ORDINANCE NO. 016653

CITY CLERK DEPT.
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AN ORDINANCE AMENDING THE EL PASO CITY CODE BY REPLACING TITLE 20 (ZONING) IN ITS ENTIRETY IN ORDER TO ESTABLISH ZONING REGULATIONS; CREATE USE DISTRICTS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN; REGULATE WITHIN SUCH DISTRICTS THE HEIGHT, BULK AND USE OF BUILDINGS AND STRUCTURES, THE SIZE OF YARDS, OPEN SPACES, USE OF LAND FOR COMMERCIAL, INDUSTRY, RESIDENCE AND OTHER PURPOSES; ADOPTING A ZONING DISTRICT MAP; PROVIDE FOR THE ROLE AND AUTHORITY OF THE CITY PLAN COMMISSION, ZONING BOARD OF ADJUSTMENT AND CITY COUNCIL; REGULATE THE DENSITY OF DWELLINGS AND OTHER STRUCTURES AND THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED BY STRUCTURES; PROVIDE FOR SITE PLAN APPROVAL; PROVIDE FOR NONCONFORMING USES AND STRUCTURES; DEFINE CERTAIN TERMS AS USED WITHIN THIS ORDINANCE; PROVIDE FOR SPECIAL USE PERMITS; SPECIFY MINIMUM REQUIREMENTS FOR OFF-STREET PARKING OF MOTOR VEHICLES AND OFF-STREET LOADING AREAS; PROVIDE FOR OVERLAY DISTRICTS; PROVIDE FOR DEVELOPMENT STANDARDS FOR ALL USES; PROVIDE FOR REGULATIONS REGARDING SIGNAGE; PROVIDE FOR ENFORCEMENT INCLUDING PENATIES OF A FINE NOT TO EXCEED $2,000 OR CIVIL PENALTY NOT TO EXCEED $500 FOR EACH AND EVERY OFFENSE; PROVIDE FOR INJUNCTIVE RELIEF; AND PROVIDE FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY, EFFECTIVE DATE; AND PROPER NOTICE AND A HEARING.

WHEREAS, the City Council seeks to maintain the value of the City of El Paso's (the "City") scenic and natural resources, which are the keystones of the City's economic strength and quality of life through a comprehensive regulatory program that restricts and guides land use and development; and,

WHEREAS, the City Council finds that unregulated development creates aesthetic and economic harm by cluttering corridors, devaluing historic properties and adversely affecting the naturally scenic views and native environment; and,

WHEREAS, the City Council created the Building and Zoning Advisory Committee (the "BZAC") to review and provide recommendations regarding the development regulations of Title 20 (Zoning) of the El Paso City Code; and,

WHEREAS, the BZAC met extensively and provided a forum for public input; and provided valuable input and proposed amendments to the Zoning Code and other applicable provisions of the Code related to development within the City; and,

WHEREAS, in addition to the work completed by the BZAC, the City Plan Commission has performed extensive research and conducted several hearings on the issues of land use planning, and proposed amendments to Title 20 (Zoning); and,

WHEREAS, the City has adopted a Comprehensive Plan in accordance with the provisions of the Texas Local Government Code; and has established Planning Areas with accompanying maps and materials detailing the desires of the City and citizenry as to the projected types and locations of future growth; and,

WHEREAS, through the adoption and enforcement of comprehensive and uniform zoning regulations the City Council seeks to promote the public health, safety, morals and general welfare, and protect and preserve places of historical, cultural and architectural importance and significance; and,

WHEREAS, the regulations established by this Ordinance are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and,

WHEREAS, in the course of adopting the regulations established by this Ordinance the City Plan Commission and City Council have given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and,

WHEREAS, the regulations established by this Ordinance 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 regulations established by this Ordinance are designed to prevent property owners from adversely affecting adjoining property owners in an unreasonable manner; and,

WHEREAS, the regulations established by this Ordinance are part of a comprehensive regulatory scheme designed to protect the culture, heritage, ecology and aesthetics of the City; and,

WHEREAS, the regulations established by this Ordinance are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the power granted by law to the City; and

WHEREAS, the following regulations are a valid exercise of the City's broad police powers and based upon the City's statutory regulatory authority, including but not limited to, Texas Local Government Code Chapters 51, 52, 211, 212, 213, 215, 217, and 219; and,

WHEREAS, parties in interest and citizens have had an opportunity to be heard at several public meetings and hearings conducted by the BZAC, City Plan Commission and City Council, notice of which was posted on the City's website, by provision of personal notice by

staff, and published in the City's official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours, when required by state law.

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

Section 1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Title 20 (Zoning) of the El Paso City Code shall be replaced in its entirety with the language as set forth in Exhibit "A", titled "Title 20 (Zoning)", attached and incorporated by reference for all purposes.

Section 3. REPEALER

All ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 4. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, and the remainder of this ordinance shall be enforced as written.

Section 5. EFFECTIVE DATE

This ordinance shall take effect October 1, 2007.

Section 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

Section 7. Except as herein amended the El Paso City Code shall remain if full force and effect.

PASSED and APPROVED this 5th day of June, 2007.

THE CITY OF EL PASO

John Cook, Mayor

ATTEST

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT

Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services

R. Alan Shubert, P.E., C.B.O.
Director, Development Services Department

TITLE 20 ZONING

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CHAPTER 20.02

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20.02.994 **Site plan, generalized.**
20.02.996 **Skateboarding facility (indoor).**
20.02.998 **Skateboarding facility (outdoor).**
20.02.1000 **Slope.**

20.02.1002 Slope, percent average.
20.02.1004 Social, fraternal club.
20.02.1006 Solar conversion system.
20.02.1008 Solar energy.
20.02.1010 Solar energy collector.
20.02.1012 Solar energy conversion system.
20.02.1014 Specialty shop.
20.02.1016 Special exception.
20.02.1018 Special permit use.
20.02.1020 Specified anatomical areas.
20.02.1022 Specified sexual activities.
20.02.1024 Sports arena (multipurpose).
20.02.1026 Stable (including breeding).
20.02.1028 Stacking.
20.02.1030 Stadium.
20.02.1032 Storm water retention pond (public/private).
20.02.1034 Story.
20.02.1036 Story, half.
20.02.1038 Street centerline.
20.02.1040 Street line.
20.02.1042 Street, private.
20.02.1044 Street, public.
20.02.1046 Structural alteration.
20.02.1048 Structure.
20.02.1050 Studio, dance.
20.02.1052 Studio, music.
20.02.1054 Studio, photography.
20.02.1056 Subdivision ordinance.
20.02.1058 Substantial conformity.
20.02.1060 Supermarket.
20.02.1062 Superstore.
20.02.1064 Swimming pool (commercial).
20.02.1066 Swimming pool (non-commercial).
20.02.1068 Synagogue.
20.02.1070 Tattoo parlor.
20.02.1072 Telemarketing agency.
20.02.1074 Temple.
20.02.1076 Temporary events on public rights-of-way.
20.02.1078 Temporary use.
20.02.1080 Tennis club.
20.02.1082 Tennis club, indoor (with/without restaurant and bar).
20.02.1084 Tennis club, outdoor (with/without restaurant and bar).
20.02.1086 Tents (special events).
20.02.1088 Testing laboratory.
20.02.1090 Theater, performing.
20.02.1092 Townhouse.

20.02.1094 Tractor.
20.02.1096 Traffic Division.
20.02.1098 Traffic Engineer.
20.02.1100 Trailer, 18-wheeler (sales, display, and repair).
20.02.1102 Tramway.
20.02.1104 Transfer station.
20.02.1106 Transportation equipment manufacturing.
20.02.1108 Transportation terminal, Type A.
20.02.1110 Transportation terminal, Type B.
20.02.1112 Travel trailer.
20.02.1114 Travel trailer park.
20.02.1116 Tree, Parking Lot
20.02.1118 Tree, Project
20.02.1120 Triplex.
20.02.1122 Truck stop.
20.02.1124 Unit.
20.02.1126 University, college.
20.02.1128 Unnecessary hardship.
20.02.1130 Utility storage yard.
20.02.1132 Vehicle.
20.02.1134 Vending machines (inside a building).
20.02.1136 Vendor, flea market.
20.02.1138 Veterinary treatment center (large animals).
20.02.1140 Veterinary treatment center (small animals).
20.02.1142 Wall, screening.
20.02.1144 Warehouse club.
20.02.1146 Warehouses, self-storage.
20.02.1148 Watchman.
20.02.1150 Water and wastewater utility facility.
20.02.1152 Window, bay.
20.02.1154 Wind-driven electrical generator.
20.02.1156 Wind-driven electrical pump.
20.02.1158 Wind-driven pump.
20.02.1160 Yard.
20.02.1162 Yard, required front.
20.02.1164 Yard, required rear.
20.02.1166 Yard, required side.
20.02.1168 Yard, side street.
20.02.1170 Youth organization (with/without living facility).
20.02.1172 Zero lot line.
20.02.1174 Zoning administrator.

ARTICLE I. GENERAL PROVISIONS

20.02.004 Title.

The ordinance codified in this title shall be known as the "Zoning Ordinance for the City of El Paso, Texas."

20.02.008 Applicability.

This title shall apply to the incorporated area of El Paso, Texas.

20.02.012 Purpose.

The zoning regulations and districts 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.

