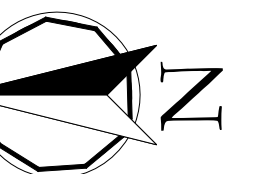


Gross Site Area:	205 acres	
Net Site Area:	163.1 acres	
PERMITTED		ACTUAL
T6:	65.2 min.	65.5
T5:	16.3 - 48.9	16.5
T40:	65.2 max.	62.2
T4:	16.3 - 48.9	18.9
Civic:	8.2 min.	14.5



EL PASO, TX

SMARTCODE AMENDED 26 APR 2011



T1



T2



T3



T4



T5



T6

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CHAPTER 21.10 GENERAL TO ALL PLANS**21.10.010 AUTHORITY**

- A. The adoption of this Title is authorized under Chapter 211 and Chapter 212 of the Texas Local Government Code.
- B. The zoning regulations as established in this title have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the city. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of the land throughout the city.
- C. The city council on its own motion or on request may amend, supplement or change by ordinance, the regulations herein established.

21.10.020 APPLICABILITY

- A. The following general rules of construction shall apply to the regulations of this title:
 - 1. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
 - 2. Words used in the present tense include the past and future tenses, and the future the present.
 - 3. The word "shall" is always mandatory. The word "may" is permissive.
 - 4. The word "building" or "structure" includes any part thereof, and the word "structure" includes the word "building."
 - 5. Words and terms not defined herein shall be interpreted in accord with Merriam-Webster's Collegiate Dictionary, Tenth Edition.
 - 6. Terms used throughout this Title may be defined in Article 7 Definitions of Terms. Article 7 contains regulatory language that is integral to this Title. In the event of conflicts between these definitions and those of the existing local land development codes, those of this Title shall take precedence.
- B. Title 19 (Subdivision) and Title 20 (Zoning) of the El Paso Municipal Code ("Existing Local Land Development Codes") shall continue to be applicable to issues not covered by this Title. The requirement for land studies are superseded by the regulating plan, as approved by City Council, for New Community Plans and Infill Community Plans. The landscaping provisions of Title 21 shall take precedence over similar provisions in Title 18 Sections 18.46.060, 18.46.080, 18.46.090, 18.46.140 and 18.46.150 Alternative Compliance.

21.10.030 INTENT

The intent and purpose of this Title is to enable, encourage and qualify the implementation of the following policies:

- A. THE REGION
 - 1. That the region should retain its natural infrastructure and visual character derived from topography, Chihuahuan Desert habitat, farmlands, riparian corridors, arroyos and mountains.
 - 2. That new development should be organized in the patterns of Clustered Land Development (CLD), Traditional Neighborhood Development (TND), or Regional Center Development (RCD) as defined in this Title.
 - 3. That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
 - 4. That transportation Corridors should be planned and reserved in coordination with land use.
 - 5. That green Corridors should be used to define and connect the urbanized areas.
 - 6. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

7. That Chapter 21.40 of this Title is most appropriate for application in the areas including downtown, transit corridors, future TODs and previously urbanized Mixed Use centers.

B. THE COMMUNITY

1. That TNDs and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
2. That TNDs and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
3. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
4. That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
5. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
6. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
7. That Civic, institutional, and Commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.
8. That schools should be sized and located to enable children to walk or bicycle to them.
9. That a range of Open Space including Parks, Plazas, and playgrounds should be distributed within neighborhoods and downtowns.

C. THE TRANSECT

1. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
2. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.
3. The Transect Zones' characteristics, as set forth in this Code, were determined through a process of public hearing with approval by the City Council. Therefore, since these Transect Zones have been properly incorporated into this Title, projects within Smart Code Zoning districts that require no Variances shall be processed administratively without further council approval.

1.3.4 THE BLOCK AND THE BUILDING

1. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
2. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
3. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
4. That architecture and landscape design should grow from local climate, topography, history, and building practice.
5. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
6. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
7. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
8. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
9. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

21.10.040 PROCESS

- A. Any property to be developed under this Title must be part of an approved New Community Plan or an Infill Community Plan as defined and set forth in Chapter 21.30 or Chapter 21.40 of this Title respectively.

- B. Any property to be developed under this Title must be first zoned "SmartCode Zone". The rezoning application shall include the following:
1. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction.
 2. A proposed regulating plan for the land being rezoned that complies with this Title consisting of one or more maps showing the following:
 - a. For New Community Plans, regulating plans designate the precise location of:
 - (1) Transect zones (Section 21.30.040);
 - (2) Civic zones, including civic spaces and civic buildings (Section 21.30.050);
 - (3) Special districts, if any (Section 21.30.060);
 - (4) Thoroughfare network and block layout (Section 21.30.070);
 - (5) Special requirements, if any (Section 21.30.090);
 - b. For Infill Community Plans, regulating plans designate the precise location of:
 - (1) Transect zones (Section 21.40.030);
 - (2) Civic zones, including civic spaces and civic buildings (Section 21.40.040);
 - (3) Special districts, if any (Section 21.40.050);
 - (4) Thoroughfare network, existing or planned (Table 3A, Table 3B);
 - (5) Special requirements, if any (Section 21.40.070);
 3. Submittals of New Community Plans and Infill Community Plans shall also include additional information required by this Title, such as:
 - a. Identification of pedestrian sheds and community types;
 - b. Requests for warrants or variances, if any (Section 21.10.050).
 - c. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of the City Code.
 4. The process and procedure once an application is submitted shall be in accordance with the provisions of Article VI of Title 20, Zoning, Section 20.04, of the City Code, except that the application requirements specified in Section 21.10.040(B) shall supersede the application requirements stated in Article VI of Section 20.04.380, Zoning.
- C. Once the property is rezoned to "SmartCode Zone" (SCZ), the property owner is authorized to proceed under Chapters 21.30 and 21.40, whichever is applicable, and Chapter 21.50 under this Title. El Paso City Council, hereby creates a Consolidated Review Committee ("CRC") comprised of a designated member or designated alternate member from each City Department or other agency represented by the Development Coordinating Committee. The CRC shall be responsible for approving adjustments to New Community Plans as defined in Chapter 21.30 or Infill Community Plans as defined in Chapter 21.40 of this Title and approving Building Scale Plans as defined in Chapter 21.50 of this Title. Building Scale Plans shall not be approved unless a New Community Plan or an Infill Community Plan for the property has been approved. An owner may appeal a decision of the CRC to the City Council.
- D. Once the property owner receives approval of a preliminary building scale plans from the CRC (see Section 21.50.010), the property owner must comply with the provisions of Title 19 Subdivisions to receive plat approval, provided that any provisions concerning platting requirements that are specifically addressed in this Title, shall take precedence over similar requirements in Title 19. Prior to the submission of any plat, the property to be developed under this Title must be part of an approved preliminary building scale plan. When reviewing a plat submitted in compliance with the provisions of this Title, to include approval of the building scale plan, the City Plan Commission shall determine whether the preliminary building scale plans were approved by the CRC and whether the plat provisions contained in Title 19 which are not addressed in this Title have been complied with.

The City Plan Commission shall have no authority over the building scale plans, other than to determine whether such preliminary plans comply with both Title 21 and Title 19, provided that where Title 19 conflicts with a specific provision under this Title, addressing the same issue, the standard or requirement of this Title shall prevail.

1. Applications for plat approval under this Title may request to reduce the scope of, or eliminate, the Traffic Impact Analysis requirement of Title 19. The city manager or designee, upon review of such request, may modify this requirement if the applicant can adequately demonstrate that the New Community Plan or Infill Community Plan will not necessitate street infrastructure improvements to the adjacent street network or neighborhoods.
- E. Once a plat is approved, building permits may be issued only after approval of a final Building Scale Plan submitted in accordance with Section 21.50.010(C).
- F. Should a violation of an approved new community regulating plan, infill regulating plan or building scale plan occur during construction, or should any construction, site work, or development be commenced without such an approved plan, the city engineer or designee shall require the owner to stop, remove, and/or mitigate the violation.

21.10.050 WARRANTS, VARIANCES, AND ADJUSTMENTS

- A. There shall be three types of modifications from the requirements of this Title: warrants, and variances, and adjustments.
- B. A warrant is a modification of a standard that may be granted administratively by the CRC only where specifically stated within Title 21 as allowable and may be approved only if the applicant has complied with criteria contained in Title 21 for granting of the modification. Where no specific criteria for granting of the modification is specified, a warrant may be granted only for a dimensional deviation of less than ten percent of the specified standard.
- C. A variance allows a modification of a requirement under this Title, provided that the modification is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. "Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed. Requests for variances shall be heard by the zoning board of adjustment in accordance with the provisions of Chapter 2.16 of the City Code.
- D. Adjustments to regulating plans within approved SmartCode Zones will be authorized administratively by the CRC if the adjusted regulating plan complies with this Title, its tables, and all the following criteria are met:
 1. Community types may not be changed through the adjustment process;
 2. Within each community type, revisions to transect zone boundaries are permitted provided the adjusted regulating plan:
 - a. Does not conflict with standards for allocation of transect zones in Table 14a;
 - b. Does not increase the percentage of land designated as a Special District above the 20% maximum allowed under this Title;
 - c. Does not reduce the percentage of land designated on the approved regulating plan as civic spaces below the 5% minimum required under this Title;
 - d. Does not create increased conflicts with adjoining land uses outside the SmartCode Zone.

21.10.060 INCENTIVES

- A. Applications under this Title shall receive highest priority review status by the CRC, zoning board of adjustment, city plan commission, and City Council ahead of other applications that were eligible to use this Title but elected not to do so;
- B. All application or filing fees shall be waived for applications under this Title;
- C. City shall accept dedication and maintenance of civic space (See Table 13) as parks and open space.

CHAPTER 21.30. NEW COMMUNITY PLANS**21.30.010 INSTRUCTIONS**

- A. For land areas containing a minimum of forty contiguous acres, the provisions of this chapter and this Title in general shall be available, upon request for rezoning to a SmartCode Zone by the applicant and approval by City Council. This rezoning shall be subject to the same requirements of any rezoning within the city plus the application applicant requirements in Section 21.10.040(A) of this Title.
- B. New community plans must conform to the comprehensive plan, which may be amended by approval of the City Council.
- C. Upon rezoning of an area as a SmartCode Zone, all parcels within the zone shall be marked as such on the zoning map of El Paso. Within the SmartCode Zone, the approved regulating plan and this Title shall become the exclusive and mandatory zoning regulation, and its provisions, as altered by approved warrants, variances, and adjustments, and those of the subsequently approved building scale plans, shall be applied in their entirety.
- D. New community plans may be prepared by an owner or by the planning division.
- E. New community plans shall include a regulating plan consisting of one or more maps showing the following, and demonstrating their compliance with the standards described in this chapter:
 - 1. Transect zones;
 - 2. Civic zones, including civic spaces and civic buildings;
 - 3. Special districts, if any;
 - 4. Thoroughfare network and block layout;
 - 5. Special requirements, if any;.
- F. New community plan submittals shall also include additional information required by this chapter, such as:
 - 1. Identification of pedestrian sheds and community types;
 - 2. Density calculations;
 - 3. Requests for warrants or variances, if any.

21.30.020 SEQUENCE OF COMMUNITY DESIGN

- A. The site shall be overlaid with one or several pedestrian sheds, responding to existing conditions, adjacent developments, connecting thoroughfares, and natural features. The pedestrian sheds shall overlap to the minimum extent possible and cover the maximum reasonable portion of the site. The site may be smaller than its pedestrian shed.
- B. Each pedestrian shed shall be designated with a community type in accordance with Section 21.30.030. The pedestrian sheds shall determine the approximate boundaries and centers of the communities.
- C. Transect zones shall be allocated by pedestrian shed according to the applicable community type and in accordance with Table 14a.
- D. Civic zones shall be assigned according to Section 21.30.050.
- E. The thoroughfare network shall be laid out according to Section 21.30.070.
- F. Density shall be calculated according to Section 21.30.080.
- G. Any remnants of the site outside the pedestrian sheds shall be assigned to Transect Zones T1 through T3, civic space or special districts.
- H. Airport new community plans shall include all of the above requirements in accordance with Table 16.
- I. Airport new community plans shall include a combination of airport special districts and T1.

21.30.030 NEW COMMUNITY TYPES

- A. Clustered Land Development (CLD).
 - 1. A clustered land development (CLD) shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.
 - 2. A CLD shall include transect zones as allocated on Table 14a. A minimum of fifty percent of the community

- shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.
- B. Traditional Neighborhood Development (TND).
 - 1. A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres.
 - 2. A TND shall include transect zones as allocated on Table 14a.
 - 3. Larger sites shall be designed and developed as multiple communities, each subject to the individual transect zone requirements for its type as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
 - 4. In the T-4 and T4-O General Urban Zones, a minimum residential mix of three building disposition types (none less than twenty percent) shall be required, selected from Table 9.
 - C. Regional Center Development (RCD).
 - 1. A regional center development (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.
 - 2. An RCD shall include transect zones as allocated on Table 14a.
 - 3. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual transect zone requirements for TND as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
 - D. Transit-Oriented Development (TOD) Overlay.
 - 1 Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be redesignated in whole or in part with a TOD overlay and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).
 - 2 A proposed TOD overlay shall be clearly indicated on a new community regulating plan and shall be subject to approval by the City Council concurrently with approval of, or amendment to, a SmartCode Zone.
 - E. Airport Resort Development (ARD).
 - 1. An Airport Resort Development (ARD) shall be structured by one standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 160 acres.
 - 2. An ARD shall include special districts as allocated on Table 16a.
 - 3. Larger sites shall be designed and developed as multiple communities, each subject to the individual special district requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.
 - F. Airport Employment Development (AED).
 - 1. An Airport Employment Development (AED) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 forty acres and no more than 180 one hundred eighty acres.
 - 2. An AED shall include special districts as allocated on Table 16a.
 - 3. Larger sites shall be designed and developed as multiple communities, each subject to the individual special district requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

21.30.040 TRANSECT ZONES

- A. Transect zones shall be assigned and mapped on each proposed new community regulating plan according to the percentages allocated on Table 14a for the proposed community type.
- B. After approval into a SmartCode Zone by the City Council, land in each transect zone may include any of the elements indicated for its T-Zone number throughout this Title, in accordance with intent described in Table 1 and the metric standards summarized in Table 14. If transect zone boundaries are adjusted by the CRC in accordance with Section 21.10.050, the standards in this Title will then apply to each transect zone as shown on the adjusted regulating plan.

21.30.050 CIVIC ZONES

- A. General

1. Civic zones dedicated for public use shall be required for each new community plan and designated on the new community regulating plan as civic space (CS) or civic building (CB). Property designated as a civic zone must also be assigned to a transect zone.
 2. Civic space zones are public sites permanently dedicated to open space.
 3. Civic building zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the City Council.
 4. When a warrant is required by Table 14e, a civic zone may be permitted by warrant if it does not occupy more than twenty percent of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.30.060.
- B. Civic Zones Specific to T1 & T2 Zones
1. Civic Buildings and Civic Spaces within T1 Natural and T2 Rural Zones shall be permitted only when approved by City Council when the regulating plan is approved .
- C. Civic Space (CS) Specific to T3-T6 Zones
1. Each pedestrian shed shall assign at least 5% of its urbanized area to civic space.
 2. Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e.
 3. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the civic space allocation and shall conform to the civic space types specified in Table 13a or 13b.
 4. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c, or 13d.
 5. Within eight hundred feet of every lot in residential use, a civic space designed and equipped as a playground shall be provided. A playground shall conform to Table 13e.
 6. Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds.
 7. Civic spaces may be permitted within special districts by warrant, but may not exceed fifty percent of the special district.
 8. Parks may be permitted in Transect Zones T4, T4-O, T5 and T6 by warrant, provided that they meet the following criteria:
 - a. That the Parks and Recreation Director approves such request; and
 - b. That the edges of the park be completely bounded by building frontages, like with squares.
- D. Civic Buildings (CB) Specific to T3-T6 Zones.
1. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop.
 2. One civic building lot shall be reserved for an elementary school. The school site may be within any transect zone. Any playing fields should be outside the pedestrian shed.
 3. Reserved.
 4. Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed.
 5. Civic building sites should be located within or adjacent to a civic space, or at the axial termination of a significant thoroughfare.
 6. Civic buildings shall be subject to the standards of Chapter 21.50.
 7. Civic buildings may also be permitted within special districts.
- E. Civic Space (CS) Specific to SD3-SD5 Special Districts.
1. Civic Spaces shall be designed as generally described in Table 13, and distributed throughout Special

Districts as described in Table 16e.

2. Civic Spaces may be permitted within Special Districts by Right, but may not exceed 50% of the Airport Community Type.
3. Playgrounds are not required in SD3-SD5 because of FAA limitations on residential.
4. AED pedestrian sheds shall assign at least two and one half percent of their urbanized area to civic space.
5. ARD pedestrian sheds shall assign at least five percent of their urbanized area to civic space. Butterfield Trail Golf Club may contribute to the civic space requirement in an ARD.

21.30.060 SPECIAL DISTRICTS

- A. Special district designations shall be assigned to areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any transect zone, or combination of zones. and shall be assigned Transect Zones, in accordance with the standard in Table 14, as an underlay.
- B. Special districts that do not have provisions within this Title (see Section 21.80.220 - Table 16) shall be excluded from the SmartCode Zone and governed by the standards of the existing zoning.
- C. Special Districts shall not exceed 20% of the total net site area for each community type. Airport Special Districts shall be excluded from this requirement.
- D. Airport Special Districts shall only be available for New Communities on El Paso International Airport properties.
- E. Airport Special Districts shall be assigned and mapped on each Airport Community Plan according to the percentages allocated on Table 16a.
- F. An Airport Special District may include any of the elements indicated for its Special District number throughout this Title, in accordance with the metric standards summarized in Table 16.
- G. Twenty years after the approval of a Regulating Plan, each Special District, except the Airport Special Districts, shall be automatically rezoned to the underlay Transect Zones.

21.30.070 THOROUGHFARE STANDARDS

- A. General
 1. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
 2. Thoroughfares shall generally consist of two parts: vehicular lanes and public frontages.
 3. Thoroughfares shall be designed in context with the urban form and desired design speed of the transect zones through which they pass. The public frontages of thoroughfares that pass from one transect zone to another shall be adjusted accordingly or, alternatively, the transect zone may follow the alignment of the thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
 4. Within the most rural zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban transect zones (T3 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
 5. The thoroughfare network shall be designed to define blocks not exceeding the size prescribed in Table 14c and Table 16c. The perimeter shall be measured as the sum of lot frontage lines. Block perimeter at the edge of the development parcel shall be subject to approval by warrant, if the deviation allowed by the warrant is no more than twenty percent from the standard specified in Table 14c and Table 16c.
 6. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by warrant only where there are exceptional topographic conditions that do not allow through connections.
 7. Each lot shall enfront a vehicular thoroughfare, except that twenty percent of the lots within each transect zone may enfront a passage. By Warrant, lots within each transect zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.

