City of El Paso – City Plan Commission Staff Report

Amendment to Title 21 (SmartCode)

To clarify the SmartCode provisions, to calibrate the SmartCode to the local character of the place and local conditions for infill development, and to revise the special district standards table.

- Clarify Section 21.40.020(E)(1) to specify that Infill Regional Center Developments – Airport may contain one or more standard pedestrian sheds in combination with a long or linear pedestrian shed.
- Addition to Section 21.40.070(A)(1) indicating that there is no limitation on the B-Grid within SD5 Airport ST.
- Revise Table 16: Special District Standards to allow a maximum of 12 stories for a principal building in SD3 Airport T5.1.

Attachments:
Attachment 1: Proposed Ordinance
Attachment 2: Redlined Ordinance

ATTACHMENT 1

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.40 (INFILL COMMUNITY PLANS), SECTION 21.40.020 (INFILL COMMUNITY TYPES), SECTION 21.40.070 (SPECIAL REQUIREMENTS), AND CHAPTER 21.80 (TABLES), SECTION 21.80.240 (TABLE 16 SPECIAL DISTRICT STANDARDS) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS, TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS FOR INFILL DEVELOPMENT, AND TO REVISE THE SPECIAL DISTRICT STANDARDS TABLE; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.

WHEREAS, the City Council of the City of El Paso, by Ordinance 016945, approved on June 29, 2008, adopted Title 21 (SmartCode), and added Title 21 to the El Paso City Code; and

WHEREAS, Title 21 of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the amendments will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in the *Plan El Paso*; and

WHEREAS, the El Paso City Council finds that the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the City of El Paso's SmartCode requires calibration to the local character of the place and local conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Plans), Section 21.40.020 (Infill Community Types), of the El Paso City Code is amended as follows:

ATTACHMENT 1

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 and 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.

E. Infill RCD – Airport (Regional Center Development)

1. An infill RCD – Airport should be assigned to urban core areas that are within one mile of the airport terminal, or along the Montana BRT route. An infill RCD – Airport 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. The RCD – Airport may contain one or more standard pedestrian sheds in combination with a long or linear pedestrian shed.

2. The edges of an infill RCD – Airport should blend into adjacent neighborhoods without buffers.

ATTACHMENT 1

SECTION 2. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Plans), Section 21.40.070 (Special Requirements), of the El Paso City Code is amended as follows:

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. 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.)

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 Façade 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.

ATTACHMENT 1

SECTION 3. That Title 21 (SmartCode), Chapter 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.240, Table 16: Special District Standards, be replaced in its entirety with **Exhibit "A"**.

SECTION 4. Except as herein amended, Title 21 (SmartCode), of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____day of _____, 2012.

THE CITY OF EL PASO

_____
John F. Cook, Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Karla Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Director
City Development Department

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.	12 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		

DISPOSITION

CONFIGURATION

FUNCTION

* 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.

ATTACHMENT 2
REDLINED

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.40 (INFILL COMMUNITY PLANS), SECTION 21.40.020 (INFILL COMMUNITY TYPES), SECTION 21.40.070 (SPECIAL REQUIREMENTS), AND CHAPTER 21.80 (TABLES), SECTION 21.80.240 (TABLE 16 SPECIAL DISTRICT STANDARDS) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS, TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS FOR INFILL DEVELOPMENT, AND TO REVISE THE SPECIAL DISTRICT STANDARDS TABLE; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.

WHEREAS, the City Council of the City of El Paso, by Ordinance 016945, approved on June 29, 2008, adopted Title 21 (SmartCode), and added Title 21 to the El Paso City Code; and

WHEREAS, Title 21 of the El Paso City Code was adopted to promote the health, safety, morals and general welfare of the community; and

WHEREAS, the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the amendments will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in the *Plan El Paso*; and

WHEREAS, the El Paso City Council finds that the regulations established by this amendment have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the City of El Paso's SmartCode requires calibration to the local character of the place and local conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Plans), Section 21.40.020 (Infill Community Types), of the El Paso City Code is amended as follows:

ATTACHMENT 2
REDLINED

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 and 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.

E. Infill RCD – Airport (Regional Center Development)

1. An infill RCD – Airport should be assigned to urban core areas that are within one mile of the airport terminal, or along the Montana BRT route. An infill RCD – Airport 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. The RCD – Airport may contain one or more standard pedestrian sheds in combination with a long or linear pedestrian shed.

2. The edges of an infill RCD – Airport should blend into adjacent neighborhoods without buffers.

ATTACHMENT 2
REDLINED

SECTION 2. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Plans), Section 21.40.070 (Special Requirements), of the El Paso City Code is amended as follows:

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. 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.)

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 Façade 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.

ATTACHMENT 2
REDLINED

SECTION 3. That Title 21 (SmartCode), Chapter 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.220, Table 16: Special District Standards, be replaced in its entirety with **Exhibit "A"**.

SECTION 4. Except as herein amended, Title 21 (SmartCode), of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____day of _____, 2012.

THE CITY OF EL PASO

_____
John F. Cook, Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Karla Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Mathew S. McElroy, Director
City Development Department

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 12 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		

DISPOSITION

CONFIGURATION

FUNCTION

* 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.