20.02.016 Interpretation.

In interpreting and applying the provisions of this title, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this title to interfere with, or abrogate or annul any easements, covenants, or other agreement between parties; provided, however, that where this title imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces or lot dimensions than are imposed or required by other resolutions, ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this title shall govern.

ARTICLE II. DEFINITIONS

20.02.020 Rules of construction.

The following general rules of construction shall apply to the regulations of this title:

A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.

B. Words used in the present tense include the past and future tenses, and the future the present.

C. The word "shall" is always mandatory. The word "may" is permissive.
D. The word "building" or "structure" includes any part thereof, and the word "structure" includes the word "building."
E. Words and terms not defined herein shall be interpreted in accord with Merriam-Webster's Collegiate Dictionary, Tenth Edition.

20.02.022 Generally.

For the purpose of this title, certain terms and words are defined as set forth in this chapter.

20.02.024 Abutting.
"Abutting" when referring to zoning, means having zoning district boundaries in common. When referring to lots or parcels of land, abutting shall mean having lot lines in common. Lots or parcels of land, which touch at corners only, shall not be deemed abutting. "Abut," "adjacent," "adjoining" and "contiguous" shall mean the same as "abutting."

20.02.026 Access or accessway.
"Access or accessway" means the public or private street by which pedestrians and vehicles shall have lawful and usable ingress and egress to a property line. Provided, however, that access may be provided through a private easement that is filed of record.

20.02.028 Accessory building.
"Accessory building" means a detached subordinate building or other structure, the use of which is clearly incidental to or customarily found in connection with and located on the same lot as the main building or principal use of the land.

20.02.030 Accessory use.
"Accessory use" means a use, which is clearly incidental to or customarily found in connection with, and subordinate in area, extent and purpose to the principal use and is located on the same lot as the principal use of the premises.

20.02.032 Acreage, gross.
"Gross acreage" means the total area within a parcel of land.

20.02.034 Administrator.
"Administrator" means the Director of Development Services of the City of El Paso, Texas, or his designee.

20.02.036 Adult bookstore.
"Adult bookstore" means an establishment having a majority of its stock in trade, books, magazines and other periodicals, "peep shows," film strips, video, electronic or digital recordings which are distinguished or characterized by their emphasis on pictorial, photographic, or cinematic representation of "specified sexual activities" or "specified anatomical areas" (as defined in this chapter), or an establishment with a

section or segment devoted to the sale, rental or display of such material, where such section or segment comprises twenty percent or more of such establishment's stock in trade, sales or rentals.

20.02.038 Adult day care center.
"Adult day care center" means a facility that provides care for adults for less than twenty-four hours a day.

20.02.040 Adult foster care home/private care home.
"Adult foster care home/private care home" means a personal care facility operated in a home, where care is provided for no more than four personal care recipients unrelated to the provider.

20.02.042 Adult motion picture theater.
"Adult motion picture theater" means a facility in which material is presented that is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined in this chapter) for observation by patrons of such establishments, and which presents such materials for at least any one hundred twenty days in any twelve-month period.

20.02.044 Airpad.
"Airpad" means a type of passenger terminal used for the storing, landing or takeoff of a small single-engine or light twin-engine aircraft for the purpose of loading or unloading passengers, but does not afford refueling, maintenance, repair or other facilities.

20.02.046 Airport.
"Airport" means a type of freight or passenger terminal that is used to accommodate all phases of operation of aircraft, whether private or commercial.

20.02.048 Alley.
"Alley" means a dedicated public right of way affording secondary means of access to abutting property and service to the rear or side of property whose principal frontage is on another street.

20.02.050 Alteration.
"Alteration" means any construction or renovation to an existing structure other than repair or addition.

20.02.052 Amusement game complex.
"Amusement game complex" means a group of more than four amusement game machines in the same place, location or premises.

20.02.054 Amusement game machine.
"Amusement game machine" means a coin-operated machine or device which whether mechanical, electrical, electronic, digital or video, shall be ready for play by the

insertion of a coin, metal slug or token, and may be operated by the public for use as a game, entertainment or amusement, the object of which is to achieve either a high or low score, which by comparison to the score of other players, whether playing concurrently or not, demonstrates relative skill or competence or indicates in any other way competitive advantage of one player or team over another, regardless of skill or competence, or for any other purpose other than the dispensing or vending of merchandise, music or service exclusively.

20.02.056 Amusement park.
"Amusement park" means a commercially operated park with various devices for entertainment and booths for the sale of food and drink.

20.02.058 Amusement rides (commercial).
"Amusement rides (commercial)" means a temporary commercial use of land with various rides for entertainment and booths for the sale of food and drink.

20.02.060 Animal.
"Animal" means any living animal except human beings and includes (without limiting the generality thereof) mammals, birds, reptiles and fish.

20.02.062 Animal crematory.
"Animal crematory" means a structure containing a furnace used or intended to be used for the cremation, or reducing to ashes, of animal remains.

20.02.064 Animal food manufacturing.
"Animal food manufacturing" means a facility for the work or processing necessary for the production of animal food.

20.02.066 Animal kennel.
See Kennel.

20.02.068 Animal slaughtery and processing.
"Animal slaughtery and processing" means a facility where animals are slaughtered and processed.

20.02.070 Animals, keeping for enjoyment purposes.
"Animals, keeping for enjoyment purposes" means animals that are customarily kept for personal use or enjoyment, not raised for commercial purposes.

20.02.072 Apartment.
"Apartment" means a part of a building or building complex containing culinary and bathroom facilities, consisting of a room or suite of rooms intended, designed and used as a dwelling unit by an individual or a single family.

20.02.074 Apartment building (5 or more units).
"Apartment building (5 or more units)" means a building or part of a building containing five or more attached dwelling units.

20.02.076 Area of intersection.
"Area of intersection" means that area bounded by the converging of all congruent right-of-way lines.

20.02.078 Areas of special control.
"Areas of special control" means those areas designated in this title as worthy of protection from off premise advertising because of inherent environmental, scenic or significant historical qualities.

20.02.080 Arterial thoroughfare.
"Arterial thoroughfare" means a street designed as an interstate, major arterial or minor arterial on the adopted major thoroughfare plan of the city.

20.02.082 Assisted living facility.
"Assisted living facility" means an establishment that furnishes food and shelter and provides personal care services to four or more persons who are unrelated to the proprietor of the establishment.

20.02.084 Athletic facility (indoor).
See Exercise facility (indoor).

20.02.086 Athletic facility (outdoor).
"Athletic facility (outdoor)" means a developed recreation area that may contain a playground as well as fields for competitive sports such as baseball, football, or soccer.

20.02.088 Atrium house.
"Atrium house" means an attached single-family dwelling, shaped to surround or partly surround a private covered space called an atrium which is a principal source of natural light for the interior of the house.

20.02.090 Automobile (sales, service, storage and rental).
"Automobile (sales, service, storage and rental)" means a facility that sells or leases new or used automobiles, light trucks or other similar motorized transportation vehicles. The facility may maintain an inventory of the vehicles for sale or lease on site and may provide on-site facilities for the repair and service of the vehicles.

20.02.092 Automobile rental location (satellite).
"Automobile rental location (satellite)" means an office where customers may contract for rental use, for the pick up and delivery of automobiles and light trucks. There shall be no maintenance of vehicles on this site.

20.02.094 Automobile and light truck lubrication service.
"Automobile and light truck lubrication service" means a service that performs lubrication of automobiles and light trucks.

20.02.096 Automotive service station.
"Automotive service station" means any place of business with pumps and underground storage tanks, having as its purpose the retail servicing of motor vehicles with fuels or lubricants, including incidental minor repairs and inspections but not including a general repair shop, paint or body shop, machine shop, vulcanizing shop or any operation requiring the removal or installation of radiator, engine, cylinder heads, crankcase, CV joints, transmission, differential, fenders, doors, bumpers, grills, glass or other body parts, or any body repairing or painting.

20.02.098 Automobile wrecking yard.
"Automobile wrecking yard" means a yard consisting of that part of a lot not enclosed by a building, which is used for the wrecking or dismantling of used, damaged or obsolete motor vehicles or trailers or the storage, sale, or dumping of such vehicles or of the salvaged parts therefrom.

20.02.100 Automotive repair garage.
"Automotive repair garage" means an area or building which provides for the repair, rebuilding or reconditioning of engines, motor vehicles or trailers, body frame or fender repair, or painting of vehicles.

20.02.102 Automotive tune-up service.
"Automotive tune-up service" means a service that does minor engine or motor tune-ups on automobiles or light trucks.

20.02.104 Auxiliary rail facilities.
"Auxiliary rail facilities" are accessory to and customarily found in connection with the operation of a railyard. These facilities include a freight station, energy conversion plant, power plant, police station, office, storage facility, fueling station, water station, sanding station, maintenance shop, utility and transmission plant, passenger station, diesel maintenance facility, interlocking tower, railroad repair shop, crew station for temporary lodging of railroad personnel, as well as all equipment and facilities utilized to accomplish the foregoing accessory uses.

20.02.106 Auxiliary tracks.
"Auxiliary tracks" are types of tracks commonly found within a railyard that facilitate the movement of cars, locomotives and trains.

20.02.108 Awning.
"Awning" means a detachable, roof-like cover, supported from the walls of a building for protection from sun or weather.

20.02.110 Ballroom.
See Dancehall.

20.02.112 Bank.
See Financial institution.

20.02.114 Barn.
"Barn" means a building used for the storage of grain, hay, and other farm products, and/or the sheltering of livestock or farm equipment.