8. Thoroughfares along a designated B-Grid may be exempted by warrant from one or more of the specified public frontage or private frontage requirements, if at least one of the requirements specified in Tables 4a, 4b and 7 are met. See Table 4a and Table 7.
 9. Reserved.
 10. The standards for thoroughfares within special districts shall be determined by City Council when the regulating plan is approved, except the Airport Special Districts Thoroughfare standards may be determined by Right from Tables 3a, 3b, 4a, 4b and 4c.
- B. Vehicular Lanes.
1. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.
 2. A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.
- C. Public Frontages.
1. General to all Zones T1, T2, T3, T4, T4-O, T5, T6 and Special Districts SD1, SD2, SD3, SD4, SD5.
 - a. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, bike lanes and street trees.
 - b. Public frontages shall be designed as shown in Table 4A and Table 4B and allocated within transect zones as specified in Table 14d and Special Districts as specified in Table 16d.
 - c. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by warrant to accommodate specific site conditions, if it is within a twenty percent deviation.
 2. Specific to Zones T1, T2, T3.
 - a. The public frontage shall include native trees of various species, naturalistically clustered, as well as understory.
 - b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
 3. Specific to Zones T4, T4-O, T5, T6.
 - a. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
 4. Specific to Zone T4.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
 5. Specific to Zones T4-O, T5, T6.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single species with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts..

21.30.080 DENSITY CALCULATIONS

- A. All areas of the new community plan regulating plan site that are not part of the T-1 zone shall be considered cumulatively the net site area. The net site area shall be allocated to the various transect zones according to the parameters specified in Table 14a and the Special Districts according to the parameters specified in Table 16a.
- B. Density shall be expressed in terms of housing units per acre as specified for the area of each transect zone by Table 14b. For purposes of density calculation, the transect zones include the thoroughfares but not land assigned to civic zones.
- C. Reserved.
- D. Within the percentage range shown on Table 14b for other functions, the housing units specified on Table 14b shall be exchanged at the following rates:
1. For lodging: two bedrooms for each unit of net site area density;

2. For office or retail: one thousand square feet for each unit of net site area density.
 3. Special Districts are not required to exchange Base Residential Density for Other Functions. Other Functions within a Special District is controlled by form metrics on Table 16.
- E. The housing and other functions for each transect zone shall be subject to further adjustment at the building scale as limited by Table 10 and Table 11 and Section 21.50.090.

21.30.090 SPECIAL REQUIREMENTS

- A. A new community regulating plan may designate and upon designation shall enforce any of the following special requirements which, if approved, shall then be enforced at the building scale plan stage:
1. A differentiation of the thoroughfares as A-Grid and B-Grid. Buildings along the AGrid shall be held to the highest standard of this Title in support of pedestrian activity. The frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a pedestrian shed. There is no limitation on the B-Grid within SD5.
 2. Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than seventy percent glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table 7 and specified in Chapter 21.50. The first floor shall be confined to retail use through the depth of the second layer (Table 17d). Special Districts that require Retail Frontage do not require Retail use.
 3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery frontage designation may be combined with a retail frontage designation.
 4. Designations for mandatory and/or recommended arcade frontage, requiring or advising that a building overlap the sidewalk such that the first floor facade is a colonnade. The arcade frontage designation may be combined with a retail frontage designation.
 5. A designation for coordinated frontage, requiring that the public frontage (Table 4A) and private frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
 6. Designations for mandatory and/or recommended terminated vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
 7. A designation for cross block passages, requiring that a minimum eight-foot-wide pedestrian access be reserved between buildings.

21.30.100 ENVIRONMENTAL STANDARDS

- A. General
1. Transect zones manifest a range of natural and urban conditions. In case of conflict, the natural environment shall have priority in the more rural zones (T1- T3) and the built environment shall have priority in the more urban zones (T4- T6).
 - a. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
 - b. Rain gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, plazas and other impervious surfaces.
 - c. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for sidewalks, parking lots, and plazas to infiltrate stormwater.
 2. There shall be designated ephemeral streams, generating a stream buffer subject to a standard for crossing and protection of its riparian condition as specified below for each transect zone.
 3. There shall be designated wetlands subject to a standard of restoration, retention, and mitigation as specified below for each transect zone.

B. Environmental Contamination

1. The level of contamination on Brownfield sites may impact and limit the ability to comply with all standards established under this Title, although the form of a particular set of transects may still be appropriate. If the Texas Commission on Environmental Quality (TCEQ) or the Environmental Protection Agency (EPA) has placed environmental restrictions on a designated Brownfield site, then by Warrant, the following modifications may be granted provided that such modifications are necessary and attributable solely to the environmental restrictions and would still allow for the Brownfield site to be developed under the remaining requirements of this Title.
 - a. The acreage requirements of Section 21.30.030,
 - b. Removal of certain uses in Table 12,
 - c. Allocation of zones in Table 14a,
 - d. Block size requirements of Table 14c, specifically where contamination is contained.
- C. Specific to Zones T1, T2.
 1. Within T1 Zones and T2 Zones, the encroachment and modification of natural conditions listed in Section 21.30.100(F)(1) shall be limited according to applicable local, state and federal law.
 2. The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan.
 3. Wetlands shall be retained and restored if in a degraded condition. Additional buffers shall be maintained at one hundred feet. Wetland buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan.
- D. Specific to Zones T1, T2, T3.
 1. Stormwater management on thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.
- E. Specific to Zones T3, T4, T4-O. Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.
- F. Specific to Zone T3.
 1. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions in the categories below. The alteration of such conditions shall be limited according to local, state and federal law.
 - a. Surface waterbodies;
 - b. Protected wetlands;
 - c. Protected habitat;
 - d. Riparian corridors;
 - e. Purchased open space;
 - f. Conservation easements;
 - g. Transportation corridors;
 - h. Areas residual to clustered land development (CLD);
 - i. Floodplain, including special flood hazard areas;
 - j. Steep slopes.
 2. The stream buffer shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures, except that thoroughfare crossings may be permitted..
 3. Wetlands shall be retained and restored if in degraded condition. Additional buffers shall be maintained at fifty feet. Buffers shall be free of structures or other modifications to the natural landscape. Thoroughfare crossings shall be permitted when approved by City Council as part of the regulating plan.
- G. Specific to Zone T4.

1. Within T4 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall be mitigated off-site.
 2. The stream buffers shall extend fifty feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers and streams of all classes may be crossed by thoroughfares as required by the thoroughfare network.
 3. Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. Thoroughfare crossings may be permitted.
- H. Specific to Zones T4-O, T5.
1. Within T4-O and T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions should be mitigated off-site.
 2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed by thoroughfares as required by the thoroughfare network.
 3. Wetlands may be modified if mitigated off-site at a two to one ratio. Thoroughfare crossings shall be permitted by right.
- I. Specific to Zone T6.
1. Within T6 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall not require off-site mitigation.
 2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed or enclosed by thoroughfares as required by the thoroughfare network.
 3. Wetlands may be modified, not requiring off-site mitigation. Thoroughfare crossings shall be permitted by right.
- J. Specific to Zones T4, T4-O, T5, T6 and Special Districts SD3, SD4, SD5.
1. Stormwater management on thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

CHAPTER 21.40 INFILL COMMUNITY PLANS**21.40.010 INSTRUCTIONS**

- A. Upon direction by City Council, and in conformance with the comprehensive plan, the planning division may prepare, or have prepared on its behalf, infill community plans to guide further development. Infill community plans shall be prepared in a process of public consultation.
- B. Infill community plans are intended to regulate, at minimum, at least 5 acres. The community type shall be based on existing conditions and intended evolution in the plan area.
- C. Infill community plans shall include a regulating plan consisting of one or more maps showing the following, and demonstrating their compliance with the standards described in this chapter:
 - 1. Transect zones (Section 21.40.030);
 - 2. Civic zones, including civic spaces and civic buildings (Section 21.40.040);
 - 3. Special districts, if any (Section 21.40.050);
 - 4. A thoroughfare network, existing or planned (Table 3A, Table 3B);
 - 6. A Landscape Plan, if any;
 - 7. A Signage Plan, if any;
 - 8. A Lighting Plan, if any;
- D. Infill community plan submittals shall also include additional information required by this chapter, such as:
 - 1. Identification of pedestrian sheds and community types;
 - 2. Requests for warrants or variances, if any.
- E. Upon rezoning of an area as a SmartCode Zone, all parcels within the zone shall be marked as such on the zoning map of El Paso. Within the SmartCode Zone, the approved infill regulating plan and this Title shall become the exclusive and mandatory zoning regulation, and its provisions, as altered by approved warrants, variances, and adjustments, shall be applied in their entirety. Property owners within the plan area may submit building scale plans under Chapter 21.50 in accordance with the provisions of this Title. Building scale plans requiring no variances shall be approved administratively by the CRC.

21.40.020 INFILL COMMUNITY TYPES

- A. Infill regulating plans shall encompass one or more of the following infill community types. The allocation percentages of Table 14a do not apply.
- B. Infill TND (Traditional Neighborhood Development).
 - 1. An infill TND shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.
 - 2. The edges of an infill TND should blend into adjacent neighborhoods and/or a downtown without buffers.
- C. Infill RCD (Regional Center Development).
 - 1. An infill RCD should be assigned to urban core areas that include significant office and retail uses as well as government and other civic institutions of regional importance. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.
 - 2. The edges of an infill RCD should blend into adjacent neighborhoods without buffers..
- D. Infill TOD (Transit-Oriented Development) Overlay.
 - 1. Any infill TND or infill RCD on an existing or projected rail or bus rapid transit (BRT) network may be re-designated in whole or in part as with a TOD overlay and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4).
 - 2. A proposed TOD overlay shall be clearly indicated on an infill regulating plan and shall be subject to approval by the City Council concurrently with approval of, or amendment to, a SmartCode Zone.

21.40.030 TRANSECT ZONES

- A. Transect zone standards for infill regulating plans have been calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and were later adopted into this Title by City Council.
- B. After approval into a SmartCode Zone by the City Council, landowners in each transect zone may obtain building scale plans that include any of the elements indicated by Chapters 21.40, and 21.50.

21.40.040 - CIVIC ZONES.

- A. General.
 - 1. Infill regulating plans should designate civic space zones (CS) and civic building zones (CB). Civic spaces are public sites permanently dedicated to open space. Civic zones are designated on infill community regulating plans; property designated as a civic zone must also be assigned to a transect zone.
 - 2. A civic zone may be permitted if it does not occupy more than twenty percent of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.40.050.
- B. Civic Space Zones (CS).
 - 1. Civic spaces shall be generally designed as described in Table 13, their type determined by their transect zone.
- C. Civic Building Zones (CB).
 - 1. Civic buildings shall be permitted on civic building zones reserved in the infill regulating plan.
 - 2. Civic buildings shall be subject to the requirements of Chapter 21.50.

21.40.050 - SPECIAL DISTRICTS.

- A. Areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any transect zone or combination of zones shall be designated as special districts by the planning division in the process of preparing an infill community plan.
- B. Special districts that do not have provisions within this Title (see Section 21.80.220 - Table 16) shall be excluded from the SmartCode Zone and governed by the standards of the existing zoning.

21.40.060 PRE-EXISTING CONDITIONS

- A. Existing buildings and appurtenances that do not conform to the provisions of this Title code may continue in the same use and form until a substantial modification occurs or is requested, at which time the consolidated review committee (CRC) shall determine the provisions of this section that shall apply.
- B. Reserved.
- C. The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Title code.
- D. Where buildings exist on adjacent lots, the CRC may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this Title code.
- E. Reserved.
- F. The restoration or rehabilitation of an existing building shall not require the provision of: (a) parking in addition to that existing, or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Title code may be reduced as provided by Tables 10 and 11.

21.40.070 SPECIAL REQUIREMENTS

- A. An infill regulating plan may designate any of the following special requirements, which if approved shall then be enforced at the building scale plan stage:
 - 1. A differentiation of the thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Title in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a pedestrian shed.

2. Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than seventy percent glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table 7 and specified in Chapter 21.50. The first floor shall be confined to retail use through the depth of the second layer. (Table 17d.)
3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery frontage designation may be combined with a retail frontage designation.
4. Designations for mandatory and/or recommended arcade frontage, requiring or advising that a building overlap the sidewalk such that the first floor facade is a colonnade. The arcade frontage designation may be combined with a retail frontage designation.
5. A designation for coordinated frontage, requiring that the public frontage (Table 4A) and private frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
6. Designations for mandatory and/or recommended terminated vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
7. A designation for cross block passages, requiring that a minimum eight-foot-wide pedestrian access be reserved between buildings.
8. Designations for Mandatory and/or Recommended Forecourt Frontage, requiring or advising that a portion of the Façade is close to the Frontage Line and the central portion is set back for cafes or vehicular drop-offs. The Forecourt Frontage designation may be combined with a Retail Frontage designation.

CHAPTER 21.50. BUILDING SCALE PLANS**21.50.10 INSTRUCTIONS**

- A. Lots and buildings located within a new community plan or infill community plan subject to this code and previously approved by the city council shall be subject to the requirements of this chapter.
- B. Owners and developers may have the design plans required under this chapter prepared on their behalf. Such plans require administrative approval by the CRC.
- C. Building and site plans shall show the following, in compliance with the standards described in this chapter:
 - 1. Prior to submittal of a plat for approval, the applicant must receive CRC approval of a building scale plan showing the following:
 - a. Building disposition,
 - b. Building configuration,
 - c. Building function,
 - d. Parking location standards,
 - e. Lot lines;
 - 2. Prior to receiving any building permits, and after receiving plat approval, the property owner must receive CRC approval of a building scale plan showing the following:
 - a. Landscape standards,
 - b. Signage standards,
 - c. Special requirements,
 - d. Architectural standards

21.50.020 RESERVED**21.50.030 SPECIAL REQUIREMENTS**

- A. A new community regulating plan or an infill regulating plan may designate any of the following special requirements to be applied according to the standards of this chapter:
 - 1. A differentiation of the thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Title in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The frontages assigned to the B-Grid shall not exceed thirty percent of the total length of frontages within a pedestrian shed. There is no limitation on the B-Grid within SD5.
 - 2. Designations for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than seventy percent glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table 7 and specified in Chapter 21.50. The first floor shall be confined to retail use through the depth of the second layer (Table 17d.) special districts that require retail frontage do not require retail use.
 - 3. Designations for mandatory and/or recommended gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery frontage designation may be combined with a retail frontage designation;
 - 4. Designations for mandatory and/or recommended arcade frontage, requiring or advising that a building overlap the sidewalk such that the first floor facade is a colonnade. The arcade frontage designation may be combined with a retail frontage designation;
 - 5. A designation for coordinated frontage, requiring that the public frontage (Table 4A) and private frontage (Table 7) be coordinated as a single, coherent landscape and paving design;
 - 6. Designations for mandatory and/or recommended terminated vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC;
 - 7. A designation for cross block passages, requiring that a minimum eight-foot wide pedestrian access be

reserved between buildings.

8. Designations for Mandatory and/or Recommended Forecourt Frontage, requiring or advising that a portion of the Façade is close to the Frontage Line and the central portion is set back for cafes or vehicular drop-offs. The Forecourt Frontage designation may be combined with a Retail Frontage designation.
- B. If any of these special requirements have been designated on a new community or infill community regulating plan, approval of building scale plans is contingent on compliance with all applicable special requirements.

21.50.040 CIVIC ZONES

- A. General.
1. Civic zones are designated on new community and infill community regulating plans as civic space (CS) or civic building (CB). Land so designated may be developed and used only in accordance with this Title's requirements for civic zones.
 2. Parking for civic zones shall be calculated per the standards of Chapter 20.14 and Appendix C of this Title. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within one-quarter mile of the site that it serves. In new communities, civic parking lots may remain unpaved if graded, compacted and landscaped.
- B. Civic Space Zones (CS).
1. Civic Spaces shall be generally designed as described in Table 13.
- C. Civic Building Zones (CB).
1. Civic buildings shall be subject to the requirements of this chapter.

21.50.050 SPECIFIC TO T1 NATURAL ZONE

- A. Buildings in the T1 Natural Zone are permitted only by variance. Permission to build in T1 and the standards for this chapter shall be determined concurrently as variances, in public hearing of the zoning board of adjustment. Once the zoning board of adjustment has made a decision on this request, that decision shall be subject to review by the city council in a public hearing.

21.50.060 BUILDING DISPOSITION

- A. Reserved.
- B. Specific to Zones T3, T4, T4-O, T5, T6 and Special Districts SD3, SD4, and SD5.
1. Newly platted lots shall be dimensioned according to Table 14f, Table 16f and Table 15.
 2. Buildings shall be disposed in relation to the boundaries of their lots according to Table 14g, Table 16g and Table 15.
 3. Lot coverage by building shall not exceed that recorded in Table 14f, Table 16f and Table 15.
 4. Facades shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, Table 16g and Table 15.
 5. Setbacks for principal buildings shall be as shown in Table 14g, Table 16g and Table 15. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may otherwise be adjusted by warrant provided it does not exceed a ten percent deviation.
 6. Rear setbacks for outbuildings shall be a minimum of twelve feet measured from the centerline of the rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback shall be as shown in Table 14h, Table 16h and Table 15.
- C. Specific to Zones T5, T6 and Special Districts SD3 and SD4.
1. The principal entrance shall be on a frontage line.

21.50.070 BUILDING CONFIGURATION

- A. General to Zones T2, T3, T4, T4-O, T5, T6 and Special Districts SD3, SD4, and SD5.

1. The private frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14j and Table 16i.
 2. Buildings on corner lots shall have two private frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.
 3. Building heights and Stepbacks shall conform to Table 8 and Table 14k, and Table 16j.
 4. Stories may not exceed fourteen feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of twenty-five feet. A single floor level exceeding fourteen feet, or twenty-five feet at ground level, shall be counted as two stories. Mezzanines extending beyond thirty-three percent of the floor area shall be counted as an additional floor.
 5. In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
 6. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
- B. Specific to Zones T2, T3, T4, T4-O, T5.
1. The minimum size of a dwelling within a principal building shall be three hundred sq. ft. in interior space. Outbuildings may be any size, not to exceed four hundred forty sq. ft.
- C. Specific to Zone T3.
1. No portion of the private frontage may encroach the sidewalk.
 2. Open porches may encroach the first layer fifty percent of its depth. (Table 17d)
 3. Balconies and bay windows may encroach the first layer twenty-five percent of its depth.
- D. Specific to Zone T4.
1. Balconies, open porches and bay windows may encroach the first layer fifty percent of its depth. (Table 17d).
 2. Awnings and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
- E. Specific to Zone T4-O.
1. Building heights shall be a minimum of 20 feet at the Frontage Line.
- F. Specific to Zones T4-O, T5, T6 and Special District, SD3, SD4, and SD5.
1. Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
 2. Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer one hundred percent of its depth. Balconies and bay windows may encroach the sidewalk twenty-five percent of its depth. (Table 17d).
 3. Reserved.
 4. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built coplanar with the facade.
 5. Streetscreens should be between three and one-half and eight feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
 6. That Section 21.50.070, Building Configuration, be amended to add the following paragraphs:
- F. Specific to Special Districts SD3, SD4, and SD5.
1. Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the airport. Exclusions to this rule may be permitted by the department of aviation.
 2. Building heights may further be limited by the EPIA Regulating Plan.
- G. Specific to Special District SD5.
1. Building heights shall be limited to seventy feet.

