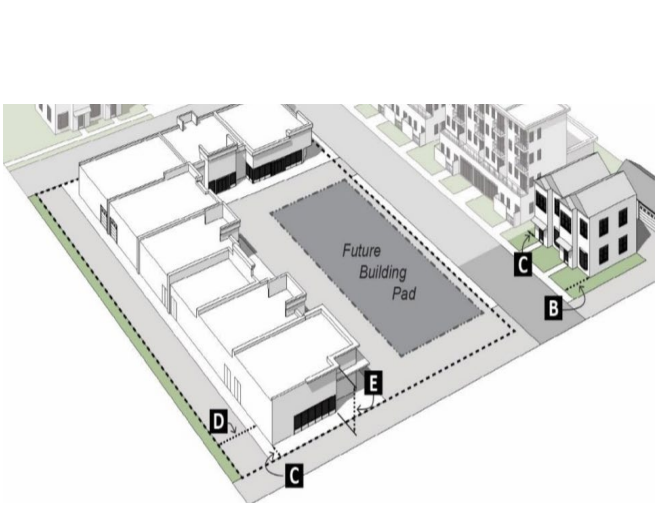
## Development Standards Summary

**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	
<b>Site Standards*</b>			
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
<b>Setback Standards</b>			
Front, minimum	B	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum	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.
<b>Building Height</b>			
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	<a href="#">Part 14-16-3</a>	Landscaping, Buffering, and Screening	<a href="#">14-16-5-6</a>
Allowable Uses	<a href="#">14-16-4-2</a>	Walls and Fences	<a href="#">14-16-5-7</a>
Use-specific Standards	<a href="#">14-16-4-3</a>	Outdoor Lighting	<a href="#">14-16-5-8</a>
Dimensional Standards	<a href="#">14-16-5-1</a>	Neighborhood Edges	<a href="#">14-16-5-9</a>
Site Design and Sensitive Lands	<a href="#">14-16-5-2</a>	Solar Access	<a href="#">14-16-5-10</a>
Access and Connectivity	<a href="#">14-16-5-3</a>	Building Design	<a href="#">14-16-5-11</a>
Subdivision of Land	<a href="#">14-16-5-4</a>	Signs	<a href="#">14-16-5-12</a>
Parking and Loading	<a href="#">14-16-5-5</a>	Operations and Maintenance	<a href="#">14-16-5-13</a>

## 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.

<b>Table 4-2-1: Allowable Uses</b>																		
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	LM	GM	NR-SU	A		R-P
Land Uses																		
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																		
<b>RESIDENTIAL USES</b>																		
<b>Household Living</b>																		
Dwelling, townhouse				P	P	P	P	P	P	P								<a href="#">4-3(B)(6)</a>
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA						<a href="#">4-3(B)(7)</a>
Dwelling, multi-family					P	P	P	P	P	P								<a href="#">4-3(B)(8)</a>
<b>Group Living</b>																		
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								<a href="#">4-3(B)(9)</a>
Community residential facility, large				P	P	P	P	P	P	P								<a href="#">4-3(B)(9)</a>
Dormitory					P	C	P	P	P	P								
Group home, small				C	P	P	P	P	P	P								<a href="#">4-3(B)(10)</a>
Group home, medium				C	C	C	P	P	P	P								<a href="#">4-3(B)(10)</a>
Group home, large					C			C	C	C								<a href="#">4-3(B)(10)</a>