20.02.116 Basement.
"Basement" means a space wholly or partly underground, and having more than one-half of its height, measured from its floor to its ceiling, below the average of the four sides of the adjoining grade.

20.02.118 Base zoning district.
"Base zoning district" means the underlying zoning district that is affected by an overlay designation.

20.02.120 Batching plant.
"Batching plant" means a manufacturing facility for the production of concrete or asphalt.

20.02.122 Bed and breakfast establishment.
"Bed and breakfast establishment" means a building or portion thereof, other than a hotel, motel or boardinghouse, where, for compensation, eight or fewer rooms are offered as temporary lodging and only breakfast is offered to the registered guest(s).

20.02.124 Bed and breakfast inn.
"Bed and breakfast inn" means an owner-occupied or manager-occupied residential structure providing nine or more rooms for temporary, overnight lodging, with or without meals, for paying guests.

20.02.126 Bed and breakfast (residence).
"Bed and breakfast (residence)" means an owner-occupied or manager-occupied residential structure providing eight or fewer rooms for temporary, overnight lodging, with or without meals, for paying guests.

20.02.128 Billboard.
See Sign, billboard.

20.02.130 Billiard and pool hall.
"Billiard and pool hall" means a place where three or more billiard or pool tables are provided.

20.02.132 Block.
"Block" means a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

20.02.134 Board.
"Board" means the Zoning Board of Adjustment of the City of El Paso, Texas.

20.02.136 Boardinghouse (rooming or lodging house).
"Boardinghouse (rooming or lodging house)" means a dwelling other than a hotel, motel or tourist home, where, for compensation and by prearrangement, meals or lodging and meals, are provided for four or more persons unrelated by blood or marriage to the owner or operator; including residential fraternity and sorority houses.

20.02.138 Borrow pit (commercial).
"Borrow pit (commercial)" means a location from which earth is extracted for the commercial purpose of being used as fill at a location outside the pit.

20.02.140 Borrow pit (related to construction operations).
"Borrow pit (related to construction operations)" means a temporary location from which earth is extracted for the purpose of being used as fill at a location outside the pit. This use is incidental to construction operations during development being conducted on the same tract or subdivision.

20.02.142 Bottling works.
"Bottling works" means a facility used for the bottling of liquids.

20.02.144 Boutique.
"Boutique" means a small specialty shop or business.

20.02.146 Boutique bottling.
"Boutique bottling" means an establishment that contains a restaurant and a beverage bottling facility. In addition to serving food, this establishment manufactures, bottles, cans, packages, and labels alcoholic and/or nonalcoholic beverages for consumption on or off the premises. The total annual production of beverages may not exceed 155,000 gallons.

20.02.148 Bread and bakery product manufacturing.
"Bread and bakery product manufacturing" means a business that produces baked goods primarily for the wholesale market.

20.02.150 Buildable area.
"Buildable area" means the portion of a lot or site, excluding required yard areas, setbacks or open space within which a structure may be built.

20.02.152 Building.
"Building" means any structure permanently affixed to a lot or lots and having a roof supported by columns or walls, for the housing or enclosure of persons, animals or property of any kind.

20.02.154 Building coverage (lot coverage).
"Building coverage (lot coverage)" means the percentage of a lot that can be covered by a structure or structures or any part thereof, excluding roof overhang.

20.02.156 Building, height of.
"Building, height of" means the vertical distance measured from the mean elevation of the top of the street curb, within the lot limits, to the highest point of the structure, exclusive of chimneys, ventilators, air conditioners and ducts, elevator equipment, flagpoles, communication antennas, church spires, belfries, water towers, or other similar vertical projections.

20.02.158 Building official.
"Building Official" means the Deputy Director of the Building Permits and Inspections Division of the City of El Paso, Texas.

20.02.160 Building, main.
"Building, main" means the principal building or one of the principal buildings on a lot, or the building or one of the principal buildings housing the principal use on the lot.

20.02.162 Building, principal.
"Building, principal" means a building on a lot intended for occupancy by the principal use.

20.02.164 Building site.
"Building site" means a lot for a building or structure together with all yards and open space.

20.02.166 Bulletin.
See Sign, bulletin.

20.02.168 Bus.
"Bus" means a motor vehicle designed for carrying more than ten passengers and used for the transportation of persons.

20.02.170 Cafeteria.
"Cafeteria" means a restaurant where customers serve themselves or are served at a counter.

20.02.172 Canal.
"Canal" means an artificial channel for conveyance of water, including laterals.

20.02.174 Canopy.
"Canopy" means a detachable, roof-like cover, supported from the ground or deck, floor or walls of a building, for protection from sun and weather. Does not include carport.

20.02.176 Caregiver.
"Caregiver" means a person whose duties include the supervision, guidance, and protection of a child or children.

20.02.178 Caretaker, property.
"Caretaker, property" means one who is employed to maintain, repair and protect a facility or property.

20.02.180 Carrier.
"Carrier" means any person, partnership, corporation or organization that undertakes the carrying of freight or persons and offers its transportation services by rail, motor vehicle or aircraft.

20.02.182 Car wash, full-service.
"Car wash, full-service" means an establishment where washing, drying, polishing or vacuuming of an automobile is done by an employee or owner of the establishment and/or by machinery; and where the driver remains in the automobile or in a designated waiting area.

20.02.184 Car wash, self-service.
"Car wash, self-service" means an establishment where washing, drying, polishing or vacuuming of an automobile is done by the customer; or where the driver remains in the automobile while the washing, drying and polishing are done by machinery; or a combination thereof.

20.02.186 Cellular telecommunication antenna, facility-mounted.
See "Personal Wireless Service Facility, facility-mounted"

20.02.188 Cemetery.
"Cemetery" means a place for interment of the dead, above or below ground.

20.02.190 Centerline.
See Street centerline.

20.02.192 Child care facility (home or commercial).
"Child care facility (home or commercial)" means an establishment licensed by the government and subject to government regulations, which provides assessment, care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, for all or part of the 24-hour day, whether or not the establishment operates for profit or charges for its services. A child care facility includes the people, administration, governing body,

activities on or off the premises, operations, buildings, grounds, equipment, furnishings, and materials. A child care facility does not include child placing agencies, family homes, or maternity homes.

20.02.194 Child care facility, Type 3.
"Child care facility, Type 3" means a type of facility that provides care for from seven (7) to 12 children for up to 24 hours per day. These types of facilities are provided in the caregiver's home, require a special permit from the city council, and include, but are not limited to: residential treatment center, therapeutic foster care facilities and treatment training residences.

20.02.196 Child care facility, Type 4.
"Child care facility, Type 4" means a type of facility that provides care for from seven (7) to 12 children for either less than or up to 24 hours per day. These types of facilities are not provided in the caregiver's home, and include, but are not limited to: agency group homes, group day-care homes, residential treatment center, therapeutic foster care facilities and treatment training residences.

20.02.198 Child care facility, Type 5.
"Child care facility, Type 5" means a type of facility that provides care for more than 12 children for either less than or up to 24 hours per day. These types of facilities include, but are not limited to: commercial day-care centers, drop-in day-care centers, residential treatment center, therapeutic foster care facilities and treatment training residences.

20.02.200 Child care facility, Type 6.
"Child care facility, Type 6" means a facility that is primarily an education facility but also cares for more than 12 children, ages 5 – 13, for less than 24 hours per day. This type of facility includes, but is not limited to: schools (grades K through 9) and nursery schools and kindergartens.

20.02.202 Child care facility, Type 7.
"Child care facility, Type 7" means a facility that provides care for more than 12 children for up to 24 hours per day. These types of facilities include, but are not limited to: child care institutions, children's homes, halfway houses, residential treatment camps, emergency shelters, training schools and correctional schools.

20.02.204 Child care institution.
"Child care institution" means a child-care facility that provides care for more than 12 children for 24 hours a day, including facilities known as children's homes, halfway houses, residential treatment camps, emergency shelters and training or correctional schools for children.

20.02.206 Christmas tree stand.
"Christmas tree stand" means a temporary location from which Christmas trees are sold.

20.02.208 Church.
"Church" means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building together with its accessory buildings and uses (which may include a columbarium), is maintained and controlled by a religious body organized to sustain public worship.

20.02.210 Circus.
"Circus" means the temporary use of land for performances by persons and/or animals under temporary cover or similar structure, with or without other sideshows.

20.02.212 City Council.
"City Council" means the City Council of the City of El Paso.

20.02.214 Clinic.
"Clinic" means a facility for examining and treating patients with medical conditions on an outpatient basis, including ambulatory care or similar medical services that generally require a stay of less than 24 hours.

20.02.216 Club, private.
"Club, private" means buildings and facilities owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business. The definition includes civic community and noncommercial private clubs, but does not include a church.

20.02.218 Coliseum.
See Sports arena.

20.02.220 Collection facility.
See "Recycling collection facility, large (>2,000 square feet)" or "Recycling collection facility, small ($\leq$ 2,000 square feet)".

20.02.222 Collector street.
"Collector street" means a street designated as a collector on the adopted major thoroughfare plan of the city.

20.02.224 College or university.
"College or university" means an institution of higher learning accredited by the state of Texas and offering a course of studies leading to a degree.

20.02.226 Commercial day care center.
"Commercial day care center" means a commercial child care facility that cares for children who are less than 14 years of age.