- A. General to Zones T2, T3, T4, T4-O, T5, T6 and Special Districts SD3, SD4, and SD5 and SD6.
 - 1. Buildings in each transect zone and special district shall conform to the functions on Table 10 and Table 12 and Table 14l and Table 16k.
- B. Specific to Zones T2, T3.
 - 1. Accessory functions of restricted lodging or restricted office shall be permitted within an outbuilding. See Table 10.
- C. Specific to Zones T4, T4-O, T5.
 - 1. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Outbuilding. See Table 10.
- D. Specific to Zones T5, T6 and Special Districts SD3, SD4, SD6.
 - 1. First story commercial functions shall be permitted.
 - 2. Manufacturing functions within the first story may be permitted by variance.

21.50.090 PARKING AND DENSITY CALCULATIONS

- A. Specific to Zones T2, T3.
 - 1. Buildable density on a lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 10.
- B. Specific to Zones T4, T4-O, T5, T6 and Special District SD6.
 - 1. Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.
 - 2. The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.
 - 3. Based on the effective parking available, the density of the projected function may be determined according to Table 10.
 - 4. Within the overlay area of a transit-oriented development (TOD), the effective parking may be further adjusted upward by thirty percent (see Sections 21.30.030 and 21.40.020).
 - 5. The total density within each transect zone or Special District shall not exceed that specified by an approved New Community Regulating Plan based on Chapter 21.30 or Infill Regulating Plan based on Chapter 21.40..
 - 6. Accessory units do not count toward density calculations.
 - 7. Liner buildings less than thirty feet deep and no more than two stories shall be exempt from parking requirements.

21.50.100 PARKING LOCATION STANDARDS

- A. General to zones T2, T3, T4, T4-O, T5, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
 - 2. Open parking areas shall be masked from the frontage by a building or streetscreen.
 - 3. For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.
- B. Specific to Zones T2, T3.
 - 1. Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs and unpaved parking areas may be located at the first lot layer. (Table 17d)
 - 2. Garages shall be located at the third lot layer except that side- or rear-entry types may be allowed in the first or second lot layer.
- C. Specific to Zones T3, T4.
 - 1. Driveways at frontages shall be no wider than ten feet in the first layer. (Table 3B-f)
- D. Specific to Zone T4.
 - 3. All parking areas and garages shall be located at the third layer.

- E. Specific to Zones T4-O, T5, T6 and Special Districts SD3, SD4, SD6.
 - 1. All parking lots, garages, and parking structures shall be located at the second or third lot layer. (Table 17d)
 - 2. Vehicular entrances to parking lots, garages, and parking structures shall be no wider than twenty-four feet at the frontage.
 - 3. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground garage levels which may be exited by pedestrians directly into a building.
 - 4. Parking structures on A-Grids shall have liner buildings lining the first and second stories.
 - 5. A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces

21.50.110 LANDSCAPE STANDARDS

- A. General to Zones T2, T3, T4, T4-O, T5, T6 and Special Districts SD3, SD4, and SD5 and SD6.
 - 1. Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f.
- B. Specific to Zones T2, T3, T4.
 - 1. The first layer may not be paved, with the exception of driveways as specified in Section 21.50.100 (B) and Section 21.50.100 (C). (Table 17d)
- C. Specific to Zone T3.
 - 1. A minimum of two trees shall be planted within the first layer for each forty feet of frontage line or portion thereof. (Table 17d)
 - 2. Trees may be of single or multiple species as shown on Table 6.
 - 3. Trees shall be naturalistically clustered.
 - 4. Lawns may be permitted provided they are composed of native or non-native adapted species.
- D. Specific to Zone T4.
- E. Specific to Zones T4-O, T5, T6 and Special District SD6.
- F. General to Special Districts SD3, SD4, SD5, SD6.
 - 1. Site and landscape design standards.
 - a. The spacing and placement of plants shall be adequate and appropriate for species size at maturity and/or for the grouping of a single plant species.
 - b. All proposed street trees shall be centered a minimum of five feet clear of underground utilities, utility meters, and service lines.
 - c. Proposed trees shall be a minimum height of ten feet.
 - d. Proposed street tree height and type shall be appropriate for the frontage conditions.
 - e. Trees with existing or potential canopy covering sidewalks, driveways, paths, plazas, alleys, lanes, parking space or street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight feet for sidewalks and paths, twelve feet for driveways, parking spaces and streets, and fifteen feet for loading areas, exclusive of tree grates or planting areas with gravel mulch.
 - f. Vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first layer.
 - g. Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 - i. Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.
 - ii. Hiking trails and/or traces in T1.
 - iii. Clay or sand surfaces associated with recreation fields and facilities.
 - h. All required landscape areas shall be irrigated by an automatic underground irrigation system, drip irrigation or soaker hose.

- i. Where possible and practical, bubbler and drip irrigation systems shall be utilized.
 - j. Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
 - k. Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Hydrophilic plants are required in basin areas prone to submersion.
 - l. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
- 2. Landscape construction standards.
 - a. Open spaces and civic space shall be protected with a temporary construction fence during all site work and construction activities unless alterations to them are otherwise specified by landscape grading plans.
 - b. The soil structure of wide planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
 - c. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
 - d. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
 - e. Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six inches before planting.
 - f. Plants shall have normal, well-developed branches and vigorous root systems.
 - g. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.
- 3. Landscape maintenance.
 - a. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
 - b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
 - c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 - i. Maintain and keep all screening and fencing in good condition at all times; and
 - ii. Maintain landscaping by keeping lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, and areas of naturally occurring vegetation and undergrowth; and
 - iii. Replace any required planting(s) which are significantly damaged, altogether removed, infested, disease ridden, or dead within one year or the next planting season, whichever occurs first, except in T1, and areas of naturally occurring vegetation and undergrowth.
- G. Specific to Special Districts SD3 Airport T5.1 and SD4 Airport T5.2.
 - 1. Trees shall not be required in the first layer.
 - 2. The first layer may be paved to match the pavement of the public frontage.
 - 3. Landscape islands in interior parking lots shall only occur at the end of drive aisles.
 - 4. Islands should be the minimum size for healthy growth for the specific species of tree.
 - 5. Porous paving materials are encouraged in order to increase storm water infiltration on site.
- H. Specific to Special District SD5 Airport Science and Technology.
 - 1. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly along B Streets, and to buffer between the special district and the adjacent airport special districts.
 - 2. A street landscape border may include the sidewalk and shall be a minimum of ten feet in width, running the full length of the street property line bounding the site except for points of ingress and egress. The measurement starts at the right-of-way.
 - 3. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion

thereof.

4. Fifty percent or more of the street landscape border area must have shrubs and vegetative cover.
5. An interior landscape border is located along common property lines and is required between SD5 Airport Science and Technology and an airport special district.
6. Plants shall be five-gallon minimum and of a type that will maintain a screen at least thirty-six inches high. The plant chosen to provide screening must have a mature width that will provide an opaque screen.
7. Fifty percent of the interior landscape border shall be equally covered with vegetation.
- I. Specific to Airport and MCA SD Parks. Parks shall be managed with appropriate low care and drought tolerant grasses cut high or uncut. Parks may be left with native vegetation only.
- J. Specific to Airport and MCA SD Greens. Greens shall be planted or managed with appropriate low care and drought tolerant turf grasses cut high.
- K. Specific to Airport and MCA SD Squares. Squares shall be carefully graded, leveled, and planted with sod.

21.50.120 SIGNAGE STANDARDS

- A. General to Zones T2, T3, T4, T4-O, T5, T6 and Special Districts SD3, SD4, SD6.
 1. There shall be no signage permitted additional to that specified in this section.
 2. The address number, no more than six inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.
 - a. The address number within SD6 shall not be less than 4-1/5 inches.
- B. Specific to Zones T2, T3.
 1. Signage shall not be illuminated.
- C. Specific to Zones T4, T4-O, T5, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Signage shall be externally illuminated, except that signage within the shopfront glazing may be neon lit.
- D. Specific to Zones T2, T3, T4.
 1. One blade sign for each business may be permanently installed perpendicular to the facade within the first layer. Such a sign shall not exceed a total of four square feet and shall clear eight feet above the sidewalk.
- E. Specific to Zones T4-O, T5, T6 and Special Districts SD4, SD5, SD6.
 1. Blade signs, not to exceed six square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear eight feet above the sidewalk.
 2. A single external permanent sign band may be applied to the facade of each building, providing that such sign not exceed three feet in height by any length.
 3. Monument signs, not to exceed 6 ft. in height and 4 ft. in width shall be permitted for each Mixed-use Frontage. Such signs may contain the names of all tenant(s) or occupant(s) of the building and there shall be a maximum of one (1) monument sign per Frontage.
 - a. Monument signs may also be used for wayfinding. These shall be located at vehicular decision point junctures, and placed perpendicular to the Thoroughfare. Maximum size shall be 3'-9" wide by 5'-3" high.
- F. Specific to Special District SD6.
 1. Signage shall be of quality, durable materials not subject to damage by decay or weathering. Rustic, unfinished or distressed wood; plastic; any oxidizing metal; clay or ceramic; or exposed paper or paperboard are considered unacceptable materials are specifically prohibited.
 2. Gateway Entrance Monuments shall be permitted at primary entrance intersections to the Medical Center of the Americas district.
 - a. Gateway Entrance Monument sign size shall be determined per site conditions by sign contractor and city engineer. Signs may be pylons or overhead signs. Image and text shall be limited to the Medical Center of the Americas corporate signature.
 3. Street signs for wayfinding shall be branded with the Medical Center of the Americas

logo with street name.

21.50.130 NATURAL DRAINAGE STANDARDS

- A. General to Zones T3, T4, T4-O, T5, T6, SD6.
 - 1. Buildings should be equipped with roofs of shallow four-inch soils and drought-tolerant plants. Buildings approved for intensive green roofs may hold soils deeper than four inches and larger plants and trees.
 - 2. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
 - 3. Green walls, if provided, shall be restricted to noninvasive species.
 - 4. Cisterns may be used to capture and recirculate stormwater from buildings.
- B. Specific to Zone T3.
 - 1. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- C. Specific to Zones T3, T4, T4-O.
 - 1. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
- D. Specific to Zones T4, T4-O, T5, T6.
 - 1. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
 - 2. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

21.50.140 ARCHITECTURAL STANDARDS

- A. General to Zones T3, T4, T4O, T5, T6.
 - 1. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
 - 2. Street screens should be constructed of a material matching the adjacent building facade.
 - 3. All openings, including porches, galleries, arcades and windows, with the exception of shop fronts, shall be square or vertical in proportion.
 - 4. Openings above the first story shall not exceed fifty percent of the total building wall area, with each facade being calculated independently.
 - 5. Doors and windows that operate as sliders are prohibited along frontages.
 - 6. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - 7. The exterior finish material on all facades shall be limited to brick, cementitious siding and/or stucco.
 - 8. Flat roofs shall be enclosed by parapets a minimum of forty-two inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
 - 9. Balconies and porches shall be made of wrought iron or painted wood.
 - 10. Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.
- B. General to Special Districts SD3, SD4, SD5.
 - 1. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
 - 2. Street screens should be constructed of a material matching the adjacent building facade.
 - 3. Openings above the first story shall not exceed fifty percent of the total building wall area, with each facade being calculated independently.
 - 4. Doors and windows that operate as sliders are prohibited along frontages.
 - 5. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - 6. Flat and low-slope roofs shall be enclosed by parapets a minimum of forty-two inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.

7. The maximum amount of allowed wood shall be no more than ten percent and utilized only for accents.
 8. Balconies and porches shall be made of painted wood or wrought iron.
 9. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
 10. Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.
 11. Approval by director of aviation: The type of building construction proposed shall be subject to the written prior approval of the director of aviation as authorized agent of declarant. Tenant is encouraged to use natural material and native rock in the exterior elevations of improvements.
- C. Specific to Special Districts SD4 and SD5.
1. The exterior finish material on all facades shall be limited to stone, brick, and/or stucco.
 2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these standards. Pre-fabricated metal buildings are specifically prohibited.
- D. Specific to Special District SD6.
1. The first level exterior building façade materials on each elevation shall be brick, stone, concrete or stucco. The remainder of the façade shall be a combination of glass, concrete, masonry, or wood that has been treated to resist fire, rot, and insects.
 2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these Standards. Pre-fabricated metal buildings are specifically prohibited.
 3. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
 4. Streetscreens should be constructed of a material matching the adjacent building Facade.
 5. Doors that operate as sliders are prohibited along Frontages.
 6. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
 7. Flat and low-slope roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
 8. Balconies and porches shall be made of painted wood, steel, wrought iron, or painted or integral color aluminum.
 9. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
 10. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.
 11. All south facing windows shall be shaded.

CHAPTER 21.60. ENFORCEMENT AND PENALTY**21.60.010 CIVIL AND CRIMINAL PENALTIES**

- A. The city shall have the power to administer and enforce the provisions of this title as may be allowed by governing law. Any person violating any provision of this title is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this title is declared to be a nuisance.

21.60.020 CRIMINAL PROSECUTION

- A. Any person violating any provision of this title shall be guilty of a misdemeanor and upon conviction, be fined a sum not exceeding two thousand dollars. Each day that a provision of this title is violated shall constitute a separate offense. An offense under this title is a Class C misdemeanor.

21.60.030 CIVIL REMEDIES

- A. Nothing in this title shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this title and to seek remedies as allowed by law, including, but not limited to, the following:
1. Injunctive relief to prevent specific conduct that violates this title or to require specific conduct that is necessary for compliance with this title;
 2. A civil penalty up to five hundred dollars a day when it is shown that the defendant was actually notified of the provisions of this title and after receiving notice committed acts in violation of this title or failed to take action necessary for compliance with this title; and
 3. Any other available relief.

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CHAPTER 21.70 DEFINITIONS

This chapter provides definitions for terms in this Title that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this chapter, then the CRC shall determine the correct definition. Items in italics refer to chapter, sections, or tables in the SmartCode.

“Accessory building” means an outbuilding with an accessory unit.

“Accessory unit” means an apartment not greater than four hundred forty square feet sharing ownership and utility connections with a principal building; it may or may not be within an outbuilding. See Table 10 and Table 17. (Syn: ancillary unit)

“Adjustments” mean a modification to the regulating plan which can be approved administratively by the CRC if the adjusted regulating plan complies with the standards and limits established in this Title, falls with the parameters established under the tables contained in this Title, and complies with the criteria established under 21.10.050.

“A-Grid” means cumulatively, those thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Title code. See B-Grid. (Syn: primary grid.)

“Allee” means a regularly spaced and aligned row of trees usually planted along a thoroughfare or path.

“Apartment” means a residential unit sharing a building and a lot with other units and/or uses; may be for rent, or for sale as a condominium.

“Arcade” means a private frontage conventional for retail use wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line.

“Attic” means the interior part of a building contained within its roof structure.

“Avenue (AV)” means a thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

“Backbuilding” means a single-story structure connecting a principal building to an outbuilding. See Table 17.

“Base density” means the number of dwelling units per acre before adjustment for other functions and/or TDR. See Density.

“Bed and breakfast” means an owner-occupied lodging type offering one to six bedrooms, permitted to serve breakfast in the mornings to guests.

“B-Grid” means cumulatively, those thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See A-Grid. (Syn: secondary grid.)

“Bicycle lane (BL)” means a dedicated lane for cycling within a moderate-speed vehicular thoroughfare, demarcated by striping.

“Bicycle route (BR)” means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

“Bicycle trail (BT)” means a bicycle way running independently of a vehicular thoroughfare.

“Block” means the aggregate of private lots, passages, rear alleys and rear lanes, circumscribed by thoroughfares.

“Block face” means the aggregate of all the building facades on one side of a block.

“Boulevard (BV)” means a thoroughfare designed for high vehicular capacity and moderate speed, traversing an urbanized area. Boulevards are usually equipped with slip roads buffering sidewalks and buildings.

“Brownfield” means an area previously used primarily as an industrial site. BRT. See Bus Rapid Transit.

“Buffer” means a vegetated area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, reservoir, or coastal estuarine area. Alteration of this natural area is strictly limited.

“Bus rapid transit” means a rubber tire system with its own right-of-way or dedicated lane along at least seventy percent of its route, providing transit service that is faster than a regular bus.

“By right” means characterizing a proposal or component of a proposal for a community plan or building scale plan (Chapter 21.30, 21.40 or 21.50) that complies with the SmartCode and is permitted and processed administratively, without public hearing. See warrant and variance.

“Civic” means the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit and municipal parking.

“Civic building” means a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

“Civic parking reserve” means parking structure or parking lot within a quarter-mile of the site that it serves. See Section 21.50.090(B).

“Civic space” means an outdoor area dedicated for public use. Civic space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their enfronting buildings. See Table 13.

“Civic zone” means designation for public sites dedicated for civic buildings and civic space.

“CLD” or “clustered land development” means a community type structured by a standard pedestrian shed oriented toward a common destination such as a general store, meeting hall, schoolhouse, or church. CLD takes the form of a small settlement standing free in the countryside. See Table 2 and Table 14a. (Syn: Hamlet, Conservation Land Development, cluster)

“Commercial” means the term collectively defining workplace, office, retail and lodging functions.

“Common destination” means an area of focused community activity, usually defining the approximate center of a pedestrian shed. It may include without limitation one or more of the following: a civic space, a civic building, a commercial center, or a transit station, and may act as the social center of a neighborhood.

“Common yard” means a planted private frontage wherein the facade is set back from the frontage line. It is visually continuous with adjacent yards. See Table 7.

“Community” means a regulatory category defining the physical form, density, and extent of a settlement. The three community types addressed in this Title code are CLD, TND, and RCD. Variants of TND and RCD for infill (Chapter 21.40) are called infill TND and infill RCD. The TOD community type may be created by an overlay on TND or RCD.

“Configuration” means the form of a building, based on its massing, private frontage and height.

“Consolidated review committee (CRC)” means an administrative committee overseen by the planning division comprised of employees from various city department having purview over matters encompassed by a project, as designated by the city manager or designee.

“Corridor” means a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation corridor may be a lineal transect zone.

“Cottage” means an edgeward building type. A single-family dwelling, on a regular lot, often shared with an accessory building in the backyard.

“Courtyard building” means a building that occupies the boundaries of its lot while internally defining one or more private patios. See Table 9.

“CRC” means consolidated review committee.

“Curb” means the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system. See Table 4A and Table 4B.

“Density” means the number of dwelling units within a standard measure of land area.

“Design speed” means the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: very low: (below twenty MPH); low: (twenty to twenty-five MPH); moderate: (twenty-five to thirty-five MPH); high: (above thirty-five MPH). Lane width is determined by desired design speed. See Table 3A.