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Zone District >>	Residential					Mixed-use				Non-residential								Zone-specific Standards
	A	T	MC	ML	MH	CT	CL	M	H	C	BP	M	M	SU	N	R	P	
<b>CIVIC AND INSTITUTIONAL USES</b>																		
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
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C
High school	C	C		C	C	P	P	P	P	P	P	P	C			P		
Hospital									P	P	P	P						
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV				
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				
<b>COMMERCIAL USES</b>																		
<b>Agriculture and Animal-related</b>																		
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A
Kennel	C							C	C		P	P	P	P				
Nursery	P									A		P	P	P	P	A	A	
Veterinary hospital	C						C	P	P	P	P	P	P	P				
Other pet services	C						C	P	P	P	P	P	P	P				
<b>Food, Beverage, and Indoor Entertainment</b>																		
Auditorium or theater						A	A	A	P	P	P	P	P	P				
Bar						C	C	P	P	P	P	P	P	P				
Catering service								P	P	P	P	P	P	P				
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				
Mobile food truck court							C	P	P	P	P	P	P	C				
Nightclub									P	P	P	P	P					
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C
Restaurant							C	P	P	P	P	P	P	P				
Tap room or tasting room							C	C	P	P	P	P	P	P				
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C

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Zone District >>	Residential						Mixed-use				Non-residential						Use-specific Standards			
	A	T	MC	MT	ML	MH	CT	CL	M	H	C	BP	M	M	SU	N		R	P	O
<b>Lodging</b>																				
Campground or recreational vehicle park									C		P	P						A	C	<a href="#">4-3(D)(14)</a>
Hotel or motel							P	P	P	P	P	P	P	P						<a href="#">4-3(D)(15)</a>
<b>Motor Vehicle-related</b>																				
Car wash								P	P	P	P	P	P	P						<a href="#">4-3(D)(16)</a>
Light vehicle fueling station								C	P	P	P	P	P	P						<a href="#">4-3(D)(18)</a>
Light vehicle repair								P	P	P	P	P	P	P						<a href="#">4-3(D)(19)</a>
Light vehicle sales and rental								C	P	P	P	P	P	P						<a href="#">4-3(D)(20)</a>
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A			<a href="#">4-3(D)(22)</a>
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A					<a href="#">4-3(D)(22)</a>
<b>Offices and Services</b>																				
Bank							P	P	P	P	P	P	P	P	CV					<a href="#">4-3(D)(23)</a>
Blood services facility									C	C	C	P	P	P						
Club or event facility							C	P	P	P	P	P	P	P	CV		P	P	C	<a href="#">4-3(D)(24)</a>
Commercial services								P	P	P	P	P	P	P						
Medical or dental clinic							P	P	P	P	P	P	P	P						<a href="#">4-3(D)(26)</a>
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						<a href="#">4-3(D)(27)</a>
Personal and business services, large									P	P	P	P	P	P						<a href="#">4-3(D)(27)</a>
Research or testing facility							P	P	P	P	P	P	P	P						<a href="#">4-3(D)(28)</a>
Self-storage								C	C	P	P	P	P	P			A			<a href="#">4-3(D)(29)</a>
<b>Outdoor Recreation and Entertainment</b>																				
Drive-in theater									C	C	C	C	C							<a href="#">4-3(D)(31)</a>
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		<a href="#">4-3(D)(32)</a>