20.02.228 Commercial equipment repair.
"Commercial equipment repair" means facilities engaged in the repair and maintenance of commercial, industrial or agricultural machinery and equipment.

20.02.230 Commercial fueling station.
"Commercial fueling station" means a facility with unattended gasoline, diesel, or other fuel pumps or dispensers, typically operated by the driver of the vehicle being fueled, with automatic billing through a credit card or debit card system.

20.02.232 Commercial unit development.
"Commercial unit development" means a platted lot, zoned for commercial, manufacturing or industrial uses, which is further divided into more than one lot and where all additional lots are provided access to a public or private street through a private easement. The access shall be a parcel of land over which a private easement for road purposes, having a minimum paved width of twenty feet, is granted to all owners of property within the commercial unit development. In each instance the instrument creating such private easement, including the original agreement and any changes thereto resulting from the sale, lease or creation of additional lots, shall be held in perpetuity between all signatories, owners or lessees, to the agreement or their successors in interest, shall run with the land and be unseverable, and shall be duly recorded and filed with the office of the county clerk.

20.02.234 Commercial vehicle.
"Commercial vehicle" means every vehicle designed, maintained or used primarily for the transportation of property for commercial purposes.

20.02.236 Communication utility facility.
See "Public utility facility"

20.02.238 Community building.
"Community building" means a facility to be used as a place of meeting, recreation, cultural or social activity.

20.02.240 Community recreational facility.
"Community recreational facility" means open or enclosed facilities such as swimming pools, tennis courts, other playing surfaces, picnic areas, or other recreational areas, including necessary accessory facilities such as bathhouses, sun or rain shelters, storage buildings, and parking areas, for the exclusive use of members of and to be operated and managed by a private organization or a nonprofit neighborhood organization, association or similar type of neighborhood group.

20.02.242 Composting facility.
"Composting facility" means a facility where organic matter derived primarily from off-site is processed by composting or by other means for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

20.02.244 Comprehensive plan.
"Comprehensive plan" means the long range plan for the development of the City of El Paso, Texas, reviewed by the City Plan Commission and adopted by the City Council. The comprehensive plan includes the land use plan, major thoroughfare plan, planning area plans, maps and other documents that have been adopted as a part of the comprehensive plan.

20.02.246 Computer electronic product assembly.
"Computer electronic product assembly" means establishments primarily engaged in assembling electronic computers, such as mainframes, personal computers, workstations, laptops, and computer servers; and computer peripheral equipment, such as storage devices, printers, monitors, input/output devices and terminals.

20.02.248 Computer product manufacturing.
"Computer product manufacturing" means establishments primarily engaged in manufacturing and/or assembling electronic computers, such as mainframes, personal computers, workstations, laptops, and computer servers; and computer peripheral equipment, such as storage devices, printers, monitors, input/output devices and terminals.

20.02.250 Concrete or cement mixing plant.
"Concrete or cement mixing plant" means a temporary use of property for the mixing of concrete. This use is incidental to construction operations during development being conducted on the same tract or subdivision.

20.02.252 Condominium.
"Condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

20.02.254 Congregate home.
"Congregate home" means a residential facility for elderly or disabled persons in a dwelling where the services provided include but are not limited to the following: living and sleeping facilities, meal preparation, laundry services, room cleaning and transportation. Congregate housing residents shall not be provided personal care or other health-related service.

20.02.256 Contractor equipment (sales, storage, repair and rental).
See Heavy equipment (sales, storage, repair and rental).

20.02.258 Contractor yard, large (> .50 acre).
"Contractor yard, large (> .50 acre)" means property used to park or store construction materials, vehicles, or equipment used by a building or construction trades contractor. The contractor's business office may be an accessory use to a contractor's yard. Vehicles and equipment used by that contractor may be repaired or maintained in a contractor's yard provided such work is done in an enclosed building or structure.

20.02.260 Contractor yard, small (≤ .50 acre).
"Contractor yard, small (≤ .50 acre)" means property used to park or store construction materials, vehicles or equipment used by a building or construction trades contractor. The contractor's business office may be an accessory use to a contractor's yard. Vehicles and equipment used by that contractor may be repaired or maintained in a contractor's yard provided such work is done in an enclosed building or structure.

20.02.262 Convalescent, nursing or rest home.
"Convalescent, nursing or rest home" means a personal care facility that provides nursing and convalescent care under the direction and supervision of licensed medical personnel for four or more unrelated recipients.

20.02.264 Convenience store.
"Convenience store" means a store offering for sale foodstuffs and some household supplies whose gross floor area is no greater than 4,000 square feet.

20.02.266 Convenience store with gas pumps.
"Convenience store with gas pumps" means a store offering for sale gasoline, foodstuffs and some household supplies whose gross floor area is no greater than 4,000 square feet.

20.02.268 Convent.
"Convent" means the dwelling units of a religious order or congregation.

20.02.270 Convention center.
"Convention center" means a facility used for service organizations, business and professional conferences, and seminars.

20.02.272 Copy shop.
"Copy shop" means a business engaging in the reproduction or photographic impressions through mimeographic, electronic, digital, electrostatic or thermal copy process, whether wet or dry.

20.02.274 Correctional facility.
"Correctional facility" means a publicly or privately operated facility housing persons awaiting trial or persons serving a sentence imposed by a court of law.

20.02.276 Courier and message service.
"Courier and message service" mean an establishment that provides air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers.

20.02.278 Court.
"Court" means an open space that may or may not have direct street access and around which is arranged a single building or a group of related buildings.

20.02.280 Credit union.
See *Financial institution*

20.02.282 Crematorium.
"Crematorium" means a facility with cremation chambers used for the reduction of the human body to ashes by heat.

20.02.284 Dairy product processing.
"Dairy product processing" means a facility for the work or processing necessary for the production of dairy products.

20.02.286 Dancehall.
"Dancehall" means any place the principal purpose of which is the furnishing of facilities for dancing.

20.02.288 Data processing center.
"Data processing center" means a facility where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing.

20.02.290 Density.
"Density" means the number of dwelling units that may be constructed per acre, calculated by dividing the site area by minimum required lot area in the underlying zoning district.

20.02.292 Detention basin (public/private).
"Detention basin (public/private)" means a facility for the temporary storage of storm water runoff.

20.02.294 Development standard.
"Development standard" means regulations that limit the size, bulk or siting conditions of particular types of buildings or uses located within any designated district.

20.02.296 Diesel maintenance facility.
"Diesel maintenance facility" means a facility where locomotives and switch engines are housed, tested, repaired, maintained, inspected, serviced and fueled, as well as all equipment and facilities utilized to accomplish the foregoing activities; also commonly referred to as a roundhouse.

20.02.298 Director.
"Director" means the Director of the Development Services Department of the City of El Paso, Texas, or his designee.

20.02.300 Disabled person.
"Disabled person" means a person who has a physical or mental impairment, or both, that substantially limits one or more major life activities.

20.02.302 Domestic garden house, toolhouse, playhouse.
"Domestic garden house, toolhouse, playhouse" means a detached accessory structure used as a garden house, tool house, playhouse, or other suitable uses otherwise conforming to zoning district requirements.

20.02.304 Domestic storage.
See Domestic garden house, toolhouse, playhouse.

20.02.306 Drug Store.
See Pharmacy

20.02.308 Dry cleaning shop (≤2,500 square feet).
"Dry cleaning shop (≤2,500 square feet)" means a facility with less than or equal to 2,500 square feet of floor area, maintained for the pickup and delivery of dry cleaning and laundry, where the cleaning and laundering is performed at another site.

20.02.310 Dry cleaning shop (>2,500 square feet).
"Dry cleaning shop (>2,500 square feet)" means a facility with more than 2,500 square feet of floor area, maintained for the pickup and delivery of dry cleaning and laundry, where the cleaning and laundering is performed at the site.

20.02.312 Dry-cleaners (commercial).
"Dry-cleaners (commercial)" means a facility used for cleaning fabrics, textiles, wearing apparel, or articles of any sort. Typical uses include, but are not limited to, laundries, diaper services and linen supply services.

20.02.314 Dude ranch.
"Dude ranch" means a resort patterned after a Western ranch, featuring camping, horseback riding and other outdoor activities.

20.02.316 Duplex (two-family dwelling).
"Duplex (two-family dwelling)" means a building designed or occupied as two dwelling units.

20.02.318 Dwelling.
"Dwelling" means a building, structure or portion thereof, designed or used primarily for residential occupancy with culinary and bathroom facilities. A dwelling does not include boats, trailers, motor homes, hotels, motels, motor lodges, boarding or lodging houses.

20.02.320 Dwelling, attached single-family.
See Single-family attached dwelling (atrium, patio, townhouse, condominium).

20.02.322 Dwelling, detached single-family.
See Single-family detached dwelling.

20.02.324 Dwelling, multifamily.
"Multifamily dwelling" means a building, or portion thereof, designed or used for occupancy by three or more families, all living independently of each other in separate dwelling units.

20.02.326 Dwelling, resident watchman or property caretaker.
"Dwelling, resident watchman or property caretaker" means a residence located on a premises with a principal use and occupied by a caretaker or guard employed on the premises.

20.02.328 Dwelling, single-family.
"Dwelling, single family" means a building designed for or occupied exclusively by one family.

20.02.330 Dwelling, two-family (duplex).
"Dwelling, two-family (duplex)" means a building designed for or occupied exclusively by two families living independently of each other.