“Developable areas” means lands other than those in the T-1 Natural.

“Disposition” means the placement of a building on its lot. See Table 9 and Table 17.

“Dooryard” means a private frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line. See Table 7. (Variant: Lightwell, light court.)

“Drive” means a thoroughfare along the boundary between an urbanized and a natural condition, usually along a waterfront, park or promontory. One side has the urban character of a thoroughfare, with sidewalk and building, while the other has the qualities of a road or parkway, with naturalistic planting and rural details.

“Driveway” means a vehicular lane within a lot, often leading to a garage. See Section 21.50.100 and Table 3B-f.

“Edgeward building” means a building that occupies the center of its lot with setbacks on all sides. See Table 9.

“Effective parking” means the amount of parking required for mixed use after adjustment by the shared parking factor. See Table 11.

“Effective turning radius” means the measurement of the inside turning radius taking parked cars into account. See Table 17.

“Elevation” means an exterior wall of a building not along a frontage line. See Table 17. See: Facade.

“Encroachment” means any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

“Enfront” means to place an element along a frontage, as in “porches enfront the street.”

“Ephemeral stream” means a stream that flows only during and immediately after precipitation events.

“Estate house” means an edgeward building type. A single-family dwelling on a very large lot of rural character, often shared by one or more accessory buildings. (Syn: country house, villa)

“Expression line” means a line prescribed at a certain level of a building for the major part of the width of a facade, expressed by a variation in material or by a limited projection such as a molding or balcony. See Table 8. (Syn: transition line.)

“Facade” means the exterior wall of a building that is set along a frontage line. See Elevation.

“Forecourt” means a private frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. See Table 7.

“Frontage” means the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage. See Table 4A and Table 7.

“Frontage line” means a lot line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other lot lines. See Table 17.

“Function” means the use or uses accommodated by a building and its lot, categorized as restricted, limited, or open, according to the intensity of the use. See Table 10 and Table 12.

“Gallery” means a private frontage conventional for retail use wherein the facade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. See Table 7.

“Green” means a civic space type for unstructured recreation, spatially defined by landscaping rather than building frontages. See Table 13.

“Greenfield” means an area that consists of open or wooded land or farmland that has not been previously developed.

“Greenway” means an open space corridor in largely natural conditions which may include trails for bicycles and pedestrians.

“Hamlet.” See CLD. (Syn: cluster, settlement.)

“Highway” means a rural and suburban thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural transect zones (T-1, T-2, and T-3).

“Home occupation” means non-retail commercial enterprises. The work quarters should be invisible from the frontage, located either within the house or in an outbuilding. Permitted activities are defined by the restricted office category. See Table 10.

“House” means an edgeyard building type, usually a single-family dwelling on a large lot, often shared with an accessory building in the backyard. (Syn: single.)

“Infill” means new development on land that had been previously developed, including most greyfield and brownfield sites and cleared land within urbanized areas.

“Infill community plan” means an urban design plan for infill and revitalization that meets the intent of this Title and the standards in Chapter 21.40.

“Infill regulating plan” means the map or maps that codify the essential elements of an infill community plan and which may be submitted to and approved by the City Council to serve as the exclusive and mandatory zoning regulations for that land.

“Infill RCD” means a community type within most Urbanized, Greyfield, or Brownfield areas based on a long or linear pedestrian shed and consisting of T-4, T-5, and/or T-6 Zones. An infill RCD regulated by Chapter 21.40. See Section 21.40.020(C). (Var.: downtown)

“Infill TND” means a community type within most Urbanized, Greyfield, or Brownfield areas based on a standard pedestrian shed and consisting of T-3, T-4, and/or T-5 Zones. An infill TND is regulated by Chapter 21.40. See Section 21.40.020(B). (Var: neighborhood.)

“Inn” means a lodging type, offering six to twelve bedrooms, permitted to serve breakfast in the mornings to guests. See Table 10.

“Layer” means a range of depth of a lot within which certain elements are permitted. See Table 17.

“Lightwell” means a private frontage type that is a below-grade entrance or recess designed to allow light into basements. See Table 7. (Syn: light court.)

“Linear pedestrian shed” means a pedestrian shed that is elongated along an important mixed use corridor such as a main street. A linear pedestrian shed extends approximately one-fourth mile from each side of the corridor for the length of its mixed use portion. The resulting area is shaped like a lozenge. It may be used to structure a TND, RCD, infill TND, or infill RCD. (Syn: elongated pedestrian shed.)

“Liner building” means a building specifically designed to mask a parking lot or a parking structure from a frontage.

“Live-work” means a mixed use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry. See Work-Live. (Syn.: flexhouse.)

“Lodging” means premises available for daily and weekly renting of bedrooms. See Table 10 and Table 12.

“Long pedestrian shed” means a pedestrian shed that is an average one-half mile radius or two thousand six hundred forty feet, used when a transit stop (bus or rail) is present or proposed as the common destination. A long pedestrian shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD community type. See Pedestrian shed.

“Lot” means a parcel of land accommodating a building or buildings of unified design. The size of a lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

“Lot line” means the boundary that legally and geometrically demarcates a lot.

“Lot width” means the length of the principal frontage line of a lot.

“Main civic space” means the primary outdoor gathering place for a community. The main civic space is often, but not always, associated with an important civic building.

“Manufacturing” means premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their retail sale.

“Meeting hall” means a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of ten square feet per projected dwelling unit within the pedestrian shed in which it is located. adjacency, or in multiple buildings within the same area by adjacency.

“Net site area” means all developable land within a site including thoroughfares but excluding land allocated as civic zones.

“Network pedestrian shed” means a pedestrian shed adjusted for average walk times along thoroughfares. This type may be used to structure infill community plans. See Table 17.

“New community plan” means an urban design plan for new development or redevelopment that meets the intent of this Title and the standards in Chapter 21.30.

“New community regulating plan” means the map or maps that codify the essential elements of a new community plan and which may be submitted to and approved by the City Council to serve as the exclusive and mandatory zoning regulations for that land.

“Office” means premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses. See Table 10.

“Open space” means land intended to remain undeveloped; it may be reserved for civic space.

“Outbuilding” means an accessory building, usually located toward the rear of the same lot as a principal building, and sometimes connected to the principal building by a backbuilding. See Table 17.

“Park” means a civic space type that is a natural preserve available for unstructured recreation. See Table 13.

“Parking structure” means a building containing one or more stories of parking above grade.

“Parkway” means the element of the public frontage which accommodates street trees, whether continuous or individual.

“Passage (PS)” means a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long blocks and connect rear parking areas to frontages.

“Path (PT)” means a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space, ideally connecting directly with the urban sidewalk network.

“Pedestrian shed” means an area that is centered on a common destination. Its size is related to average walking distances for the applicable community type. Pedestrian sheds are applied to structure communities. See Standard, Long, Linear or Network pedestrian shed. (Syn: walkshed, walkable catchment.)

“Planning Division” means the planning division of the Planning and Economic Development Department.

“Plaza” means a civic space type designed for civic purposes and commercial activities in the more urban transect zones, generally paved and spatially defined by building frontages.

“Principal building” means the main building on a lot, usually located toward the frontage. See Table 17.

“Principal entrance” means the main point of access for pedestrians into a building.

“Principal frontage” means on corner lots, the private frontage designated to bear the address and principal entrance to the building, and the measure of minimum lot width. Prescriptions for the parking layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages of a corner lot. See Frontage.

“Private frontage” means the privately held layer between the frontage line and the principal building facade. See Tables 7 and 17.

“Public frontage” means the area between the curb of the vehicular lanes and the frontage line. See Tables 4A and 4B. RCD. See Regional Center Development.

“Rear alley (RA)” means a vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

“Rear lane (RL)” means a vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. The streetscape consists of gravel or landscaped edges, has no raised curb, and is drained by percolation.

“Rearyard building” means a building that occupies the full frontage line, leaving the rear of the lot as the sole yard. See Table 9. (Var: Rowhouse, Townhouse, Apartment House)

“Recess line” means a line prescribed for the full width of a facade, above which there is a setback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the enfronting public space. See Table 8.

“Regional center” means regional center development or RCD.

“Regional center development (RCD)” means a community type structured by a long pedestrian shed or linear pedestrian shed, which may be adjoined without buffers by one or several standard pedestrian sheds, each with the individual transect zone requirements of a TND. RCD takes the form of a high-density mixed use center connected to other centers by transit. See Infill RCD, Tables 2 and 14a. (Var: town center, downtown. Syn: Regional Center)

“Regulating plan” means a zoning map or set of maps that shows the transect zones, civic zones, special districts if any, thoroughfare network, and special requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode. (Syn: Land Study)

“Residential” means characterizing premises available for long-term human dwelling.

“Retail” means characterizing premises available for the sale of merchandise and food service. See Tables 10 and 12.

“Retail frontage” means frontage designated on a regulating plan that requires or recommends the provision of a shopfront, encouraging the ground level to be available for retail use. See Special Requirements.

“Road (RD)” means a local, rural and suburban thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural transect zones (T1-T3). See Table 3A.

“Rowhouse” means a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line. See Rearyard Building. (Syn: Townhouse)

“Secondary frontage” means on corner lots, the private frontage that is not the principal frontage. As it affects the public realm, its first layer is regulated. See Table 17.

“Setback” means the area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments listed in Section 21.50.070. See Table 14g. (Var: build-to-line.)

“Shared parking factor” means an accounting for parking spaces that are available to more than one function. See Table 11.

“Shopfront” means a private frontage conventional for retail use, with substantial glazing and an awning, wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. See Table 7.

“Sidewalk” means the paved section of the public frontage dedicated exclusively to pedestrian activity.

“Sideyard building” means a building that occupies one side of the lot with a setback on the other side. This type can be a single or twin depending on whether it abuts the neighboring house. See Table 9.

“Slip road” means an outer vehicular lane or lanes of a thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

“SmartCode planning area” means parcel on a zoning map where the SmartCode is the exclusive and mandatory zoning regulation.

“Special district (SD)” means an area that, by its intrinsic function, disposition, or configuration, cannot or should not conform to one or more of the normative community types or transect zones specified by the SmartCode. Special districts may be mapped and regulated at the regional scale or the community scale.

“Special requirements” means provisions of Sections 21.30.090, 21.40.070 and 21.50.030 of this Title code and/or the associated designations on a regulating plan or other map for those provisions.

“Specialized building” means a building that is not subject to residential, commercial, or lodging classification. See Table 9.

“Square” means a civic space type designed for unstructured recreation and civic purposes, spatially defined by building frontages and consisting of paths, lawns and trees, formally disposed. See Table 13.

“Standard pedestrian shed” means a pedestrian shed that is an average one-fourth mile radius or one thousand three hundred twenty feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

“Stepback” means a building setback of a specified distance that occurs at a prescribed number of stories above the ground. See Table 8.

“Stoop” means a private frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk or privacy, with an exterior stair and landing at the entrance. See Table 7.

“Story” means a habitable level within a building, excluding an attic or raised basement. See Section 21.50.070(A) and Table 8.

“Streams” means perennial and intermittent watercourses identified through site inspection and US Geological Survey (USGS) maps. Perennial streams are those depicted on a USGS map with a solid blue line. Intermittent streams are those depicted on a USGS map with a dotted blue line. Street (ST): a local urban thoroughfare of low speed and capacity. See Tables 3B and 4B.

“Streetscreen” means a freestanding wall built along the frontage line, or coplanar with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See Section 21.50.070(F)(5).

“Substantial modification” means alteration to a building that is valued at more than fifty percent of the replacement cost of the entire building, if new.

“Swale” means a low or slightly depressed natural area for drainage.

“Terminated vista” means a location at the axial conclusion of a thoroughfare. A building located at a terminated vista designated on a regulating plan is required or recommended to be designed in response to the axis.

“Third place” means a term used in the concept of community building to refer to social surroundings separate from the two usual social environments of home and workplace. Criteria for a third place include the following: highly accessible, proximate for many within walking distance, involve regulars, and inexpensive food and drink are important. Coffee shops and cafes are often used as a neighborhood’s third place.

“Thoroughfare” means a way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage. See Tables 3A, 3B and 17a.

TND. “Traditional neighborhood development” means a community type structured by a standard pedestrian shed oriented toward a common destination consisting of a mixed use center or corridor, and in the form of a medium-sized settlement near a transportation route. See Tables 2 and 14a. (Syn: village. Variant: Infill TND, neighborhood.)

TOD: “Transit-Oriented Development.” TOD is created by an overlay on all or part of a TND or RCD, or by designation on a regional plan, permitting increased density to support rail or bus rapid transit (BRT) as set forth in Section 21.50.090(B)(4).

Townhouse. See Rearyard Building. (Syn: Rowhouse)

“Transect” means a cross-section of the environment showing a range of different habitats. The rural-urban transect of the human environment used in the SmartCode template is divided into six transect zones. These zones describe the physical form and character of a place, according to the density and intensity of its land use and urbanism.

“Transect Zone (T-Zone)” means one of several areas on a zoning map regulated by the SmartCode. Transect zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and public frontage. See Table 1.

“Turning radius” means the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the turning radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See Tables 3B and 17.

“T-Zone” means transect zone.

“Urbanism” means collective term for the condition of a compact, mixed use settlement, including the physical form of its development and its environmental, functional economic, and sociocultural aspects.

“Urbanized” means generally, developed. Specific to the SmartCode, developed at T-3 (Sub-Urban) density or higher.

“Variance” means a ruling that would permit a practice that is not consistent with either a specific provision or the intent of this Title code (Section 21.10.030). Variances are usually granted by the zoning board of adjustment appeals in a public hearing. See Section 21.10.050.

“Warrant” means a ruling that would permit a practice that is not consistent with a specific provision of this Title code, but that is justified by its intent (Section 21.10.030). Warrants are usually granted administratively by the CRC. See Section 21.10.050.

“Work-live” means a mixed use unit consisting of a commercial and residential function. It typically has a substantial commercial component that may accommodate employees and walkin trade. The unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements. See Live-Work. (Syn: Live-With.)

“Yield” means characterizing a thoroughfare that has two-way traffic but only one effective travel lane because of parted cars, necessitating slow movement and driver negotiation.

“Zoning map” means the Official Zoning Map Series, City of El Paso, Texas map or maps that are part of the zoning ordinance and that delineates the boundaries of individual zones and zoning districts. See Regulating Plan Section 20.06.030.

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El Paso, Texas

CHAPTER 21.80 TABLES

TABLE 1: TRANSECT ZONE DESCRIPTIONS

This table describes of the Intent of each Transect Zone.






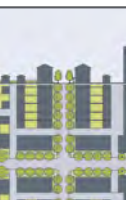
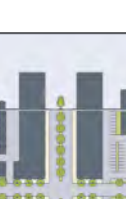
T1		T-1 Natural General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways
T2		T-2 RURAL General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways
T3		T-3 SUB-URBAN General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways
T4		T-4 GENERAL URBAN General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Stoops, Dooryards Typical Building Height: 2- to 3-Story Type of Civic Space: Squares, Greens
T4O		T-4O GENERAL URBAN - OPEN General Character: Mix of Houses, Townhouses & small Apartment buildings, with open Commercial activity; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Shopfronts, Porches, fences, Stoops, Dooryards Typical Building Height: 2- to 3-Story Type of Civic Space: Plazas, Squares, Greens, median landscaping
T5		T-5 URBAN CENTER General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping
T6		T-6 URBAN CORE General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping

TABLE 2: RESERVED

El Paso, Texas

TABLE 3A: VEHICULAR LANE DIMENSIONS

This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided in consultation with Sun Metro.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T4O	T5	T6	■ BY RIGHT
20-25 mph	9 feet	■	■	■	■				
25-35 mph	10 feet	■	■	■	■		■	■	
25-35 mph	11 feet	■	■				■	■	
Above 35 mph	12 feet	■	■				■	■	

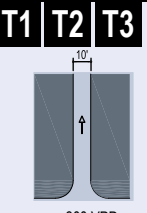
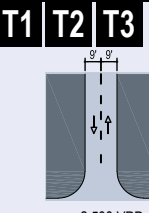
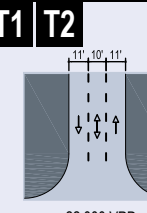
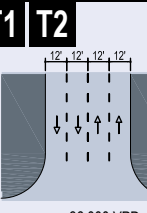
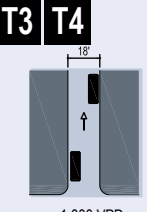
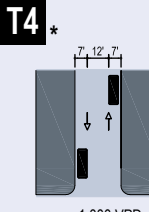
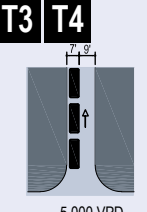
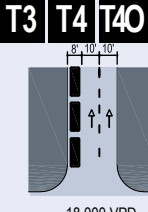
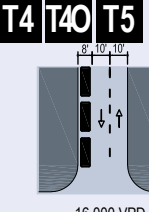
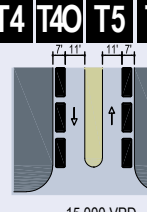
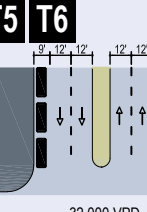
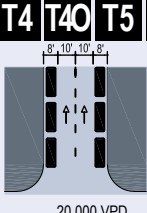
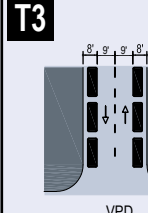
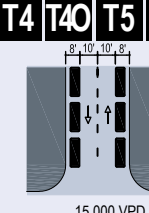
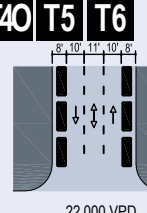
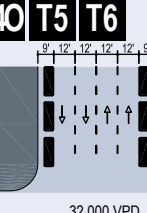
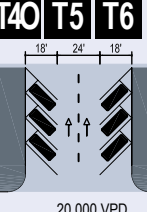
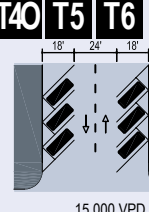
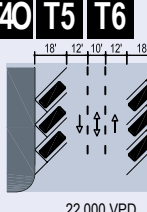
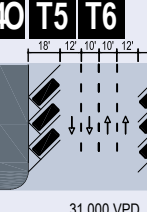
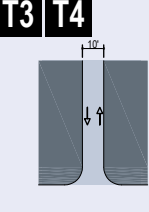
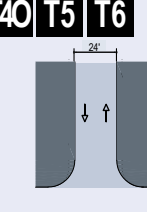
DESIGN SPEED	PARKING LANE WIDTH	T1	T2	T3	T4	T4O	T5	T6
20-25 mph	(Angle) 18 feet						■	■
20-25 mph	(Parallel) 7 feet				■			
25-35 mph	(Parallel) 8 feet			■	■		■	■
Above 35 mph	(Parallel) 9 feet						■	■

DESIGN SPEED	EFFECTIVE TURNING RADIUS	T1	T2	T3	T4	T4O	T5	T6
20-25 mph	10-15 feet	■	■	■	■		■	■
25-35 mph	15-20 feet	■	■	■	■		■	■
Above 35 mph	20-30 feet	■	■					

(See Table 17b)

TABLE 3B: VEHICULAR LANE & PARKING ASSEMBLIES.