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	A	T	MC	T	ML	MH	CT	CL	M	H	C	BP	M	M	SU	N	R	P		O
<b>Retail Sales</b>																				
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P	P	P	A						<a href="#">4-3(D)(33)</a>
Bakery goods or confectionery shop							C	P	P	P	P	P	P							
Building and home improvement materials store									C	C	P	P	P	C						<a href="#">4-3(D)(34)</a>
Cannabis retail							P	P	P	P	P	P	A	A						<a href="#">4-3(D)(35)</a>
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA		<a href="#">4-3(D)(36)</a>
General retail, small			A			A	P	P	P	P	P	P	P	P						<a href="#">4-3(D)(37)</a>
General retail, medium									P	P	P	C	C							<a href="#">4-3(D)(37)</a>
General retail, large									C	C	P	P								<a href="#">4-3(D)(37)</a>
Grocery store								P	P	P	P		P	P						<a href="#">4-3(D)(38)</a>
Liquor retail							C	A	C	C	C	C	C	C						<a href="#">4-3(D)(39)</a>
Nicotine retail							CA	A	C	C	C	C	C	C						<a href="#">4-3(D)(40)</a>
Pawn shop								C	P	P	P	P	P	P						<a href="#">4-3(D)(41)</a>
<b>Transportation</b>																				
Helipad									CA	CA	A	P	P	P	A					<a href="#">4-3(D)(44)</a>
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A				<a href="#">4-3(D)(45)</a>
Transit facility						C	C	C	P	P	P	P	P	P						<a href="#">4-3(D)(47)</a>
<b>INDUSTRIAL USES</b>																				
<b>Manufacturing, Fabrication, and Assembly</b>																				
Artisan manufacturing							C	P	P	P	P	P	P	P						<a href="#">4-3(E)(1)</a>
Cannabis cultivation							C	P	P	P	P	P	P	P						<a href="#">4-3(E)(2)</a>
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P						<a href="#">4-3(E)(3)</a>
<b>Telecommunications, Towers, and Utilities</b>																				
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		<a href="#">4-3(E)(8)</a>
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A			<a href="#">4-3(E)(9)</a>
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		<a href="#">4-3(E)(10)</a>
Wind energy generation							A	A	A	A	A	A	C	A	A	A				<a href="#">4-3(E)(11)</a>

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	A	T	CV	T	ML	MH	CT	CL	M	H	CT	BP	M	M	SU	N	R	P		O
<b>Wireless Telecommunications Facility (WTF)</b>																				4-3(E)(12)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Non-commercial or broadcasting antenna	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					
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	A	
<b>Waste and Recycling</b>																				
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P						
<b>Wholesaling and Storage</b>																				
Outdoor storage							CA	C	C	C	A	P	P							
Warehousing								C	C	P	P	P	P							
Wholesaling and distribution center								C	C	P	P	P	P							
<b>ACCESSORY AND TEMPORARY USES</b>																				
<b>ACCESSORY USES</b>																			4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA				A		
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA		
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T			
Drive-through or drive-up facility							A	A	CA	A	A	A	A							
Dwelling unit, accessory with kitchen		A		A	A	A	A	A	A		A	A	A	A	A			A		
Dwelling unit, accessory without kitchen	CA	A		A	A	A	A	A	A		A	A	A	A	A			A		
Family care facility	A	A	A	A	A	A	A	A	A											
Garden	A	A	A	A	A	A	A	A	A		A	A	A					A		
Home occupation	A	A	A	A	A	A	A	A	A											
Independent living facility				A	A	A	A	A	A											
Mobile food truck	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A				
Mobile vending cart							A	A	A		A	A	A	A		A		A		
Outdoor animal run	A						CA	CA			CA		A	A						

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Zone District >>	Residential						Mixed-use				Non-residential								e-specific Standards	
	A	I	MC	T	ML	VH	X-T	X-L	M	X-H	X-C	BP	M	M	SU	N	R	P		O
Outdoor dining area							CA	A	A	A	A	A	A	A	A					<a href="#">4-3(F)(14)</a>
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A				A	<a href="#">4-3(F)(16)</a>
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A										<a href="#">4-3(F)(17)</a>
<b>TEMPORARY USES</b>																				
<b>Temporary Uses That Require A Permit</b>																				
Circus									T		T	T	T							<a href="#">4-3(G)(1)</a>
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		<a href="#">4-3(G)(2)</a>
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		<a href="#">4-3(G)(3)</a>
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T			<a href="#">4-3(G)(4)</a>
Open air market							T	T	T	T	T							T		<a href="#">4-3(G)(5)</a>
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T			T		<a href="#">4-3(G)(6)</a>
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T					<a href="#">4-3(G)(7)</a>
Safe outdoor space							CT	CT	CT	CT	T	T	T	T						<a href="#">4-3(G)(8)</a>
Seasonal outdoor sales							T	T	T	T	T	T	T	T						<a href="#">4-3(G)(9)</a>
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T			T		<a href="#">4-3(G)(10)</a>
<b>Temporary Uses That Do Not Require A Permit</b>																				
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(12)</a>