20.02.332 Dwelling unit.
"Dwelling unit" means a room or group of rooms occupied or designed to be occupied as separate living quarters by a single family or other group of persons living together as a household or by a person living alone, and having its own permanently installed cooking and sanitary facilities.

20.02.334 Easement, private.
"Easement, private" means a right-of-use over property of another granted but not dedicated to the city, for the limited use of private land where general use and maintenance of such easement is governed by an agreement which runs with the land and is recorded with the office of the county clerk. A private easement may include certain improved portions of private land which are intended for the general use, enjoyment, convenience and benefit of all signatories, owners or lessees, and their permittees, including but not limited to, parking areas and spaces, roadways (including roads or lateral access drives), driveways, entrances to dedicated public or private streets, sidewalks, landscaped areas, and truck loading or delivery areas.

20.02.336 Electronic product manufacturing or assembly.
"Electronic product manufacturing or assembly" means a facility where electronic devices and systems are manufactured and/or assembled.

20.02.338 Engineering Department.
"Engineering Department" means the Engineering Department of the City of El Paso, Texas.

20.02.340 Establishment.
"Establishment" means a place of business, including the possessions and employees.

20.02.342 Executive Secretary of the City Plan Commission.
"Executive Secretary of the City Plan Commission" means an individual who is selected in accordance with the CPC bylaws and is responsible for the maintenance of all records and research activities undertaken by the commission.

20.02.344 Exercise facility (indoor).
"Exercise facility (indoor)" means a facility where members use equipment or space for the purpose of physical exercise, physical training or team sports.

20.02.346 Exhibition hall.
See Convention center.

20.02.348 *Explosives storage.*
"Explosives storage" means a facility where legally approved explosives are stored as mandated by and in conformance with all applicable law.

20.02.350 Extermination service.
"Extermination service" means a business with the primary purpose of the eradication or control of rodents, insects, or other pests with incidental storage of pesticides on site.

20.02.352 Fabricated metal product manufacturing.
"Fabricated metal product manufacturing" means a facility that transforms metal into intermediate or end products through forging, stamping, bending, forming, and machining, such processes used to shape individual pieces of metal; and other processes, such as welding and assembling, used to join separate parts together.

20.02.354 Facility-mount.
See Personal Wireless Service Facility, facility-mounted

20.02.356 Facility-structure.
"Facility-structure" means a functioning light standard, recreational facility light pole, flag pole or other approved structure.

20.02.358 Fairground.
"Fairground" means an open space of land where fairs, exhibitions, or other public events are held.

20.02.360 Family.
"Family" means any individual or group of persons related by blood, adoption or marriage, or not more than five unrelated persons living as a single housekeeping unit or home.

20.02.362 Farm.
"Farm" means an area that is used for the production of farm crops, such as vegetables, fruit trees, cotton, dairy products, grain or similar crops and their storage, and the raising of farm animals. Farming does not include the commercial raising of animals or feed yards.

20.02.364 Farmer's market.
"Farmer's market" means the offering for sale of primarily fresh agricultural or food products directly to the consumer at an open-air market.

20.02.366 Feed dealer.
"Feed dealer" means a facility engaged in the retail sale of animal feeds, fertilizers, agricultural chemicals, pesticides, seeds and other such farm supplies.

20.02.368 Feed yard.
"Feed yard" means a lot, yard, corral or other area in which livestock are confined, primarily for the commercial purposes of feeding and growth prior to slaughter. The term does not include areas that are used for raising crops or other vegetation or upon which livestock are allowed to graze.

20.02.370 Fence.
"Fence" means a physical barrier of any type of construction used as a boundary or means of protection.

20.02.372 Firewood sales.
"Firewood sales" means a location from which firewood is sold.

20.02.374 Flea market (swap meet).
"Flea market (swap meet)" means a commercial activity, conducted by multiple retail operators, which is open to the general public and composed of semi-enclosed or outdoor stalls, rooms, stands or spaces used for the purpose of display and sale, exchange or barter of merchandise Does not include shopping centers, individual retail operations or sales conducted by a nonprofit or charitable organization.

20.02.376 Flea market, indoor.
"Flea market, indoor" means a flea market that is located within an enclosed building or buildings, which shall also be subject to the provisions of Section 20.10.430 of this Title.

20.02.378 Flea market, outdoor.
"Flea market, outdoor" means a flea market that is located partially or totally within an unenclosed parcel of land, which shall be subject to the provisions of Section 20.10.430 of this Title.

20.02.380 Floor area.
"Floor area" means

A. For non-residential buildings or buildings containing mixed uses: the sum of the gross horizontal areas of the floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.

B. For residential buildings: the sum of the gross horizontal areas of the floors of a dwelling, exclusive of garages, atriums, stairwells, open porches and unoccupied basements, cellars, and attics, measured from the exterior faces of the exterior walls.

20.02.382 Floor area, gross.

"Floor area, gross" means the sum of the gross horizontal areas of the floors of a building measured from the exterior faces of the exterior walls or from the centerline of common walls separating two buildings, but not including unoccupied attics, basements, cellars, stairwells or atriums (above ground level), and exclusive of areas open and unobstructed to the sky.

20.02.384 Floor area, gross leasable.

"Floor area, gross leasable" means that area utilized for sales, service and warehousing purposes, and excluding public restrooms, enclosed trash storage areas, equipment room areas, and parking areas.

20.02.386 Floor area ratio.

"Floor area ratio" means the numerical value obtained by dividing the gross floor area of a building or buildings on any lot by the area of the lot.

20.02.388 Food manufacturing, other.

"Food manufacturing, other" means a facility not otherwise defined as an animal food manufacturing facility, beverage product manufacturing facility, bread and bakery product manufacturing facility, brewery, dairy product processing facility, seafood product preparation facility, or a sugar and confectionary product manufacturing facility.

20.02.390 Food storage locker.

"Food storage locker" means a food locker plant renting only individual lockers for home customer storage of food, and/or sale at retail, delivery of individual home orders and the cutting and packaging of meats or game, but not including slaughtering or eviscerating thereof.

20.02.392 Freeway.

"Freeway" means all U.S. interstate highways and other roadways designated as freeways in the Master Thoroughfare Plan.

20.02.394 Freight.

"Freight" includes goods, merchandise, substances, materials and commodities of any kind that may be transported or transferred from one place to another by air, rail or motor-carrier.

20.02.396 Freight terminal.
"Freight terminal" means a facility or location where the principal use is the loading, unloading, storing, receiving, assembling, dispatching, weighing, consolidating, classifying, switching, distribution, movement or transfer of freight, as well as all equipment and facilities utilized to accomplish the foregoing activities. For purposes of this definition, a railroad right-of-way shall not be considered to be a freight terminal.

20.02.398 Frontage.
"Frontage" means

A. Street frontage: all of the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or, if the street is dead-ended, then all the property abutting on one side between an intersecting street and dead-end of the street;
B. Lot frontage: the distance for which the front boundary line of the lot and the street line are coincident.

20.02.400 Funeral home.
"Funeral home" means a facility for the arrangement of funerals and the preparation of the dead for burial or cremation.

20.02.402 Gambling casino.
"Gambling casino" means a facility where legal gambling is conducted.

20.02.404 Game court (non-commercial).
"Game court (non-commercial)" means a marked playing area for playing games such as tennis and basketball intended for the exclusive use of the residents and their private guests.

20.02.406 Garage, automotive repair.
See Automotive repair garage.

20.02.408 Garage, community.
"Garage, community" means an area that provides for parking and refueling of passenger cars only; does not include automotive repair garage.

20.02.410 Garage, parking.
"Garage, parking" means a building or portion thereof designed or used for the temporary storage of motor-driven vehicles, with or without the retail dispensing, sale or offering for sale of motor fuels, lubricants and tires, or indoor car washing, minor motor adjustment, and flat tire repair when such operations are incidental to the storage of motor-driven vehicles; does not include automotive repair garage or any outside storage.

20.02.412 Garage, private.
"Garage, private" means a detached accessory building or a portion of a main building on the same lot as a dwelling for the storage of private motor vehicles, boats or trailers of the occupants of the dwellings; includes carport.

20.02.414 Garage sale.
"Garage sale" means the selling of used articles on the premises of a single or two family dwelling.

20.02.416 Governmental use, building.
"Governmental use, building" means a building or structure owned, operated, or occupied by a governmental agency.

20.02.418 Grade.
"Grade" means the slope of any surface specified in percentage terms.

20.02.420 Grain and oil seed milling.
"Grain and oil seed milling" means facilities engaged in flour milling and malt manufacturing; starch and vegetable fats and oil manufacturing; and breakfast cereal manufacturing.

20.02.422 Greenhouse (industrial scale).
"Greenhouse (industrial scale)" means a structure partially or wholly enclosed used for the cultivation or protection of plants for commercial production.

20.02.424 Grocery.
"Grocery" means a store offering for sale foodstuffs and some household supplies, where the gross floor area is greater than 4,000 but less than or equal to 12,000 square feet.

20.02.426 Group home.
"Group home" is an Intermediate Care Facility for Persons with Mental Retardation (ICF-MR) that provides Medicaid-funded residential services to individuals with mental retardation or a related condition. These group homes are licensed and certified by the Texas Department of Aging and Disability Services.

20.02.428 Guest and/or employee quarters.
"Guest and/or employee quarters" means living quarters within a detached accessory building located on the same premises with the principal building, for use by employees or guests of the occupants of the premises; such quarters having no separate utility meters, and not rented or otherwise used as a separate dwelling.