The projected design speeds determine the dimensions of the vehicular lanes and turning radii assembled for Thoroughfares.

	ONE WAY MOVEMENT	TWO WAY MOVEMENT
a. NO PARKING	 <p>300 VPD 3 Seconds 20-30 MPH</p>	 <p>2,500 VPD 5 Seconds 20-25 MPH</p>  <p>22,000 VPD 9 Seconds</p>  <p>36,000 VPD 13 Seconds 35 MPH and above</p>
b. YIELD PARKING	 <p>1,000 VPD 5 Seconds</p>	 <p>1,000 VPD 7 Seconds</p> <p>* This thoroughfare type permitted only with mid-Block staging area. Length of staging area must be 40'.</p>
c. PARKING ONE SIDE PARALLEL	 <p>5,000 VPD 5 Seconds 20-30 MPH</p>  <p>18,000 VPD 8 Seconds</p>	 <p>16,000 VPD 8 Seconds 25-30 MPH</p>  <p>15,000 VPD 11 Seconds 25-30 MPH</p>  <p>32,000 VPD 13 Seconds</p>
d. PARKING BOTH SIDES PARALLEL	 <p>20,000 VPD 10 Seconds 25-30 MPH</p>	 <p>VPD 9 Seconds 20-25 MPH</p>  <p>15,000 VPD 10 Seconds 25-30 MPH</p>  <p>22,000 VPD 13 Seconds 25-30 MPH</p>  <p>32,000 VPD 15 Seconds 35 MPH and above</p>
e. PARKING BOTH SIDES DIAGONAL	 <p>20,000 VPD 17 Seconds 20-25 MPH</p>	 <p>15,000 VPD 17 Seconds 20-25 MPH</p>  <p>22,000 VPD 20 Seconds 25-30 MPH</p>  <p>31,000 VPD 23 Seconds 25-30 MPH</p>
f. PARKING ACCESS		 <p>3 Seconds</p>  <p>6 Seconds</p>

El Paso, Texas

TABLE 4A: PUBLIC FRONTAGES - GENERAL.

The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 4B.

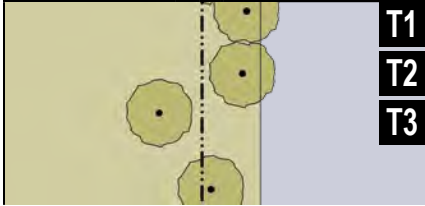
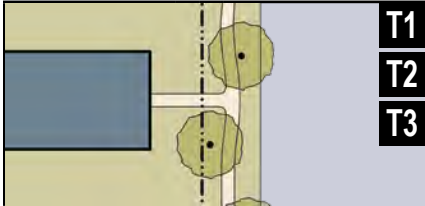
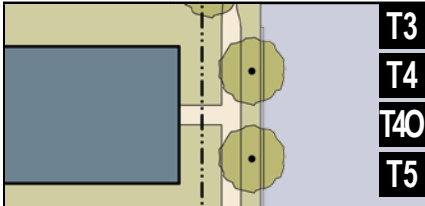
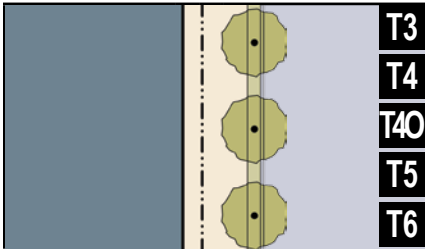
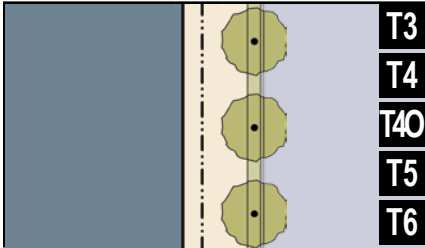
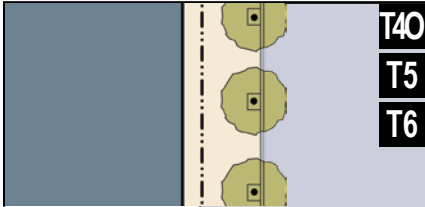
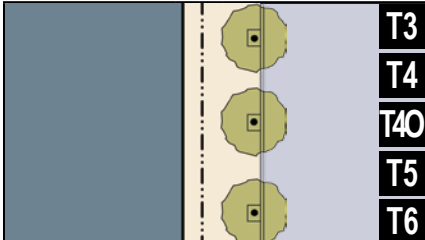
PLAN	
LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	 <p>T1 T2 T3</p>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides and Yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>	 <p>T1 T2 T3</p>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by tree wells or continuous Parkways, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allée.</p>	 <p>T3 T4 T4O T5</p>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved Path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Parkways. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allée.</p>	 <p>T3 T4 T4O T5 T6</p>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Parkway with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allée.</p>	 <p>T3 T4 T4O T5 T6</p>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.</p>	 <p>T4O T5 T6</p>
<p>g. (BV) For Boulevard: This Frontage has Slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Parkways. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allée.</p>	 <p>T3 T4 T4O T5 T6</p>

TABLE 4B: PUBLIC FRONTAGES - SPECIFIC

This table assembles prescriptions and dimensions for Public Frontage elements - Curbs, walkways and planters – relative to specific Thoroughfare types within Transect Zones. Table 4B-a assembles all of the elements for the various street types.

TRANSECT ZONE Public Frontage Type	R U R A L T R A N S E C T U R B A N																		
	T1 T2 T3			T1 T2 T3			T3 T4		T4 T4O T5			T4O T5 T6			T4O T5 T6				
	HW & RD			RD & ST			ST-DR-AV		ST-DR-AV-BV			CS-DR-AV-BV			CS-DR-AV-BV				
a. Assembly: The principal variables are the type and dimension of Curbs, walkways, planters and landscape.																			
	Total Width			16-24 feet			12-24 feet		12-18 feet		12-18 feet			18-24 feet			18-30 feet		
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.																			
	Type Radius			Open Swale 10-30 feet			Open Swale 10-30 feet		Raised Curb 5-20 feet		Raised Curb 5-20 feet			Raised Curb 5-20 feet			Raised Curb 5-20 feet		
c. Walkway: The pavement dedicated exclusively to pedestrian activity.																			
	Type Width			Path Optional n/a			Path 4-8 feet		Sidewalk 4-8 feet		Sidewalk 4-8 feet			Sidewalk 12-20 feet			Sidewalk 12-30 feet		
d. Parkway: The Layer which accommodates street trees and other landscape.																			
	Arrangement			Clustered			Clustered		Regular		Regular			Regular			Opportunistic		
	Species			Multiple			Multiple		Alternating		Single			Single			Single		
	Parkway Type			Continuous Swale			Continuous Swale		Continuous Parkway		Continuous Parkway			Continuous Parkway			Tree Well		
	Parkway Width			8 feet-16 feet			8 feet-16 feet		8 feet-12 feet		8 feet-12 feet			4 feet-6 feet			4 feet-6 feet		
e. Landscape: The recommended plant species. (See Table 6)																			
f. Lighting: The recommended Public Lighting. (See Table 5)																			

El Paso, Texas

TABLE 4C: THOROUGHFARE ASSEMBLIES

These Thoroughfares are assembled from the elements that appear in Tables 3A and 3B and incorporate the Public *Frontages* of Table 4. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

24'

6' 12' 6'

RL-24-12

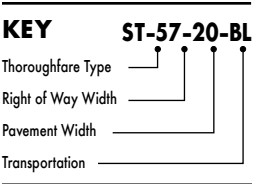
Rear Lane
T3, T4, T4O
24 feet
12 feet
Yield Movement
10 MPH
3.5 seconds
n/a
None
Taper
None
None
Inverted Crown
None
None

24'

24'

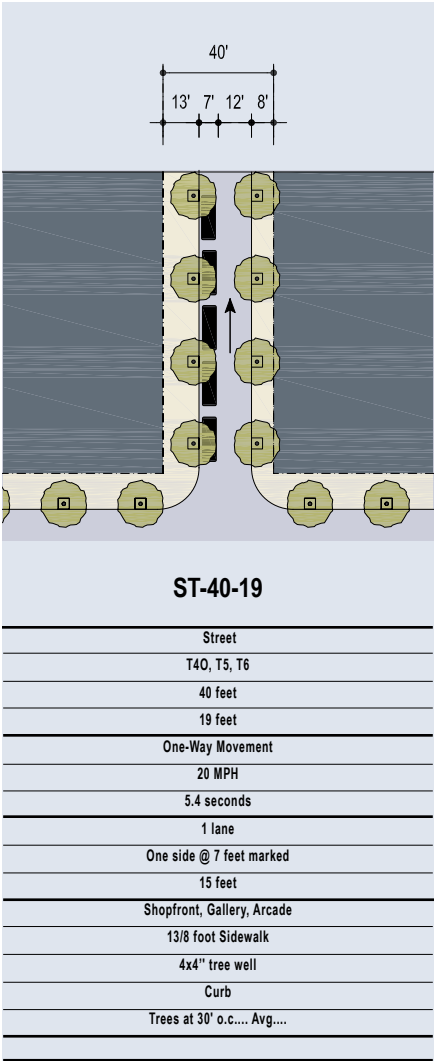
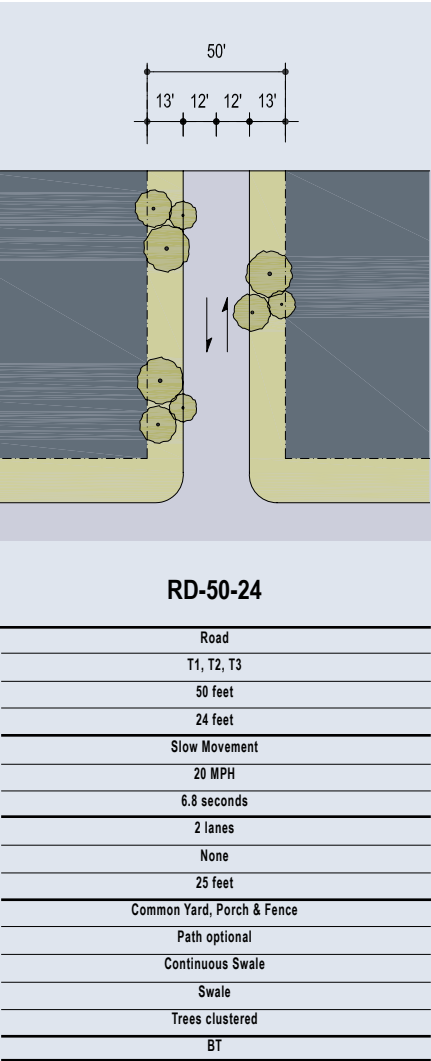
RA-24-24

Rear Alley
T4, T4O, T5, T6
24 feet
24 feet
Slow Movement
10 MPH
7 seconds
n/a
None
Taper
None
None
Inverted Crown
None
None



THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

Thoroughfare Type

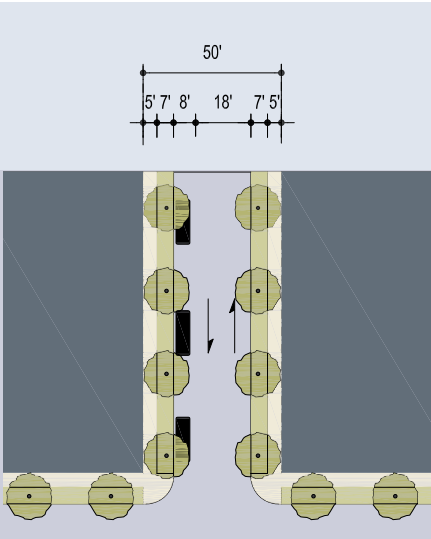
Right of Way Width

Pavement Width

Transportation

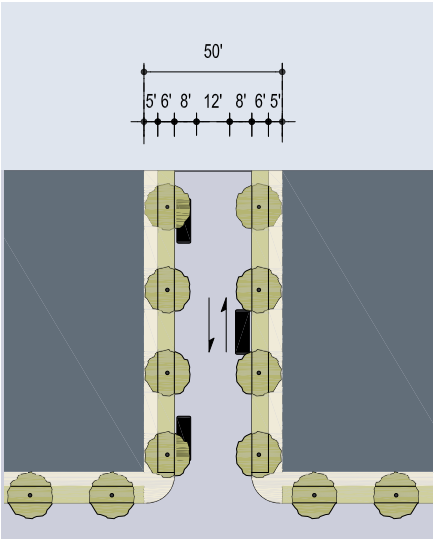
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



ST-50-26*	
Street	T4, T40, T5, T6
Right-of-Way Width	50 feet
Pavement Width	26 feet
Movement	Free Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8 feet marked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, ST
Walkway Type	5 foot Sidewalk
Planter Type	7 foot continuous Parkway
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg..

* PERMITTED IN T4 WITH 40' MID-BLOCK STAGING AREA.



ST-50-28*	
Street	T4, T40, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lane
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Public Frontage Type	PF, T/L, ST
Walkway Type	5 foot Sidewalk
Planter Type	6 foot continuous Parkway
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg..

* PERMITTED IN T4 WITH 40' MID-BLOCK STAGING AREA.

KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

Thoroughfare Type

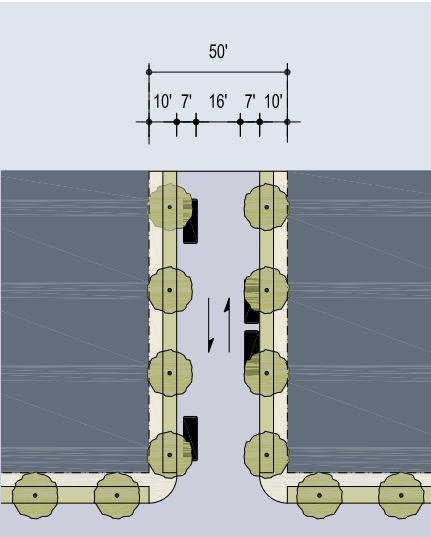
Right of Way Width

Pavement Width

Transportation

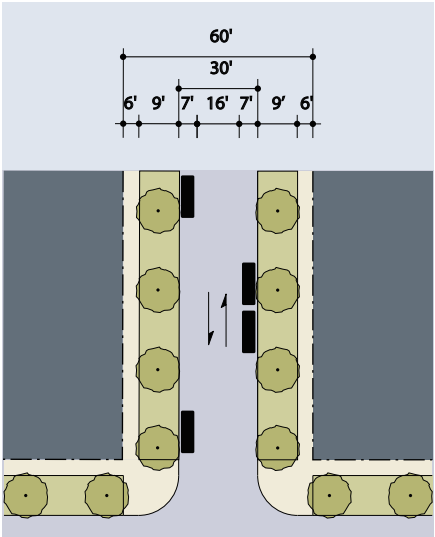
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



ST-50-30

Street
T3, T4
50 feet
30 feet
Slow Movement
20 MPH
8.5 seconds
2 lanes
Both sides @ 7 feet unmarked
10 feet
St, FC, DY/LC, PF
5 foot Sidewalk
5 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg.
BR



ST-60-30

Street
T3, T4
60 feet
30 feet
Slow Movement
20 MPH
8.5 seconds
2 lanes
Both sides @ 7 feet unmarked
10 feet
ST, FC, DY/LC, PF
6 foot Sidewalk
9 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg.
BR

KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

Thoroughfare Type

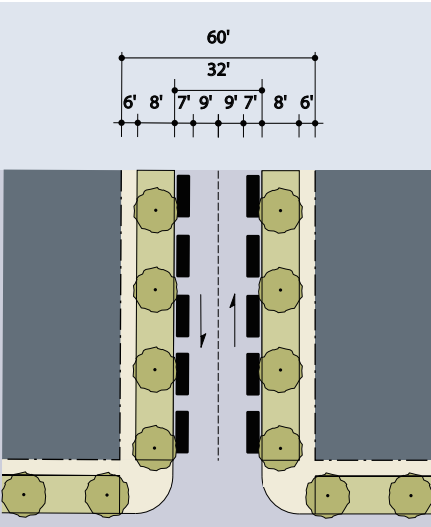
Right of Way Width

Pavement Width

Transportation

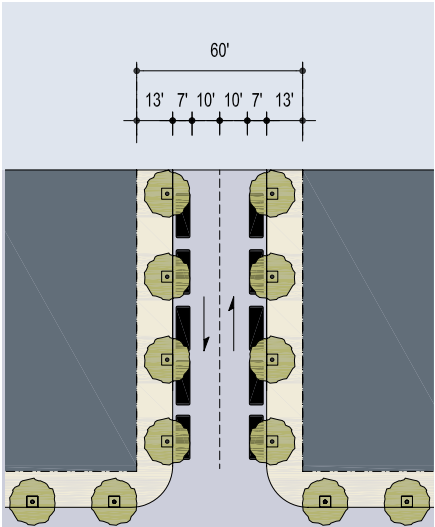
THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	



ST-60-32

Street
T4
60 feet
30 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both sides @ 7 feet unmarked
10 feet
ST, FC, DY/LC, PF
6 foot Sidewalk
8 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg.
BR



ST-60-34

Street
T4, T40, T5
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both Sides @ 7 feet marked
15 feet
Arcade, Gallery, Shopfront, Stoop
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg.
BR

KEY

ST-57-20-BL

Thoroughfare Type

Right of Way Width

Pavement Width

Transportation

Thoroughfare Type

Right of Way Width

Pavement Width

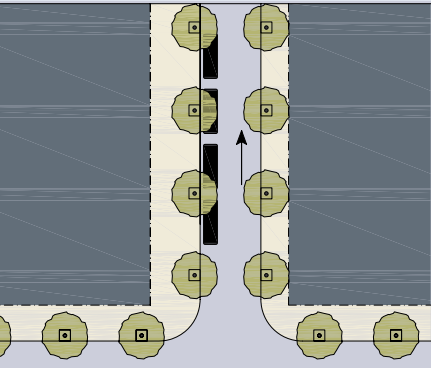
Transportation

THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

50'

18' 8' 14' 10'

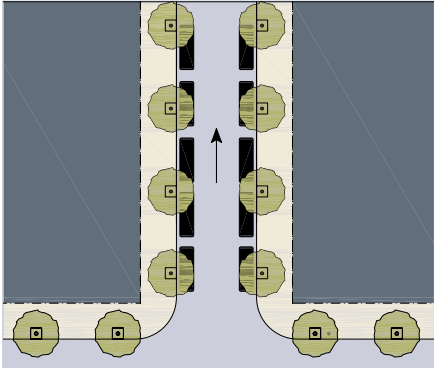


CS-50-22

Commercial Street
T5, T6
50 feet
22 feet
Slow Movement
20 MPH
6.2 seconds
1 lane
One side @ 8 feet marked
15 feet
Arcade, Gallery, Shopfront
18/10 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..
TR, SH

