

## MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

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*Purpose:* The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.



This document provides a summary about development in the MX-L 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](http://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](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>

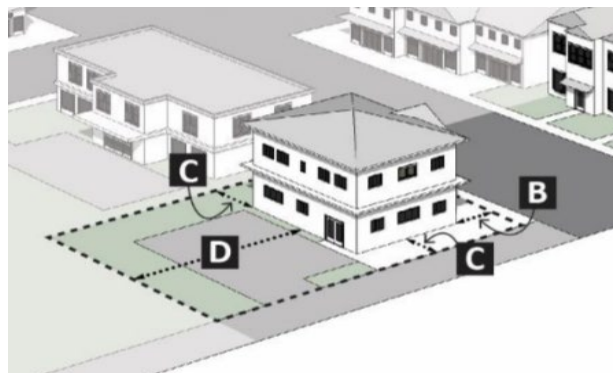
## Development Standards Summary

**Table 2-4-3: MX-L 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 / 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.
<b>Building Height</b>			
Building height, maximum	E	38 ft.	55 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 2-4-4: 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 and Sight 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-L 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									<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		CV							<a href="#">4-3(B)(8)</a>	
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									<a href="#">4-3(B)(9)</a>	
Community residential facility, large					P	P	P	P	P	P									<a href="#">4-3(B)(9)</a>	
Dormitory						P	C	P	P	P										
Group home, small					C	P	P	P	P										<a href="#">4-3(B)(10)</a>	
Group home, medium					C	C	C	P	P	P									<a href="#">4-3(B)(10)</a>	
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	<a href="#">4-3(C)(1)</a>	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	<a href="#">4-3(C)(2)</a>	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			<a href="#">4-3(C)(3)</a>	
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		<a href="#">4-3(C)(5)</a>	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	<a href="#">4-3(C)(7)</a>	
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					<a href="#">4-3(C)(8)</a>	

**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																			
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)
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)
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)
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																			
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)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)
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					

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																A	B	C	
Land Uses																			
Personal and business services, small							P	P	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>
Outdoor Recreation and Entertainment																			
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>
Retail Sales																			
Art gallery	CV	CV	C	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	P					
Cannabis retail								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>
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>
Transportation																			
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>
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
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>
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	<a href="#">4-3(E)(8)</a>
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	<a href="#">4-3(E)(9)</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)(10)</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)(11)</a>
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		<a href="#">4-3(E)(12)</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	NR-LM	NR-GM	NR-SU	NR-PO				
																A	B	C		
Land Uses																				
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	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)	
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	A		T	T			
Drive-through or drive-up facility								A	A	CA	A	A	A						4-3(F)(5)	
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)	
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 animal run	A							CA	CA		CA		A	A					4-3(F)(14)	
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)	

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Zone District >>  Land Uses	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	
Dwelling, temporary	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>
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			<a href="#">4-3(G)(5)</a>
Open air market							T	T	T	T	T						T		<a href="#">4-3(G)(6)</a>
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T		<a href="#">4-3(G)(7)</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)(8)</a>
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					<a href="#">4-3(G)(9)</a>
Seasonal outdoor sales							T	T	T	T	T	T	T	T					<a href="#">4-3(G)(10)</a>
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		<a href="#">4-3(G)(11)</a>
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	<a href="#">4-3(G)(13)</a>