20.02.430 Harvesting crops.
"Harvesting crops" means the act or process of gathering in a crop.

20.02.432 Heavy equipment.
"Heavy equipment" means all motor-driven equipment with a manufacturer's rated carrying capacity exceeding two tons, not otherwise herein defined.

20.02.434 Heavy equipment (sales, storage, repair and rental).
"Heavy equipment (sales, storage, repair and rental)" means a facility where heavy equipment is sold, stored, repaired or rented.

20.02.436 Heavy truck.
"Heavy truck" means every truck with a manufacturer's rated carrying capacity exceeding two tons.

20.02.438 Heavy truck (sales, storage, repair and rental).
"Heavy truck (sales, storage, repair and rental)" means a facility for the display, sale, storage, service, repair, or rental of heavy trucks.

20.02.440 Hedge.
"Hedge" means a natural shrubbery planted in a compact line serving as a fence, wall or boundary.

20.02.442 Heliport.
"Heliport" means a type of passenger terminal that is used to accommodate all phases of operation of helicopters, either at ground level or elevated on a structure.

20.02.444 Helistop.
"Helistop" means a type of passenger terminal used, either at ground level or elevated on a structure, for the storing, landing and takeoff of a single helicopter for the purpose of loading and unloading passengers, but does not afford refueling, maintenance, repair or other facilities.

20.02.446 Historic landmark.
"Historic landmark" means a building, structure, site district, area or land of architectural, historical, archaeological or cultural importance or value, which the city council determines shall be protected, enhanced and preserved in the interest of the culture, prosperity, education and general welfare of the people.

20.02.448 Historic Landmark Commission (HLC).
"Historic Landmark Commission" means the Historic Landmark Commission of the City of El Paso, Texas.

20.02.450 Home child care facility.
"Home child care facility" means a facility which at any time provides care for no more than a total of twelve children who are less than fourteen years of age, of which the caretaker's own children shall also be counted in the total number allowed.

20.02.452 Home improvement center.
"Home improvement center" means a facility for the sale of home, lawn, and garden supplies, brick, lumber, and other similar building materials.

20.02.454 Home occupation.
"Home occupation" means a permitted occupation carried on primarily within a home where such use is clearly incidental and secondary to the principal use of the property as a dwelling, and meeting the additional requirements of Section 20.10.270.

20.02.456 Hospital.
"Hospital" means an institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities and staff offices.

20.02.458 Hotel, motel.
"Hotel, motel" means a building in which lodging or boarding and lodging are provided for persons, primarily transient, and offered to the public for compensation and in which room assignments are made through a lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contrast to a boarding, rooming or lodging house, or multiple-family dwelling, which are herein separately defined. A hotel or motel may include restaurants, taverns or club rooms, public banquet halls, ballrooms and meeting rooms.

20.02.460 Household goods repair.
"Household goods repair" means a facility for the repair of household and home equipment, including appliances, lawnmowers, power tools, and similar items.

20.02.462 Household product manufacturing.
"Household product manufacturing" means an establishment engaged in the production of household products.

20.02.464 HUD-code manufactured home (manufactured home).
"HUD-code manufactured home (manufactured home)" means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

20.02.466 HUD-code manufactured home park (manufactured home park).
"HUD-code manufactured home park (manufactured home park)" means a parcel of ground, not a part of a manufactured home subdivision, providing sites for the parking

or location of one or more occupied manufactured homes, travel trailers, recreation vehicles and similar units.

20.02.468 Indoor entertainment and recreational uses.
"Indoor entertainment and recreational uses" means an establishment or place of business primarily engaged in the provision of entertainment or recreation for participants or spectators. Permitted uses include meeting halls, bingo parlors, motion picture theaters, bowling alleys, billiard halls, dance studios, skating rinks, indoor tennis and racquetball courts, and health and physical fitness studios.

20.02.470 Industrialized home.
"Industrialized home" means a residential structure:

A. Designed for the occupancy of one or more families;
B. Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site;
C. Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system; and
D. Outfitted with plumbing, heating, air conditioning, and electrical systems.

"Industrialized home" does not mean:
A. A residential structure that exceeds three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof;
B. Housing constructed of a sectional or panelized system that does not use a modular component; or
C. A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

20.02.472 Institution, educational.
"Institution, educational" means a school offering graded academic or vocational instruction meeting the requirements of state compulsory education laws, or a college or university giving general instruction equivalent to the standards prescribed by local and state public educational authorities. May be public or private. Does not include trade schools, dance schools, karate schools, riding academies, nursery schools and similar commercial operations.

20.02.474 Institution, philanthropic.
"Institution, philanthropic" means a nonprofit institution existing for the sole purpose of promoting the welfare of mankind by works of charity, including orphanages, homes for unwed mothers, and similar institutions of this general nature. Does not include secret societies, fraternal organizations, social or private clubs, which may be incidentally engaged in charitable or philanthropic work.

20.02.476 Interchange.
"Interchange" means the intersection of two public rights-of-way not on the same grade (measured along the interstate or freeway from the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main traveled way).

20.02.478 Interlocking tower.
"Interlocking tower" means the building, equipment or facilities used in the operation of the arrangement of signals and signal appliances for the movement of rail locomotives and rolling stock.

20.02.480 Intermediate care facility.
See Group home.

20.02.482 Intermodal facility.
"Intermodal facility" means a freight terminal where freight is moved by two or more different modes of transport within the same facility.

20.02.484 Intersection.
"Intersection" means the junction of any two public rights-of-way crossing at grade.

20.02.486 Junk motor vehicle.
"Junk motor vehicle" means any motor vehicle without current registration (license) or safety inspection sticker and/or unable to travel on public streets or highways legally under its own power.

20.02.488 Kennel.
"Kennel" means any premises on which animals are kept or housed for conducting the business of buying, selling, breeding, grooming, training or boarding of animals for compensation. The adoption of animals may be permitted as a part of a kennel operation. However, for the purpose of setbacks and other specific restrictions, a retail pet shop shall not be classified as a kennel.

20.02.490 Kitchen.
"Kitchen" means any room or facility designed to be used or maintained for the cooking or preparation of food.

20.02.492 Landmark.
"Landmark" means all buildings, structures or sites so identified by a national, state or local historic register, or located within any national, state or local historic district.

20.02.494 Landscape planting area.
"Landscape planting area" means an area that is devoted and maintained to the growing of grass and other plant material or by the use of organic or inorganic mulch.

20.02.496 Laundromat (≤5,000 square feet).
"Laundromat (≤5,000 square feet)" means a building or part thereof with less than or equal to 5,000 square feet where customer's clothes or other household articles are washed and dried in self-service machines, and may also be ironed but no dry cleaning services are offered.

20.02.498 Laundromat (>5,000 square feet).
"Laundromat (>5,000 square feet)" means a building or part thereof with more than 5,000 square feet where customer's clothes or other household articles are washed and dried in self-service machines, and may also be ironed but no delivery service is offered.

20.02.500 Laundry.
"Laundry" means a building or part thereof, other than a laundromat, where clothes and other articles are washed, dried and ironed.

20.02.502 Laundry (commercial).
"Laundry (commercial)" means a facility engaged in the business of providing laundry services for institutions, businesses or other such establishments.

20.02.504 Legal description.
"Legal description" means a description of a parcel of land indicating the lot or tract number, block number, and name of officially approved subdivision which has been recorded with the county clerk; or a metes and bounds description of a parcel of land and amount of land included, certified as a complete and proper legal description by an architect, or a professional engineer with a civil engineering degree, or a surveyor.

20.02.506 Light truck.
"Light truck" means every truck or van with a manufacturer's rated carrying capacity not to exceed two tons.

20.02.508 Light truck (sales, service, storage and rental).
See Automobile (sales, service, storage and rental).

20.02.510 Liquified petroleum gas (storage and dispensing).
"Liquified petroleum gas (storage and dispensing)" means a facility or person that engages in activities where liquified petroleum gas is stored and/or sold for which a license is required from the Railroad commission or Texas in accordance with state law.

20.02.512 Livestock auction.
"Livestock auction" means a facility where livestock are received and sold to buyers on an auction basis.

20.02.514 Livestock grazing.
See Pasturage (small or large animals).

20.02.516 Live-work flex unit.
"Live-work flex unit" means a building with one or more dwelling units and one principal commercial use that is owned and/or operated by one of the residents.

20.02.518 Loading berth.
"Loading berth" means a space within a building or on the premises providing for the standing, loading or unloading, and together with apron space for maneuvering of vehicles, trucks and semi-tractor trailers.

20.02.520 Loading space.
"Loading space" means an off-street space on the same lot with a principal building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading.

20.02.522 Loading spaces (serving another property).
"Loading spaces (serving another property)" means loading spaces on property that is located on a separate site from the property requiring the loading spaces.

20.02.524 Lodge.
"Lodge" means a facility used as the meeting place of a fraternal organization.

20.02.526 Lodging house.
See Boardinghouse.

20.02.528 Lot.
"Lot" means a parcel of land having frontage upon an accessway and shown either on a plat of record or described by metes and bounds; provided, however, that access may be provided through a private easement.

20.02.530 Lot, corner.
"Lot, corner" means a lot located at the intersection of two or more streets.

20.02.532 Lot depth.
"Lot depth" means the distance between the front and rear lot lines, measured as follows:

A. Where the lot lines are straight, from the midpoints thereof;
B. Where the lot line curves in or out, from the midpoint of the arc between the side property lines;
C. Where there is no rear lot line, the lot depth shall be the length of a straight line connecting the bisecting point of the front lot line and the intersection of the two sidelines.