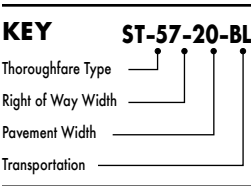
55'

13' 7' 15' 7' 13'



CS-55-29

Commercial Street
T5, T6
55 feet
29 feet
Slow Movement
20 MPH
8.2 seconds
1 lane
Both sides @ 7 feet marked
15 feet
Arcade, Gallery, Shopfront
13 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..
TR, SH



THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

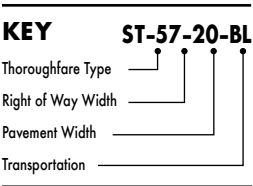
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

CS-60-34

Commercial Street
T40, T5, T6
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both sides @ 7 feet marked
10 feet
Arcade, Gallery, Shopfront
13 foot Sidewalk
4'x4' tree well
Vertical
Trees at 30' o.c. Avg.
BR, SH, TR

CS-70-36

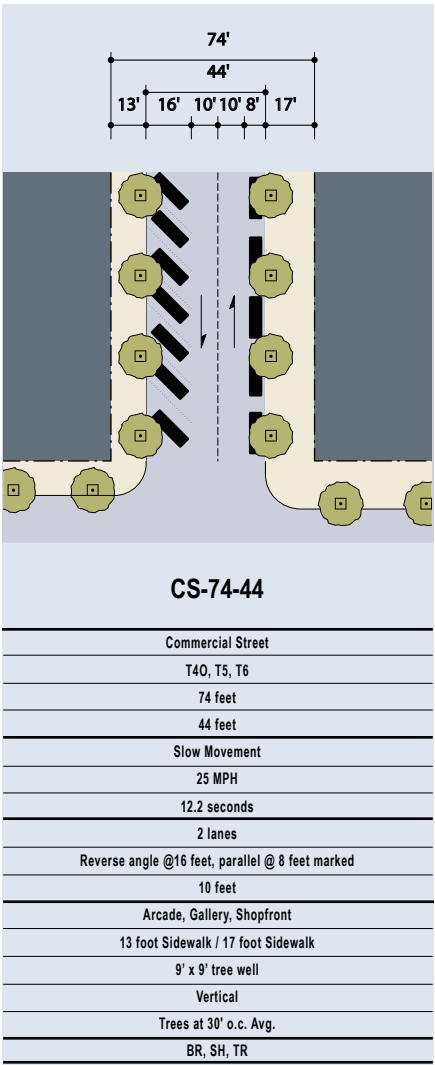
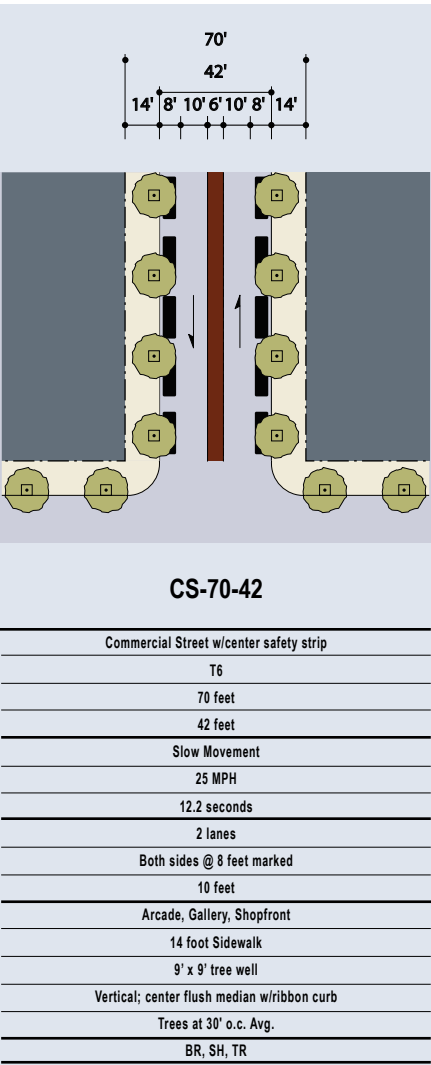
Commercial Street
T40, T5, T6
70 feet
36 feet
Slow Movement
25 MPH
10 seconds
2 lanes
Both Sides @ 8 feet marked
10 feet
Arcade, Gallery, Shopfront
17 foot Sidewalk
9' x 9' tree well
Vertical
Trees at 30' o.c. Avg.
BR, SH, TR

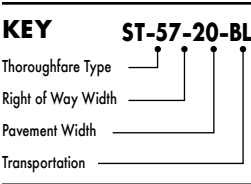


THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



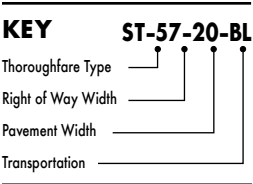


THOROUGHFARE TYPES	
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

CS-80-54
Commercial Street
T40, T5, T6
80 feet
54 feet
Slow Movement
25 MPH
5.7 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
10 feet
Shopfront, Gallery, Arcade
13 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg.
BR, TR

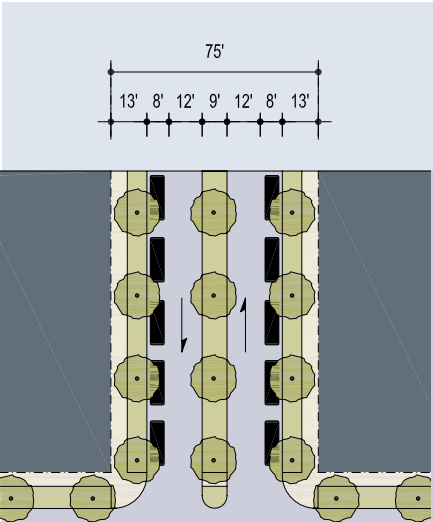
CS-100-64
Commercial Street
T40, T5, T6
100 feet
64 feet
Slow Movement
25 MPH
8.5 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
10 feet
Shopfront, Gallery, Arcade
18 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg.
BR SH TR



THOROUGHFARE TYPES

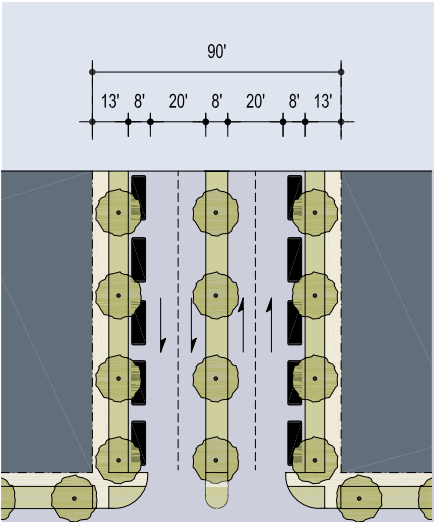
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



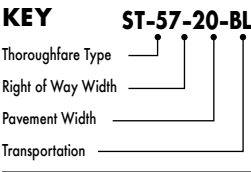
AV-75-40

Avenue
T3, T4, T40, T5
75 feet
40 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds
2 lanes
Both sides @ 8 feet marked
10 feet
PF, T/LW, FC, ST, SH
6 foot Sidewalk
7 foot continuous Parkway
Curb or Swale
Trees at 30' o.c. Avg..
BR, TR



AV-90-56

Avenue
T3, T4, T40, T5
90 feet
56 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
4 lanes
Both sides @ 8 feet marked
10 feet
PF, T/LW, FC, ST, SH
6 foot Sidewalk
7 foot continuous Parkway
Curb or Swale
Trees at 30' o.c. Avg..
BR, TR



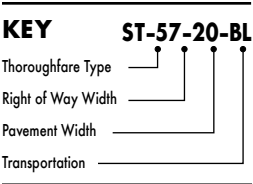
THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

BV-115-33
Boulevard
T40, T5, T6
115 feet
20 feet - 33 feet - 20 feet
Free Movement (inner lanes)
35 MPH
5.7 seconds - 9.4 seconds - 5.7 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..
BR, TR

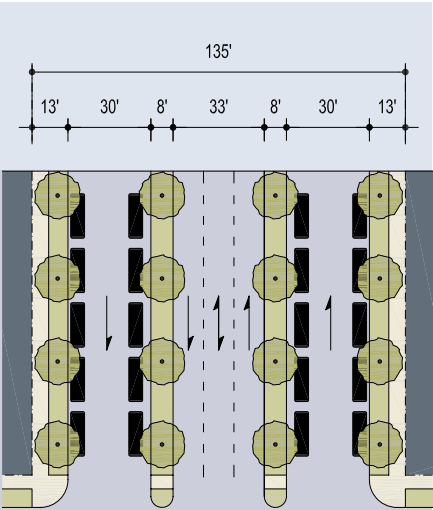
BV-125-43
Boulevard
T40, T5, T6
125 feet
20 feet - 43 feet - 20 feet
Free Movement (inner lanes)
35 MPH
5.7 seconds - 12.2 seconds - 5.7 seconds
4 lanes & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..
BR, TR



THOROUGHFARE TYPES

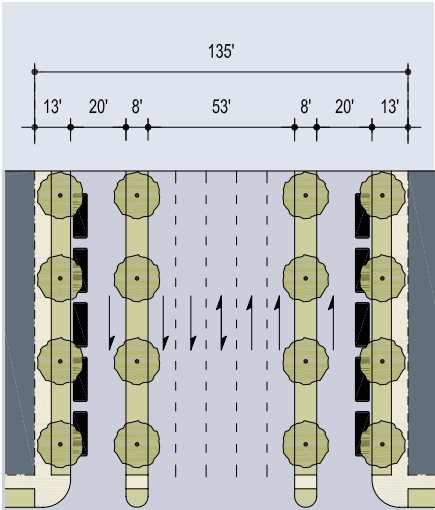
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



BV-135-33

Boulevard
T40, T5, T6
135 feet
30 feet - 33 feet - 30 feet
Free Movement
35 MPH
8.5 seconds - 9.4 seconds - 8.5 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg..
BR, TR



BV-135-53

Boulevard
T40, T5, T6
135 feet
20 feet - 53 feet - 20 feet
Free Movement
35 MPH
5.7 seconds - 15.1 seconds - 5.7 seconds
5 Lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg..
BR, TR

El Paso, Texas

TABLE 5: PUBLIC LIGHTING

Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.












	T1	T2	T3	T4	T4O	T5	T6	SD	Specifications
Cobra Head 	■							■	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pipe 	■	■	■						<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Post 		■	■	■					<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Column 			■	■	■	■			<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Double Column 					■	■	■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

TABLE 6: PUBLIC PLANTING

This table shows six common types of street tree shapes and their appropriateness within the Transect Zones. The local planning office selects species appropriate for the bioregion.

	T1	T2	T3	T4	T4O	T5	T6	SD	Specifications
Pole 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Oval 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Ball 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pyramid 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Umbrella 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Vase 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

El Paso, Texas

TABLE 7: PRIVATE FRONTAGES

The Private Frontage is the area between the building Facades and the Lot lines.

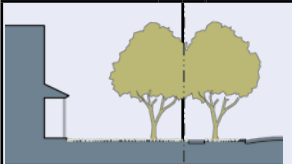
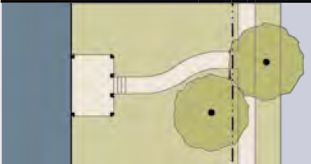







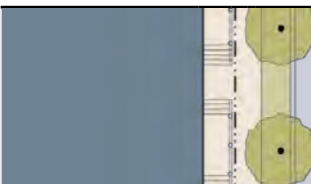


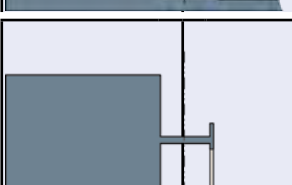

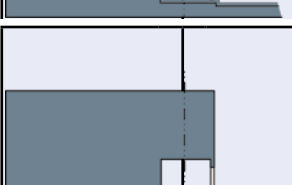

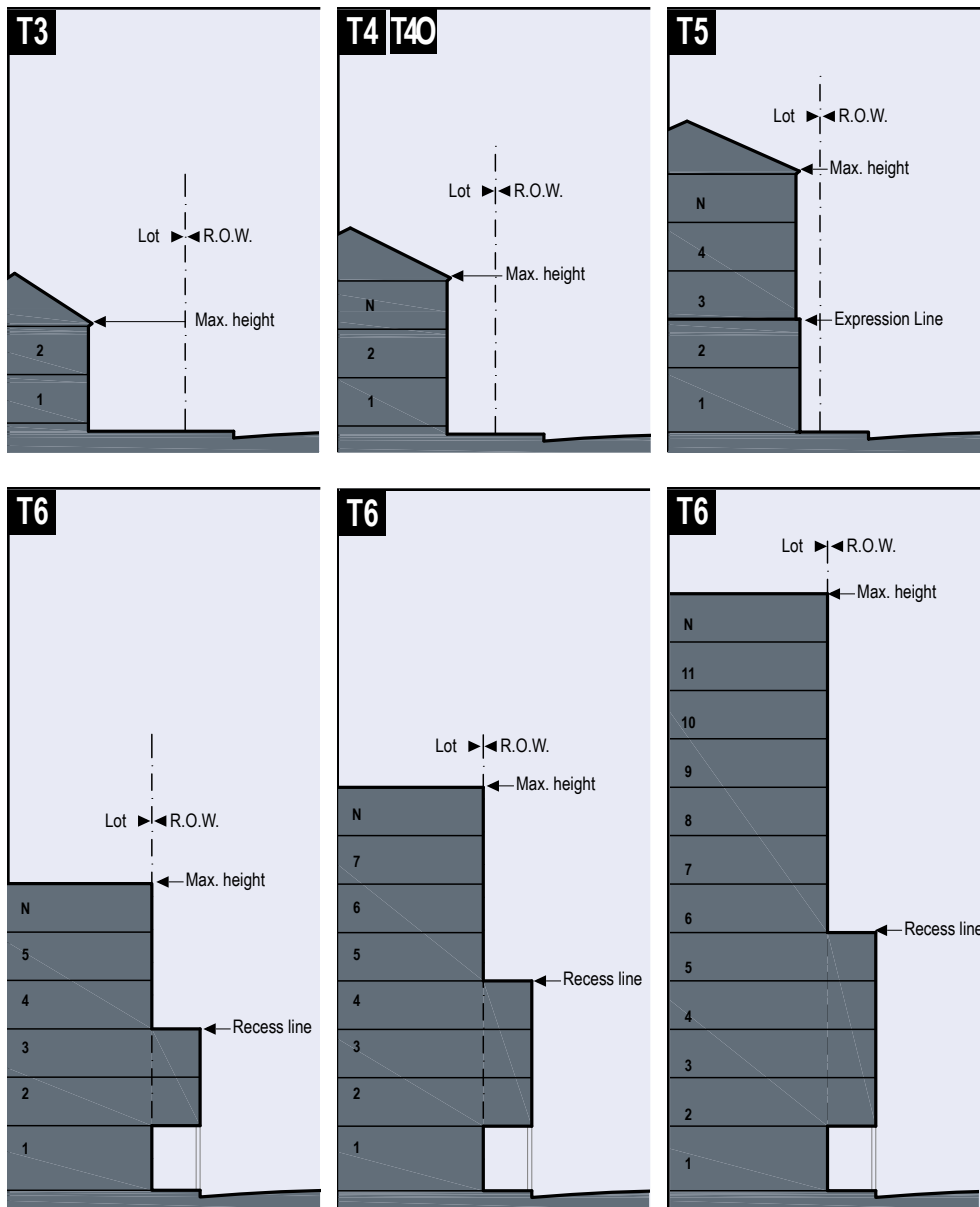
	SECTION		PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.			T2 T3	
b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.			T3 T4	
c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated Terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard .			T4 T4O T5	
d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.			T4 T4O T5 T6	
e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.			T4 T4O T5 T6	
f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.			T4 T4O T5 T6	
g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.			T4 T4O T5 T6	
h. Arcade: a Frontage wherein the Facade is a colonnade that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.			T4O T5 T6	

TABLE 8: BUILDING CONFIGURATION

This table shows the Configurations for different building heights for each Transect Zone. It must be modified to show actual calibrated heights for local conditions. Recess Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Table 14k.



1. Building height shall be measured in number of Stories, excluding Attics and raised basements. Height limits also do not apply to masts, bellfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures.
2. Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor Commercial Function, which shall be a minimum of 11 feet and may be a maximum of 25 feet.
3. Height shall be measured from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), or to the uppermost roof deck (not the top of parapet) of a flat roof.

TABLE 9: BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

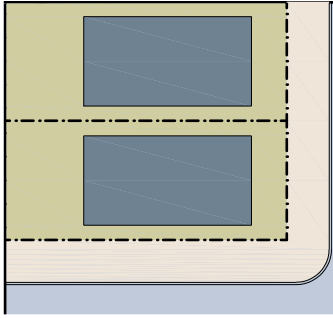
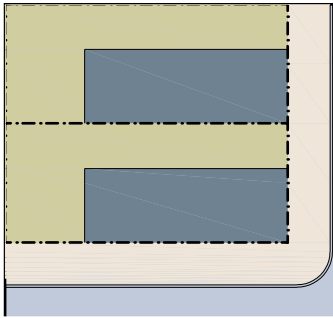
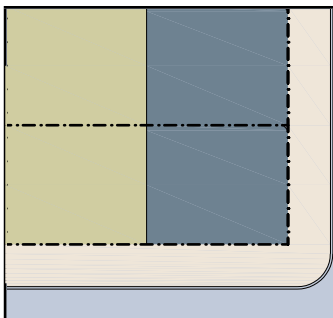
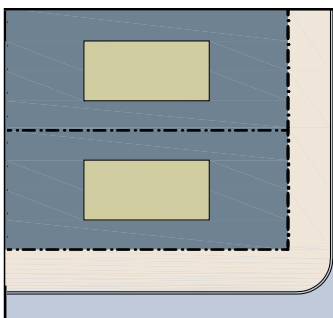
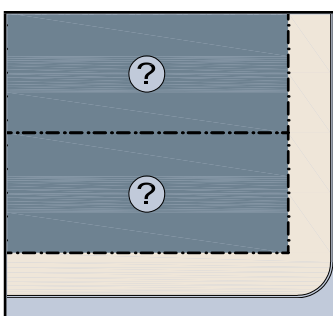
<p>a. Edgeyard: Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	 <div data-bbox="1425 310 1474 504"> T2 T3 T4 T40 </div>
<p>b. Sideyard: Specific Types - Charleston single House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>	 <div data-bbox="1425 636 1474 829"> T3 T4 T40 T5 </div>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <div data-bbox="1425 961 1474 1155"> T4 T40 T5 T6 </div>
<p>d. Courtyard: Specific Types - patio house. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>	 <div data-bbox="1425 1287 1474 1438"> T40 T5 T6 </div>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <div data-bbox="1425 1612 1474 1669"> SD </div>

TABLE 10: BUILDING FUNCTION - GENERAL

This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 12.

