

## MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

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*Purpose:* The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.



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This document provides a summary about development in the MX-T 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>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:  
<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, contact the Planning Department at 924-3860 and request to schedule a Pre-application Review Team Meeting (PRT).

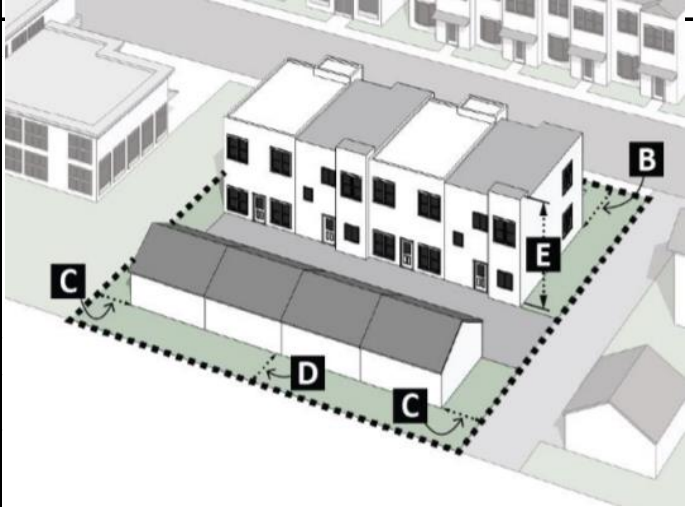
## Development Standards Summary

**Table 2-4-1: MX-T 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 30 ft.	



The diagram shows a 3D perspective of a residential development. A dashed line outlines the property boundary. Markers A, B, C, D, and E are placed on the diagram to indicate specific standards: A is the usable open space area; B is the front setback; C is the side setback; D is the rear setback; and E is the maximum building height.

[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 2-4-2: 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-T 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 Subsection 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 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		NR-PO		
																	A	B	C
Land Uses																			
<b>PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS</b>																			
<b>RESIDENTIAL USES</b>																			
<b>Household Living</b>																			
Dwelling, single-family detached	P	P	P	P	P		P												<a href="#">4-3(B)(1)</a>
Dwelling, mobile home			P																
Dwelling, cluster development	P	P		P	P		P												<a href="#">4-3(B)(2)</a>
Dwelling, cottage development	P	P	P	P	P		P												<a href="#">4-3(B)(3)</a>
Dwelling, two-family detached (duplex)		P		P	P		P												<a href="#">4-3(B)(4)</a>
Dwelling, townhouse				P	P	P	P	P	P	P									<a href="#">4-3(B)(5)</a>
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							<a href="#">4-3(B)(6)</a>
Dwelling, multi-family					P	P	P	P	P	P									<a href="#">4-3(B)(7)</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)(8)</a>
Community residential facility, large					P	P	P	P	P	P									<a href="#">4-3(B)(8)</a>
Dormitory						P	C	P	P	P									
Group home, small					C	P	P	P	P										<a href="#">4-3(B)(9)</a>
Group home, medium					C	C	C	P	P	P									<a href="#">4-3(B)(9)</a>

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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	LM	GM	NR-SU	NR-PO			
																A		B	C
<b>CIVIC AND INSTITUTIONAL USES</b>																			
Adult or child day care facility			C	C	C	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		
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	CV			P		C		
High school	C	C		C	C	P	P	P	P	P	P	C			P				
Museum				CV	CV	C	P	P	P	P	P	P	P		P	A			
Parks and open space	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	CV	CV						
Sports field							CV	C	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						
<b>COMMERCIAL USES</b>																			
<b>Agriculture and Animal-related</b>																			
Community garden	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A		
Veterinary hospital	C						C	P	P	P	P	P	P						
Other pet services	C						C	P	P	P	P	P	P						
<b>Food, Beverage, and Indoor Entertainment</b>																			
Auditorium or theater						A	A	A	P	P	P	P	P						
Bar							C	C	P	P	P	P	P						
Health club or gym			A		A	A	P	P	P	P	P	P	A						
Mobile food truck court							C	P	P	P	P	P	C						
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P								C		
Restaurant							C	P	P	P	P	P	P						
Tap room or tasting room							C	C	P	P	P	P	P						
Other indoor entertainment							C	P	P	P	P	P	P		P		C		
<b>Lodging</b>																			
Bed and breakfast	A	CA		A	A	P	P												
Hotel or motel							P	P	P	P	P	P	P						
<b>Motor Vehicle-related</b>																			
Paid parking lot			A		A	A	C	P	P	A	P	P	P	A	A	A			
Parking structure			A		A	A	CA	P	P	P	P	P	P	A					
<b>Offices and Services</b>																			
Bank							P	P	P	P	P	P	CV						
Club or event facility							C	P	P	P	P	P	CV		P	P	C		

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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	LM	GM	NR-SU	NR-PO			
																A		B	C
Land Uses																			
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)
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)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)
<b>Outdoor Recreation and Entertainment</b>																			
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)
<b>Retail Sales</b>																			
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					
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)
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)
<b>Transportation</b>																			
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)
<b>INDUSTRIAL USES</b>																			
<b>Manufacturing, Fabrication, and Assembly</b>																			
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)
<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	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)

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																A		B	C	
Land Uses																				
<b>Wireless Telecommunications Facility (WTF)</b>																				
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(E)(12)
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	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						4-3(E)(13)
<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		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	A		T	T			
Dwelling unit, accessory with kitchen		A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)	
Dwelling unit, accessory without kitchen	CA	A		A	A	A	A	A	A		A	A	A	A	A		A		4-3(F)(5)	
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(6)	
Family home day care	CA	CA	CA	CA	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)(9)	
Independent living facility				A	A	A	A	A	A	A									4-3(F)(10)	
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(11)	
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(12)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(14)	
Second kitchen in a dwelling	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)(16)	
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(17)	

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																A		B	C
<b>TEMPORARY USES</b>																			
<b>Temporary Uses That Require A Permit</b>																			
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		<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					<a href="#">4-3(G)(7)</a>
Seasonal outdoor sales							T	T	T	T	T	T	T	T					<a href="#">4-3(G)(8)</a>
Temporary use not listed			T			T	T	T	T	T	T	T	T	T			T		<a href="#">4-3(G)(9)</a>
<b>Temporary Uses That Do Not Require A Permit</b>																			
Garage or yard sale	T	T	T	T	T	T	T												<a href="#">4-3(G)(10)</a>
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(11)</a>