

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.80 (TABLES) OF THE EL PASO CITY CODE TO MODIFY STANDARDS FOR THE T40 TRANSECT (GENERAL URBAN ZONE – OPEN). 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 for 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 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.170 - Table 14: Summary table, be replaced in its entirety with Exhibit 'A'.
2. That Section 21.80.200 - Table 15C. Form-based code graphics – T4O, be replaced in its entirety with Exhibit 'B'.

SECTION 2. 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 _____, 2011.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

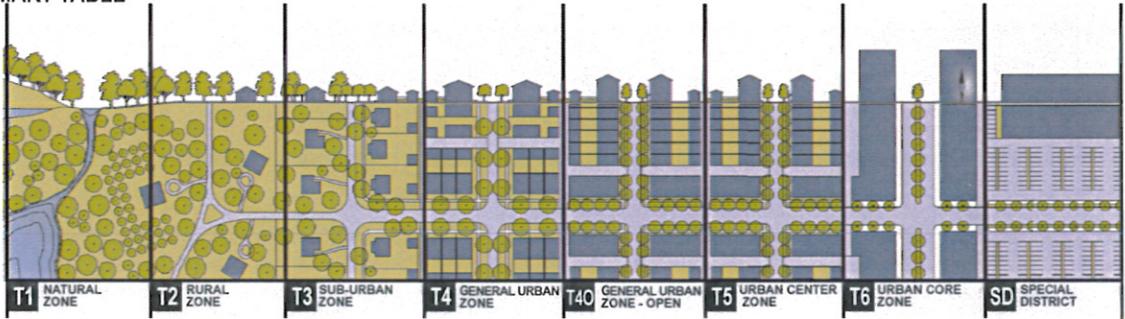
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew McElroy, Deputy Director
Planning and Economic Development
Department - Planning

TABLE 14: SUMMARY TABLE



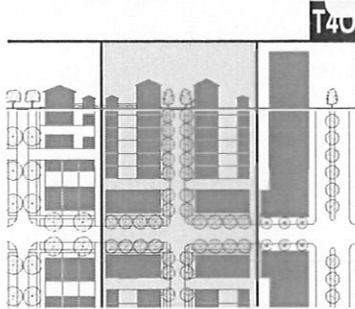
	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T4O GENERAL URBAN ZONE - OPEN	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) (see Table 16)								
CLD requires	no minimum	50% min	20 - 40%	10 - 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)								
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	4 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

DISPOSITION

CONFIGURATION

FUNCTION



(see Table 1)

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	4 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

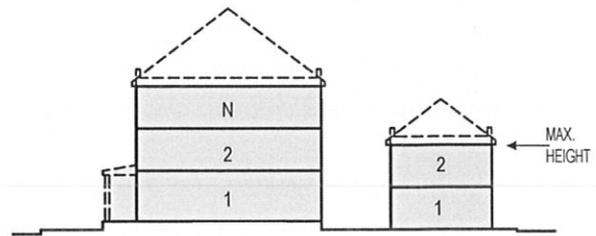
Graphics are illustrative only. Refer to metrics for Setback and height information.

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

TABLE 15C. FORM-BASED CODE GRAPHICS - T40

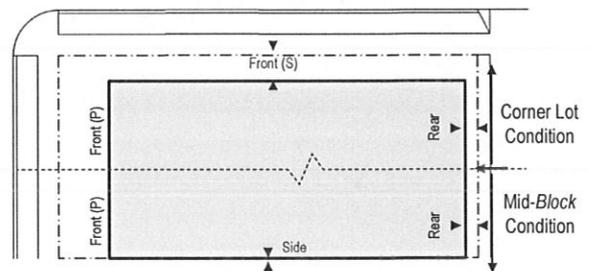
BUILDING CONFIGURATION

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.



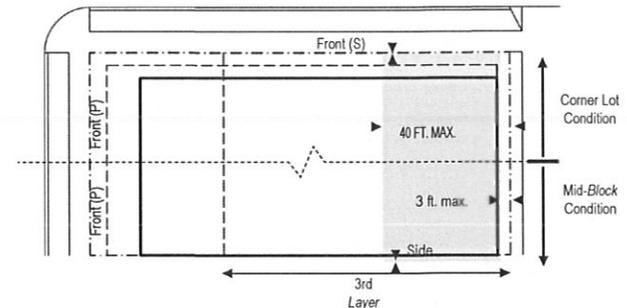
SETBACKS - PRINCIPAL BLDG.

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.