	T2 T3	T4	T40 T5 T6
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to four within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. The habitable area of the Accessory dwelling shall not exceed 500 square feet.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the <i>Shared Parking</i> standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the <i>Shared Parking</i> standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one <i>Block</i> corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per <i>Block</i> , and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Table 12	See Table 12
f. OTHER	See Table 12	See Table 12	See Table 12

TABLE 11: Parking Calculations. The Required Parking table summarizes the parking requirements of Table 10 for each site or, conversely, the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)			
	T2 T3	T4	T40 T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	Determined by Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the corresponding frontage lines shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site it serves.		
OTHER	See requirements for Civic.		

Shared Parking FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE			OFFICE
RETAIL			RETAIL

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TABLE 12: SPECIFIC FUNCTION & USE

This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones. Table 12 should be customized for local character and requirements.

a. RESIDENTIAL									f. OTHER: AGRICULTURE								
	T1	T2	T3	T4	T4O	T5	T6	SD		T1	T2	T3	T4	T4O	T5	T6	SD
Mixed Use Block									Grain Storage								
Flex Building									Livestock Pen								
Apartment Building									Greenhouse								
Live/Work Unit									Stable								
Row House									Kennel								
Duplex House									f. OTHER: AUTOMOTIVE								
Courtyard House									Gasoline								
Sideyard House									Automobile Service								
Cottage									Truck Maintenance								
House									Drive -Through Facility								
Villa									Rest Stop								
Accessory Unit									Roadside Stand								
b. LODGING									Billboard								
Hotel (no room limit)									Shopping Center								
Inn (up to 12 rooms)									Shopping Mall								
Bed & Breakfast (up to 5 rooms)									f. OTHER: CIVIL SUPPORT								
School Dormitory									Fire Station								
c. OFFICE									Police Station								
Office Building									Cemetery								
Live-Work Unit									Funeral Home								
d. RETAIL									Hospital								
Open-Market Building									Medical Clinic								
Retail Building									f. OTHER: EDUCATION								
Display Gallery									College								
Restaurant									High School								
Kiosk									Trade School								
Push Cart									Elementary School								
Liquor Selling Establishment									Other- Childcare Center								
e. CIVIC									f. OTHER: INDUSTRIAL								
Bus Shelter									Heavy Industrial Facility								
Convention Center									Light Industrial Facility								
Conference Center									Truck Depot								
Exhibition Center									Laboratory Facility								
Fountain or Public Art									Water Supply Facility								
Library									Sewer and Waste Facility								
Live Theater									Electric Substation								
Movie Theater									Wireless Transmitter								
Museum									Cremation Facility								
Outdoor Auditorium									Warehouse								
Parking Structure									Produce Storage								
Passenger Terminal									Mini-Storage								
Playground																	
Sports Stadium																	
Surface Parking Lot																	
Religious Assembly																	

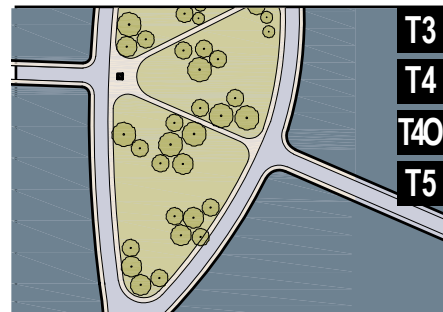
■ BY RIGHT

TABLE 13: CIVIC SPACE

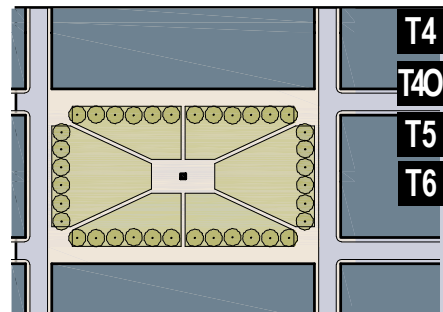
a. Park: A natural preserve available for unstructured recreation. A Park may be independent of surrounding building *Frontages*. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural Corridors. The minimum size shall be 8 acres. Parks in excess of 15 acres may be approved as Special Districts in all zones.



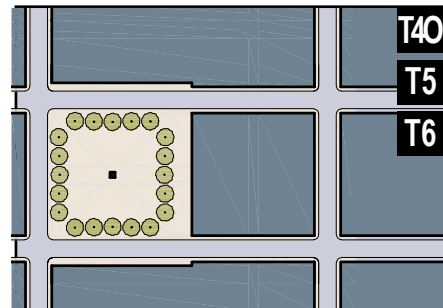
b. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building *Frontages*. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



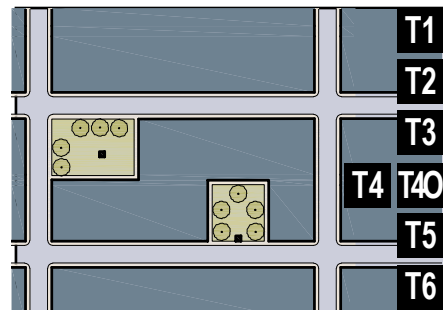
c. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building *Frontages*. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



d. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building *Frontages*. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.




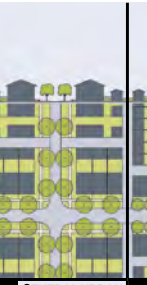
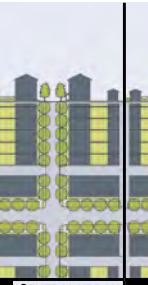
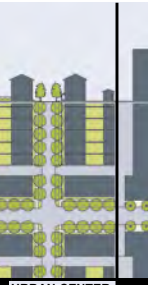
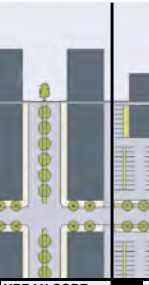



e. Playground: An Open Space designed and equipped for the recreation of children. A playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a *Block*. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



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TABLE 14: SUMMARY TABLE

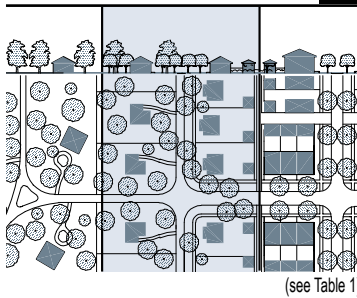
								
	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T40 GENERAL URBAN ZONE - OPEN	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) (see Table 16)								
CLD requires	no minimum	50% min	20 - 40%	10 - 30%	20% max.	not permitted	not permitted	
TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	40% max.	10 - 30%	not permitted	
RCD requires	no minimum	no minimum	not permitted	10 - 30%	40% max.	10 - 30%	40 - 80%	
b. BASE RESIDENTIAL DENSITY (see Section 3.4)								
Reserved								
By Right	by Variance	by Variance	6 units / ac. gross	15 units / ac. gross	20 units / ac. gross	24 units / ac. gross		
Other Functions	by Variance	by Variance	5 - 15% min	10 - 25% min	30 - 60% min	30 - 60% min		
c. Block SIZE								
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max.	2400 ft. max.	2000 ft. max	2000 ft. max	
d. THOROUGHFARES (see Table 3 and Table 4)								
HW	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
AV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted	
DR	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	permitted	not permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	
Rear Lane	permitted	permitted	permitted	required *	not permitted	not permitted	not permitted	
Rear Alley	not permitted	not permitted	not permitted	required *	required *	required	required	
Path	permitted	permitted	permitted	permitted	permitted	not permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	not permitted **	not permitted **	not permitted	not permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	not permitted	not permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted	
e. CIVIC SPACES (see Table 13)				* Rear Lanes or Rear Alleys are required in T4 and T40			** permitted within Open Spaces	
Park	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	
Green	not permitted	not permitted	permitted	permitted	permitted	permitted	not permitted	
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted	
f. LOT OCCUPATION								
Lot Width	not applicable	120 ft. min	50 ft. min 120 ft. max	20 ft. min 80 ft. max	20 ft. min 450 ft. max*	18 ft. min 180 ft. max	18 ft. min 700 ft. max	
Lot Coverage	not applicable	30% max	60% max	70% max	90% max	90% max	100% max	
g. SETBACKS - PRINCIPAL BUILDING				*only one building in excess of 200 ft. permitted per Pedestrian Shed				
Front Setback (Principal)	not applicable	48 ft. min	20 ft. min	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max	
Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min *	6 ft. min 12 ft. max	6 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max	
Side Setback	not applicable	96 ft. min	0 ft. or 18 ft. total min	0 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 8 ft. max	
Rear Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	80% min	90% min	
h. SETBACKS - OUTBUILDING				* 20' with garage				
Front Setback	not applicable	20 ft. min + bldg setback	20 ft. min + bldg setback	24 ft. min + bldg setback	40 ft. max from rear prop.	40 ft. max from rear prop.	not applicable	
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min	0 ft. min	not applicable	
Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	3 ft. max	not applicable	
i. BUILDING DISPOSITION (see Table 9)								
Edgeward	permitted	permitted	permitted	permitted	permitted	not permitted	not permitted	
Sideyard	not permitted	not permitted	permitted	permitted	permitted	permitted	not permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted	
j. PRIVATE Frontages (see Table 7)								
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	not permitted	
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	not permitted	
Terrace or L.C.	not applicable	not permitted	not permitted	permitted	permitted	permitted	not permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	permitted	
k. BUILDING CONFIGURATION (see Table 8)								
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max	3 Stories max, 20 ft. min	5 Stories max, 2 min	2 Stories min	
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max	not applicable	
l. BUILDING FUNCTION (see Table 10 & Table 12)								
Residential	not applicable	restricted use	restricted use	limited use	open use	open use	open use	
Lodging	not applicable	restricted use	restricted use	limited use	open use	open use	open use	
Office	not applicable	restricted use	restricted use	limited use	open use	open use	open use	
Retail	not applicable	restricted use	restricted use	limited use	open use	open use	open use	

ARTICLE 5

ARTICLE 2, 3, 4

T3

TABLE 15A. FORM-BASED CODE GRAPHICS - T3

**BUILDING FUNCTION** (see Table 10 & Table 12)

a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	50 ft. min 120 ft. max.
b. Lot Coverage	60% max.

BUILDING DISPOSITION (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	not permitted
d. Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	24 ft. min.
b. Front Setback (S)	16 ft. min.
c. Side Setback	3 ft. min., 18 ft. total min.
d. Rear Setback	12 ft. min.
Frontage Buildout	40% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	20 ft. min. + bldg setback
b. Side Setback	3 ft. or 6 ft. min.
c. Rear Setback	3 ft. min. *

PRIVATE FRONTAGES (see Table 7)

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	not permitted
d. Forecourt	not permitted
e. Stoop	not permitted
f. Shopfront & Awning	not permitted
g. Gallery	not permitted
h. Arcade	not permitted

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

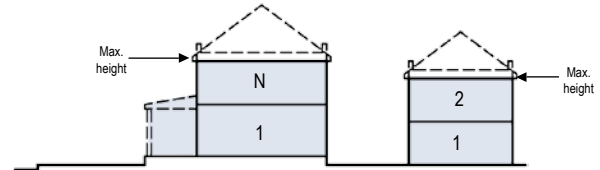
* or 15 ft. from center line of alley

Graphics are illustrative only. Refer to metrics for Setback and height information.

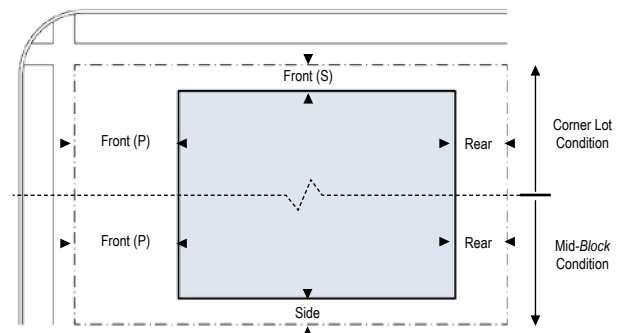
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION

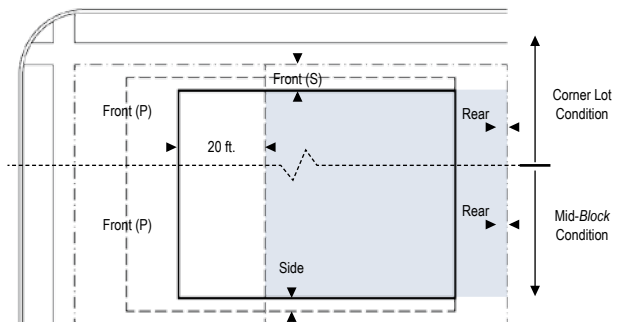
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft. with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.

**SETBACKS - PRINCIPAL BLDG.**

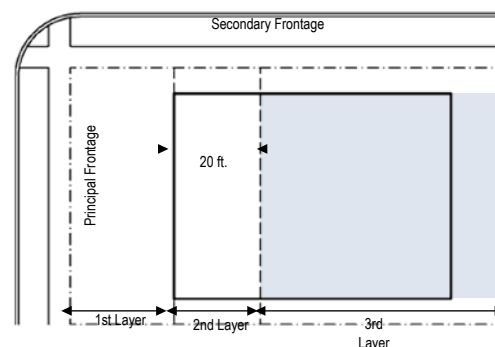
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

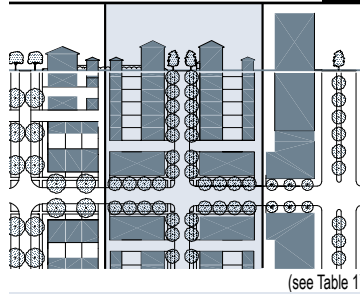
1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



T4



BUILDING FUNCTION (see Table 10 & Table 12)

a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	3 stories max
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	20 ft. min 80 ft. max.
b. Lot Coverage	70% max.

BUILDING DISPOSITION (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	6 ft. min. 12 ft. max.
c. Side Setback	0 ft. min.
d. Rear Setback	0 ft. min.*
Frontage Buildout	60% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	24 ft. min. + bldg setback
b. Side Setback	0 ft. or 3 ft. min.
c. Rear Setback	3 ft. min.

PRIVATE FRONTAGES (see Table 7)

a. Common Law	not permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	not permitted

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

*or 15 ft. from center line of alley

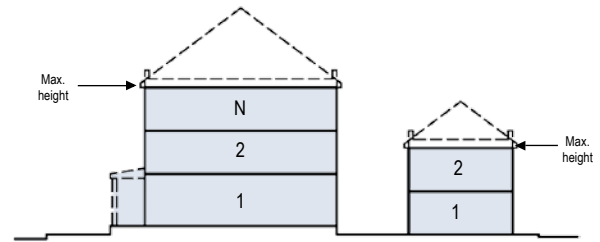
Graphics are illustrative only. Refer to metrics for Setback and height information.

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

TABLE 15B. FORM-BASED CODE GRAPHICS - T4

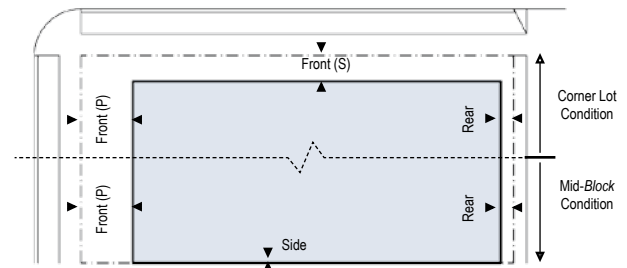
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft. with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



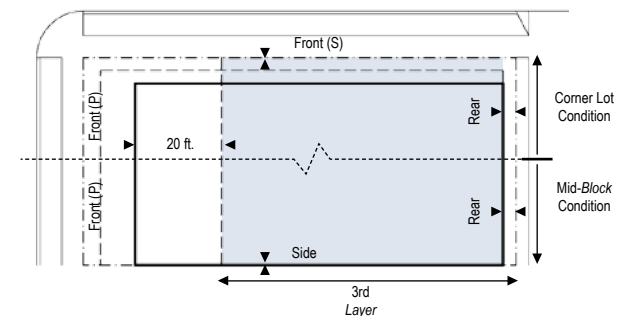
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.

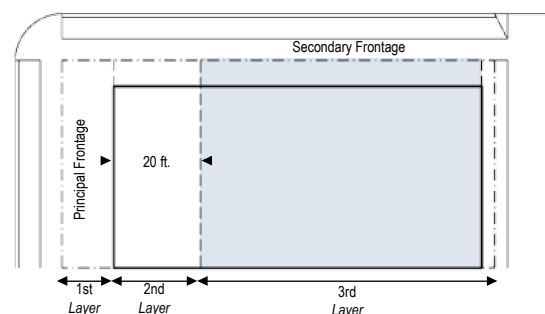
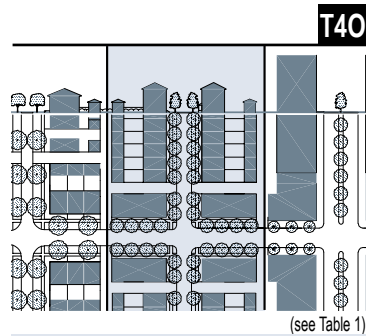


TABLE 15C. FORM-BASED CODE GRAPHICS - T40

**BUILDING FUNCTION** (see Table 10 & Table 12)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	3 stories max, 20 ft. min.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	20 ft. min 450 ft. max.*
b. Lot Coverage	90% max.

BUILDING DISPOSITION (see Table 9)

a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	6 ft. min. 12 ft. max.
c. Side Setback	0 ft. min.
d. Rear Setback	0 ft. min.**
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft.
c. Rear Setback	3 ft. max.

PRIVATE FRONTAGES (see Table 7)

a. Common Law	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

* only 1 building in excess of 200 ft. wide permitted per Pedestrian Shed

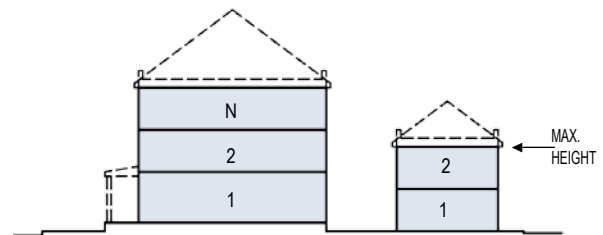
** or 15 ft. from center line of alley

Graphics are illustrative only. Refer to metrics for Setback and height information.

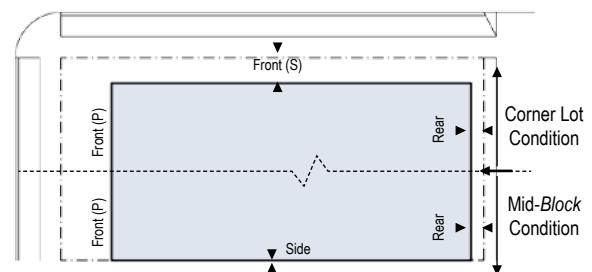
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION

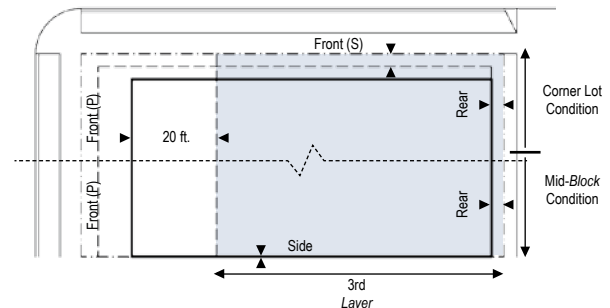
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Principal Building minimum height shall be 20 ft.