20.02.534 Lot, double frontage.
"Lot, double frontage" means any lot having frontage on two streets which are nonintersecting or which intersect at an angle of less than or equal to seventy degrees with reference to the lot, as distinguished from a corner lot.

20.02.536 Lot, interior.
"Lot, interior" means any lot having frontage on one street only.

20.02.538 Lot, panhandle.
"Lot, panhandle" means a lot with frontage and access provided by way of a narrow projection of the lot to the street.

20.02.540 Lot, triple frontage.
"Lot, triple frontage" means a corner lot having frontage on three streets.

20.02.542 Lot of record.
"Lot of record" means a lot that is a part of a subdivision or plat that has been recorded in the real property records of the County Clerk, or a lot described by metes and bounds, the description of which has been recorded in the real property records of the County Clerk.

20.02.544 Lot width, average.
"Lot width, average" means the lot area divided by the lot depth.

20.02.546 Machinery manufacturing.
"Machinery manufacturing" means a facility where heavy equipment is manufactured, produced or assembled.

20.02.548 Main track.
"Main track" means a track, other than an auxiliary track, within railroad right-of-way which extends through railyards and between stations, upon which trains are operated by timetable or track warrant, or both, or the use of which is governed by a signal system.

20.02.550 Major utility facility.
See "Public utility facility"

20.02.552 Manufactured home (single-family dwelling).
See HUD-code manufactured home.

20.02.554 Manufacturer's rated carrying capacity.
"Manufacturer's rated carrying capacity" means the nominal or commonly used carrying capacity in tons assigned by the manufacturer to a truck or piece of equipment, as distinguished from the actual load carrying capacity.

20.02.556 Manufactured home (sales, display and repair).
"Manufactured home (sales display and repair)" means a facility for the sales, display and repair of manufactured housing.

20.02.558 Marquee.
"Marquee" means a canopy-type or covered structure projecting from and supported by a building, when such canopy or covered structure extends beyond the building, building line or property line.

20.02.560 Massage establishment.
"Massage establishment" means a place of business that advertises massage therapy or offers massage therapy as a service. "Massage therapy" means the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage and includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. The terms "massage," "therapeutic massage," "massage technology," "myotherapy," "body massage," "body rub," or any derivation of those terms are synonyms for "massage therapy."

20.02.562 Master Zoning Plan
"Master Zoning Plan" means the conceptual site plan and narrative proposal submitted with an application for a mixed-use zoning district (RMU, GMU or IMU), that, if approved by City Council, sets out the zoning regulations for the mixed-use district. The Master Zoning Plan must show the proposed uses, lot sizes, setbacks, height of buildings and design standards for the entire development.

20.02.564 Mausoleum.
"Mausoleum" means a structure for the entombment of the dead above ground.

20.02.566 Medical lab.
"Medical lab" means a facility equipped for medical testing and analysis.

20.02.568 Medical treatment facility.
See Clinic.

20.02.570 Miniature golf course.
"Miniature golf course" means a theme-oriented recreational facility where the principal activity is golf played on a miniature course, and which may provide auxiliary uses such as food service and amusement game machines.

20.02.572 Minor utility facility.
See "Public utility facility"

20.02.574 Mobile home.
"Mobile home" is defined by the Texas Manufactured Housing Standards Act as a structure constructed before 1976 and regulated by the Texas Department of Housing and Community Affairs.

20.02.576 Mobile home park.
See HUD-code manufactured home park.

20.02.578 Mobile home (sales, display and repair).
See Manufactured home (sales, display and repair).

20.02.580 Mobile home space.
"Mobile home space" means a lot or site within an approved mobile home park designed for the accommodation of a mobile home unit.

20.02.582 Mobile office/storage unit (related to construction operations).
"Mobile office/storage unit (related to construction operations)" means a temporary mobile or relocatable office or storage unit located on a site incidental to construction operations during development being conducted on the same tract or subdivision, and which is removed upon completion of construction .

20.02.584 Mobile office/storage unit (related to sales or rental).
"Mobile office/storage unit (related to sales or rental)" means a temporary mobile or relocatable office unit for use as sales or rental office for an approved real estate development or subdivision.

20.02.586 Mobile service unit.
"Mobile service unit" means a self-contained and self-powered vehicle that is equipped to operate as an extension of a licensed fixed base automobile and light truck lubrication business or as a mobile refueling station, in zoning districts where the fixed base business equivalent is a permitted use. All mobile service units must obtain an operator permit from the city. Mobile service units are additionally subject to all City Code provisions including development standards in Section 20.10.365 and other applicable federal, state or local regulations.

20.02.588 Mobile recycling unit.
"Mobile recycling unit" means an automobile, truck, trailer, van or other commercial vehicle, which is used for the collection of recyclable material. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers and used for the collection of recyclable material.

20.02.590 Model dwelling.
"Model dwelling" means a completed unoccupied housing unit located in a subdivision and used for the sole purpose of displaying and selling similar units within the same subdivision and used for this purpose only until the units within said area are sold.

20.02.592 Mortuary.
See Funeral home.

20.02.594 Motel.
See Hotel.

20.02.596 Motor-carrier.
"Motor-carrier" means a carrier engaged in transporting, by motor vehicles on public/private streets and highways, freight or passengers through local, intrastate or interstate transportation.

20.02.598 Motor-carrier terminal.
"Motor-carrier terminal" means an area and buildings where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo for transshipment or distribution on a regular basis, and which may include facilities for the temporary storage of loads prior to shipment and facilities for the maintenance of transport vehicles.

20.02.600 Motorcycle.
"Motorcycle" means every motor vehicle having a saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground, but excluding a tractor.

20.02.602 Motor vehicle.
"Motor vehicle" means every vehicle that is self-propelled.

20.02.604 Motor vehicle repair, major.
"Motor vehicle repair, major" means an area or building which may provide services of minor automotive repair, automotive tune-up or lubrication service; and allows the repair, rebuilding or reconditioning of engines, motor vehicles and trailers; including painting of vehicles.

20.02.606 Motor vehicle repair, minor.
"Motor vehicle repair, minor" means an area or building that may provide the services of minor automotive repair, tune-up or lubrication service and/or an automotive service station and may include the following activities:

A. Wheel alignments and mounting
B. Tire sales, service, mounting and balancing
C. Maintenance on brake system
D. Emergency road service
E. Inspections

20.02.608 Motor vehicle storage yard.
"Motor vehicle storage yard" means an area located on the property of a "Motor vehicle repair, major" facility that has a storage area for temporary storage of motor vehicles that are inoperative and waiting for parts or unsafe to operate. This area is in addition to the parking spaces required for customers and employees.

20.02.610 Motor vehicle wrecking yard.
See Automobile wrecking yard.

20.02.612 Moving and storage facility.
"Moving and storage facility" means a facility that provides specialized local or long-distance trucking of household, institutional, or commercial furniture and equipment. Incidental packing and storage activities are often provided.

20.02.614 Music store.
"Music store" means an establishment that engages in retailing prerecorded audio and video tapes, compact discs (CDs), digital video discs (DVDs), phonograph records, musical instruments, sheet music, and related supplies.

20.02.616 Neighborhood fair, carnival.
"Neighborhood fair, carnival" means the temporary use of land with various rides for entertainment and booths for the sale of food and drink.

20.02.618 Nonconforming lot.
"Nonconforming lot" means an otherwise legally platted lot that does not conform to the minimum area or dimensional requirements of this Title for the zoning district in which it is located either at the effective date of the ordinance codified herein or as a result of subsequent amendments to such ordinance.

20.02.620 Nonconforming structure.
"Nonconforming structure" means an otherwise legal building or structure that does not conform with the lot area, yard, height, fence or screening wall, lot coverage, or other area regulations of this Title, for the zoning district in which it is located, either at the effective date of the ordinance codified herein or as a result of subsequent amendments to such ordinance.

20.02.622 Nonconforming use.
"Nonconforming use" means the otherwise legal use of a building or structure or of a tract of land that does not conform to the use regulations of this Title for the zoning district in which it is located, either at the effective date of the ordinance codified herein or as a result of subsequent amendments to such ordinance.

20.02.624 Nonionizing electromagnetic radiation (NIER) report.
"Nonionizing electromagnetic radiation (NIER) report" means a technical report containing information about the amount of electromagnetic radiation emissions generated by radio broadcast or telecommunication antenna installation. The report shall be in a format acceptable to the Federal Communications Commission (FCC) and shall include:

A. Name and address of the owner of the transmitter and antenna;
B. Location of the antenna, including address, geographic coordinates and height above the ground;
C. Manufacturer, type and model of antenna and antenna radiation patterns, to the extent they are available;
D. Frequency and output of transmitter and direction of transmission;
E. Power input to antenna;

F. Type of modulation and class of service.

20.02.626 Nonmetallic mineral product manufacturing.
"Nonmetallic mineral product manufacturing" means a facility that transforms mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption. Processes used include grinding, mixing, cutting, shaping, and honing.

20.02.628 Nude live entertainment club.
"Nude live entertainment club" means any establishment that offers nude live entertainment. "Nude live entertainment" means live human dancers, models, actors, actresses, players, waitresses or waiters exposing "specified anatomical areas," as that term is defined in this code, to the view of patrons.