**SETBACKS - PRINCIPAL BLDG.**

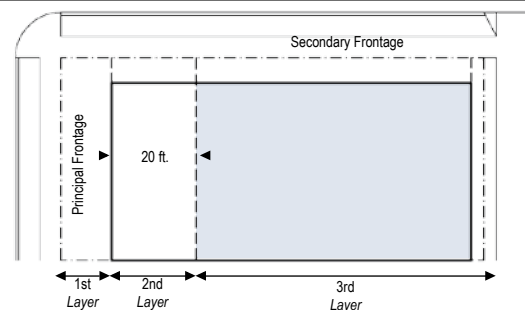
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

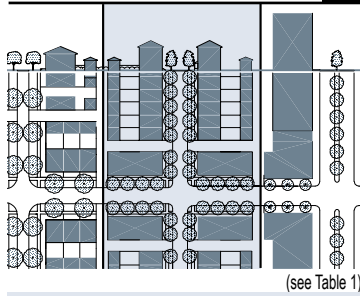
**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



T5**BUILDING FUNCTION** (see Table 10 & Table 12)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	5 stories max, 2 min.
b. Outbuilding	2 stories max.

LOT OCCUPATION

a. Lot Width	18 ft. min 180 ft. max.
b. Lot Coverage	90% max.

BUILDING DISPOSITION (see Table 9)

a. Edgeyard	not permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	0 ft. min. 12 ft. max.
c. Side Setback	0 ft. min. 24 ft. max.
d. Rear Setback	0 ft. min.*
Frontage Buildout	80% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	40 ft. max. from rear prop.
b. Side Setback	0 ft.
c. Rear Setback	3 ft. max.

PRIVATE FRONTAGES (see Table 7)

a. Common Law	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	not permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

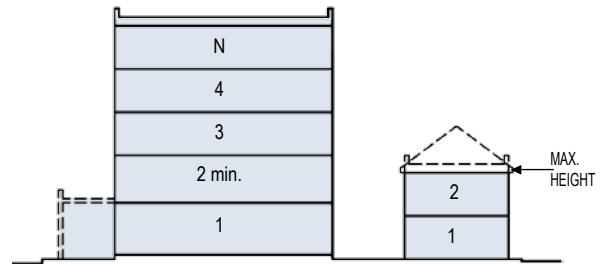
* or 15 ft. from center line of alley

Graphics are illustrative only. Refer to metrics for Setback and height information.

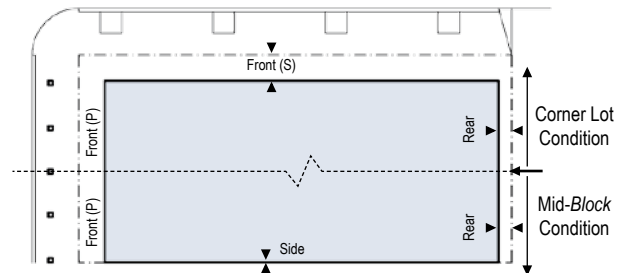
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

TABLE 15D. FORM-BASED CODE GRAPHICS - T5**BUILDING CONFIGURATION**

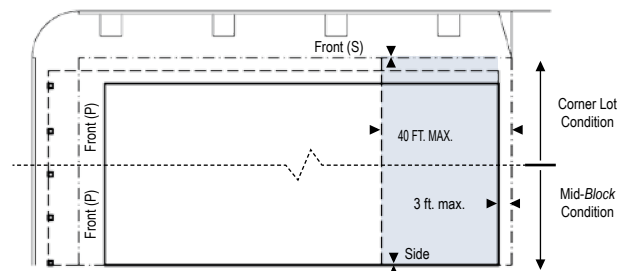
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.

**SETBACKS - PRINCIPAL BLDG.**

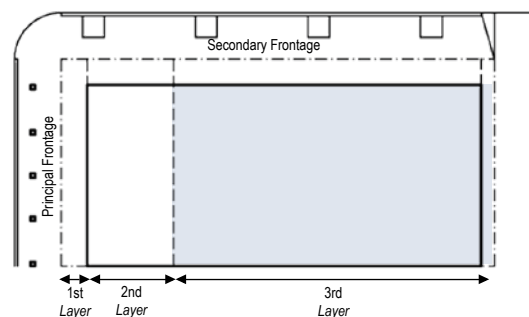
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

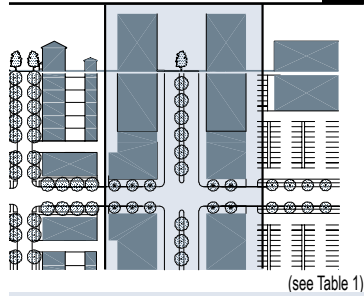
**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



T6

TABLE 15E. FORM-BASED CODE GRAPHICS - T6

**BUILDING FUNCTION** (see Table 10 & Table 12)

a. Residential	open use
b. Lodging	open use
c. Office	open use
d. Retail	open use

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	2 min.
b. Outbuilding	N/A

LOT OCCUPATION

a. Lot Width	18 ft. min 700 ft. max.
b. Lot Coverage	100% max.

BUILDING DISPOSITION (see Table 9)

a. Edgeyard	not permitted
b. Sideyard	not permitted
c. Rearyard	permitted
d. Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING

a. Front Setback (P)	0 ft. min. 8 ft. max.
b. Front Setback (S)	0 ft. min. 8 ft. max.
c. Side Setback	0 ft. min. 8 ft. max.
d. Rear Setback	0 ft. min.*
Frontage Buildout	90% min. at setback

SETBACKS - OUTBUILDING

a. Front Setback	N/A
b. Side Setback	N/A
c. Rear Setback	N/A

PRIVATE FRONTAGES (see Table 7)

a. Common Law	not permitted
b. Porch & Fence	not permitted
c. Terrace or L.C.	not permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	not permitted

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

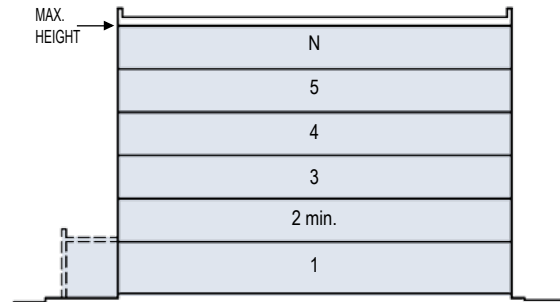
* or 15 ft. from center line of alley

Graphics are illustrative only. Refer to metrics for Setback and height information.

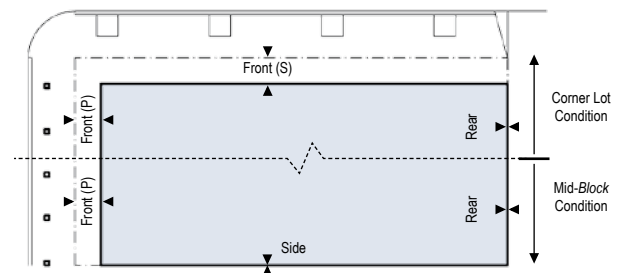
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION

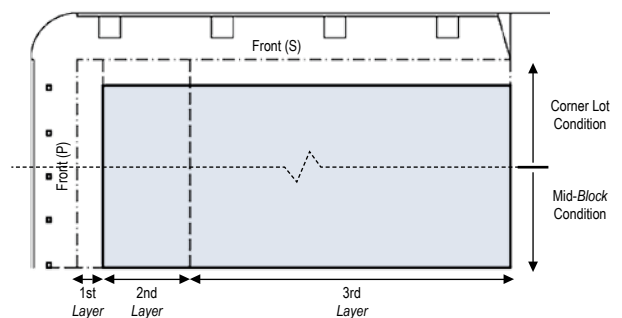
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Stepbacks and Recess Lines shall be as shown on Table 8.

**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



El Paso, Texas

TABLE 16: SPECIAL DISTRICT STANDARDS

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

	SD1 UTEP	SD2 Hospital	SD3 Airport T5.1	SD4 Airport T5.2	SD5 Airport ST	SD6 MCA	SD7
a. ALLOCATION OF ZONES							
CLD	NA	NA	NA	NA	NA	NA	
TND	NA	NA	NA	NA	NA	NA	
TOD	NA	NA	NA	NA	NA	NA	
ARD	NA	NA	80% max.	50% max.	NA	NA	
AED	NA	NA	NA	50% max.	80% max.	NA	
b. BASE RESIDENTIAL DENSITY							
By Right	24	24	NA	NA	NA	48	
Other Functions	50 - 70%	50 - 70%	NA	NA	NA	NA	
c. BLOCK SIZE							
Block Perimeter	3000 ft. max. *	3000 ft. max. *	2400 ft. max. *	3000 ft. max. *	4000 ft. max. *	2000 ft. max. *	
d. THOROUGHFARES							
HW	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
BV	permitted	not permitted	permitted	permitted	permitted	permitted	
AV	permitted	permitted	permitted	permitted	permitted	permitted	
CS	permitted	permitted	permitted	permitted	permitted	permitted	
DR	permitted	permitted	permitted	permitted	permitted	permitted	
ST	permitted	permitted	permitted	permitted	permitted	permitted	
RD	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
Rear Lane	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
Rear Alley	permitted	permitted	permitted	permitted	permitted	permitted	
Path	permitted	permitted	not permitted	not permitted	not permitted	permitted	
Passage	permitted	permitted	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	
e. CIVIC SPACES							
Park	permitted	permitted	permitted	permitted	permitted	not permitted	
Green	permitted	permitted	permitted	permitted	permitted	permitted	
Square	permitted	permitted	permitted	permitted	permitted	permitted	
Plaza	permitted	permitted	permitted	permitted	permitted	permitted	
Playground	permitted	permitted	NA	NA	NA	permitted	
f. LOT OCCUPATION							
Lot Width	NA	NA	NA	NA	NA	18 ft. min. 700 ft. max.	
Lot Coverage	NA	NA	90% max.	90% max.	90% max.	100% max.	
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback	0 ft. min., 30 ft. max.	0 ft. min., 30 ft. max.	0 ft. min., 12 ft. max.	0 ft. min., 12 ft. max.	8 ft. max. or 25 ft. max.**	0 ft. min., 8 ft. max.	
Side Setback	0 ft. min.	0 ft. min.	0 ft. min., 24 ft. max.	0 ft. min., 24 ft. max.	8 ft. max. or 15 ft. max.**	0 ft. min.0	
Rear Setback	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min. or 20 ft. min.**	3 ft. min.	
h. BUILDING DISPOSITION							
Edgeyard	permitted	permitted	permitted	permitted	permitted	permitted	
Sideyard	permitted	permitted	permitted	permitted	permitted	permitted	
Rearyard	permitted	permitted	permitted	permitted	permitted	permitted	
i. PRIVATE FRONTAGES							
Common Yard	permitted	not permitted	permitted	not permitted	permitted	permitted	
Porch & Fence	not permitted	not permitted	permitted	not permitted	not permitted	not permitted	
Terrace or L.C.	permitted	permitted	permitted	permitted	permitted	permitted	
Forecourt	permitted	permitted	permitted	permitted	permitted	permitted	
Stoop	permitted	permitted	permitted	permitted	permitted	permitted	
Shopfront	permitted	permitted	permitted	permitted	permitted	permitted	
Gallery	permitted	permitted	permitted	permitted	permitted	permitted	
Arcade	permitted	permitted	permitted	permitted	not permitted	permitted	
Parking Lot	permitted	permitted	not permitted	not permitted	permitted	not permitted	
j. BUILDING CONFIGURATION							
Principal Building	6 Stories, max.	8 Stories, max.	6 Stories, max. **	6 Stories, max. **	3 Stories, max. **	NA	
Outbuilding	NA	NA	3 Stories, max. **	3 Stories, max. **	2 Stories, max. **	NA	
k. BUILDING FUNCTION							
Residential	open use	open use	not applicable	not applicable	not applicable	open use	
Lodging	open use	open use	open use ****	not applicable	not applicable	open use	
Office	open use	open use	open use	open use	open use	open use	
Retail	open use	open use	open use	open use	open use	open use	
Industrial	not applicable	not applicable	not applicable	open use	open use		

* a Path or Passage may be used to determine Block size

** The 8 ft. and 3 ft. setbacks are for A Streets and the larger setbacks are for B Streets.

*** Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the Airport. Exclusions to this rule may be permitted by the Department of Aviation. SD5 shall be limited to 70 ft.

**** Lodging in SD Airport T5.1 shall be limited to areas indicated on the Airport Master Plan.

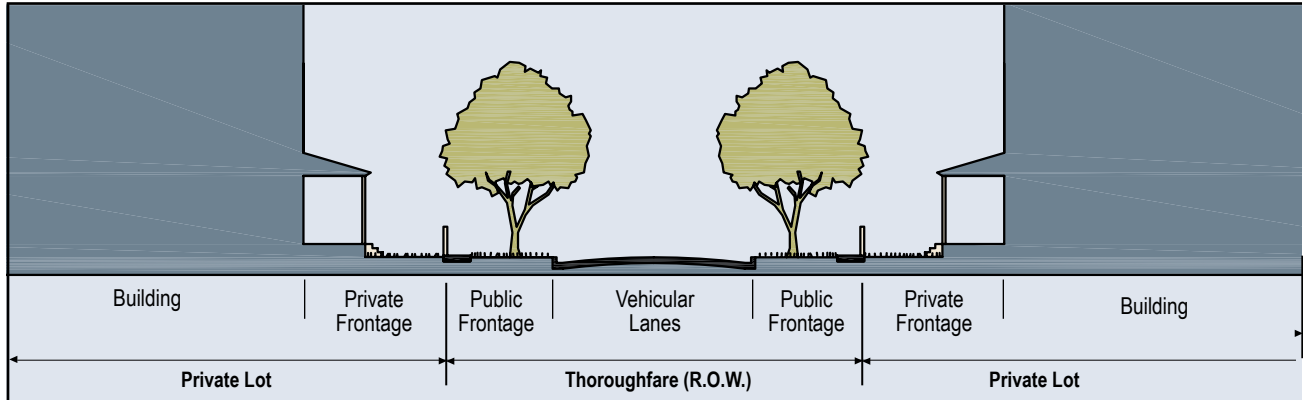
DISPOSITION

CONFIGURATION

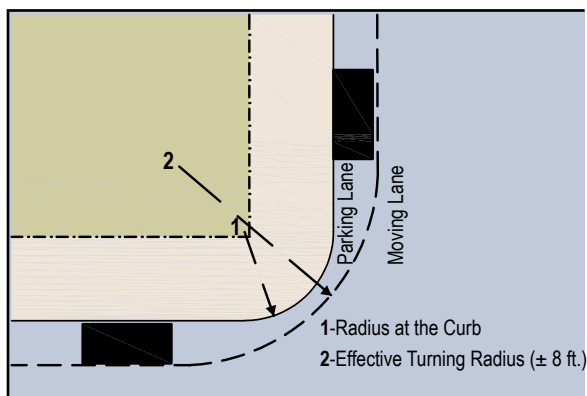
FUNCTION

TABLE 17. DEFINITIONS ILLUSTRATED

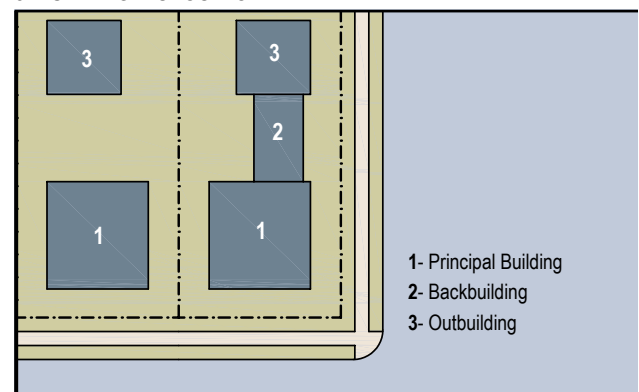
a. THOROUGHFARE & Frontages



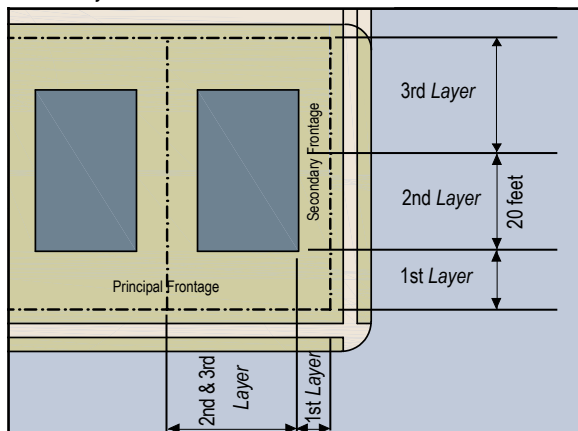
b. TURNING RADIUS



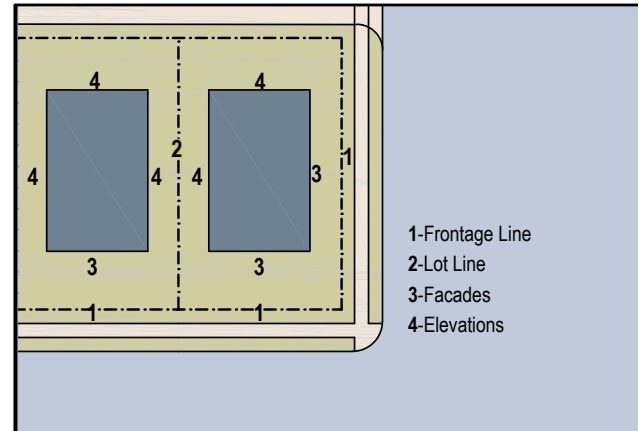
c. BUILDING DISPOSITION



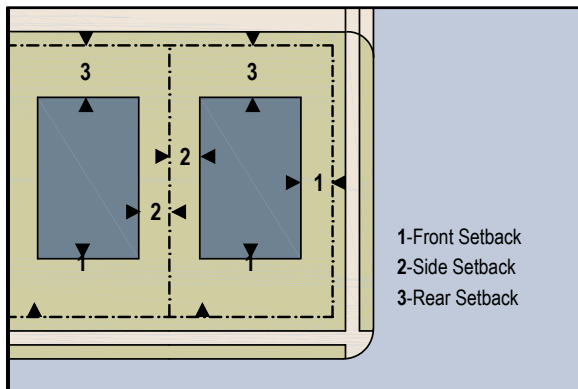
d. LOT Layers



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK PEDESTRIAN SHED