20.02.630 Nursing home.
See Convalescent home.

20.02.632 Nursery, greenhouse.
"Nursery, greenhouse" means a facility for the storage of live trees, shrubs, or plants offered for retail sale on the premises.

20.02.634 Nursery (industrial-scale).
"Nursery (industrial-scale)" means a wholesale business whose principal activity is the growing and selling of plants.

20.02.636 Office, administrative and manager's.
See Office, business.

20.02.638 Office, business.
"Office, business" means a facility or portion of a building in which the administrative activities, record keeping, clerical work and other similar affairs of a business, professional service, industry, or government are conducted. A business office shall include a psychologist's or psychiatrist's office.

20.02.640 Office, medical.
"Office, medical" means a facility or portion of a building designed and used for the diagnosis and treatment of human patients that does not include overnight care facilities; includes physician's and other medical offices. For a psychologist's or psychiatrist's office, see "Office, business."

20.02.642 Office, professional.
See Office, business.

20.02.644 Office warehouse.
"Office warehouse" means a facility that has the combined uses of office/showroom and warehouse for the primary purpose of retail and wholesale trade, display, and distribution of products.

20.02.646 Open pit mining.
"Open pit mining" is essentially the same as strip mining, except that open pit mining is typically deeper with less horizontal area than strip mining.

20.02.648 Open space.
"Open space" means an area that is intended to provide light and air and is designed for either scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, desert areas, foothills, walkways, active and passive recreation areas, playgrounds, fountains, river banks, swimming pools, wooded areas and water courses. Open space shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel, or storage.

20.02.650 Open space, common.
"Open space, common" means private land in a subdivision in which the owners have an undivided interest and which is specifically developed for common recreational areas, or designated for the general use and enjoyment of the occupants of the development.

20.02.652 Open space, private.
"Open space, private" means the part of a lot owned by a person or entity in a planned mountain development specifically designated as open area to remain undisturbed in its natural state.

20.02.654 Open space, public.
"Open space, public" means the land dedicated to and accepted by the City of El Paso that is specifically designated as open area to remain undisturbed in its natural state.

20.02.656 Operator, flea market.
"Operator, flea market" means the property owner or his agent/representative who engages in the business of a flea market by renting, leasing or otherwise securing spaces, stalls, rooms or stands from which merchandise may be sold, offered or exhibited for sale by vendors.

20.02.658 Optical dispensary.
"Optical dispensary" means a facility that retails prescription or nonprescription eyeglasses and contact lenses. This category also includes establishments that provide customer fitting or lens grinding in addition to eyeglasses.

20.02.660 Orphanage, shelter.
"Orphanage, shelter" means an institution for the care of orphans.

20.02.662 Other retail establishment (high-volume).
"Other retail establishment (high-volume)" means establishments engaged in high volume selling of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Characteristics of a retail trade establishment are:

A. The establishment is usually a place of business and is engaged in activity to attract the general public to buy.
B. The establishment buys, receives and sells merchandise.
C. The establishment may process some of the products, but such processing is incidental or subordinate to the selling activities.
D. The establishment sells to customers for their own personal or household use.

This definition does not include other uses that are specifically listed in this Title.

20.02.664 Other retail establishment (low-volume).
"Other retail establishment (low-volume)" means establishments engaged in low volume selling of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Characteristics of retail trade establishments are:

A. The establishment is usually a place of business and is engaged in activity to attract the general public to buy.
B. The establishment buys, receives and sells merchandise.
C. The establishment may process some of the products, but such processing is incidental or subordinate to the selling activities.
D. The establishment sells to customers for their own personal or household use.

This definition does not include other uses that are specifically listed in this Title.

20.02.666 Other wholesale establishment (high-volume).
"Other wholesale establishment (high-volume)" means establishments engaged in high volume selling of merchandise to retailers, to industrial, commercial, institutional or professional business users or to other wholesalers. This definition does not include other uses that are specifically listed in this Title.

20.02.668 Other wholesale establishment (low-volume).
"Other wholesale establishment (low-volume)" means establishments engaged in low volume selling of merchandise to retailers, to industrial, commercial, institutional or professional business users or to other wholesalers. This definition does not include other uses that are specifically listed in this Title.

20.02.670 Package liquor store.
"Package liquor store" means a store that sells bottled or canned alcoholic beverages for consumption off the premises.

20.02.672 Paint ball center (indoor).
"Paint ball center (indoor)" means a facility used for the discharging of paint ball guns, and which is completely enclosed within a building or structure.

20.02.674 Paint ball center (outdoor).
"Paint ball center (outdoor)" means land used for the discharging of paint ball guns.

20.02.676 Parking lot.
"Parking lot" means an area, not including a street or alley right-of-way, containing one or more parking spaces for motor vehicles, designed in accordance with the requirements of Chapter 20.14, and intended as an accommodation for patrons, customers, and employees, either with or without a charge for such accommodation.

20.02.678 Parking reduction.
"Parking reduction" means the reduction of the amount of off-street parking required for a specific use or use category, as approved by City Council.

20.02.680 Parking space, off-street.
"Parking space, off-street" means an area, not including a street or alley right-of-way, permanently reserved for the temporary storage of one motor vehicle, meeting all of the requirements of Chapter 20.14.

20.02.682 Parking spaces (serving another property).
"Parking spaces (serving another property)" means parking spaces on property which is located on a separate site from the property requiring the off-street parking spaces.

20.02.684 Parkway.
"Parkway" means that area of street right-of-way between the property line and the curb or, in the absence of a curb, between the property line and the nearest edge of the street paving.

20.02.686 Passenger car.
"Passenger car" means every vehicle, except motorcycles, designed for carrying ten passengers or less and used for the transportation of persons.

20.02.688 Passenger station.
"Passenger station" means a type of passenger terminal that receives and discharges passengers by rail.

20.02.690 Passenger terminal.
"Passenger terminal" means a facility or location where the principal use is the handling, receiving and transfer of passenger traffic, and may include as an accessory use the loading, unloading, storing, receiving, assembling, dispatching, weighing, consolidating, classifying, switching, distribution, movement or transfer of freight, as well as all equipment and facilities utilized to accomplish the foregoing activities. For purposes of this definition, a facility that handles the transport of passengers, by any vehicle type, for any public, private or parochial school shall not be considered to be a passenger terminal.

20.02.692 Passive solar energy system.
"Passive solar energy system" means any space or structural components that are specifically designed to retain heat derived from solar energy, including ponds for evaporative cooling, and any moving parts that increase heat retention by the system.

20.02.694 Pasturage (small or large animals).
"Pasturage (small or large animals)" means land used for grazing.

20.02.696 Patio house.
"Patio house" means a single-family dwelling, attached or semidetached, which together with an enclosed private court or patio may occupy up to one hundred percent of a subdivided lot or assigned land area. The courtyard or patio of such a house serves as the principal open space for the occupants and a major source of natural light for the interior of the house.

20.02.698 Performing arts center.
"Performing arts center" means a structure or structures, used for dramatic, operatic, or other performance as the principal use of the space, although incidental use for private meetings, exhibits and presentations shall be permitted. Such establishments may include related services such as food and beverage sales and other concessions.

20.02.700 Performance standard.
"Performance standard" means regulations that allow uses based on specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of uses of land or structures.

20.02.702 Person.
"Person" means any individual, partnership, corporation or other entity of any kind authorized to transact business in the state.

20.02.704 Personal care facility (residential or commercial).
"Personal care facility (residential or commercial)" means a facility which is not a family home, where room, board and personal care services are furnished for twenty-four hours a day to any personal care recipient who is unable to provide for his own personal needs without such assistance, whether or not the facility charges for the services it provides.

20.02.706 Personal care services.
"Personal care services" means services of a protective nature that are in excess of room and board. These services include, but are not limited to

A. assistance with meals, dressing, movement, bathing, or other personal needs or maintenance;
B. the administration of medication by a person licensed to administer medication or the assistance with or supervision of medication; or
C. general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence in

an assisted living facility or who needs assistance to manage the person's personal life, regardless of whether a guardian has been appointed for the person.

20.02.708 Personal goods repair.

"Personal goods repair" means a facility engaged in the repair of watches, jewelry, musical instruments, bicycles or similar items.

20.02.710 Personal Wireless Service Facility

"Personal Wireless Service Facility (PWSF)" is an umbrella term encompassing a broad range of wireless communications technologies that transmit information, primarily cellular telephones (which use analog technology) and the newer personal communication services (PCS, which use digital technology). For both cellular and PCS facilities, there are three types of hardware to be considered: the antennas themselves, the mounting structures upon which the antennas are placed, and the equipment shelters in which the controls for the antennas are located.

A. "Ground-mounted PWSF" means an antenna that is mounted on a free-standing support structure, such as a monopole or tower.

B. "Roof-mounted PWSF" means an antenna that is mounted on a structure that is located on the roof of a building.

C. "Facility-mounted PWSF" means an antenna that is mounted on a functioning light pole or other structure whose primary purpose is and will continue to be a use other than as an antenna support structure.

20.02.712 Petroleum products manufacturing.

"Petroleum products manufacturing" means a facility for the work or processing necessary for the production of petroleum products.

20.02.714 Pharmacy.

"Pharmacy" means a place where drugs and medicines are prepared and dispensed.

20.02.716 Phasing plan.

"Phasing plan" means a general proposal for development of property containing the proposed sequence of development, open space, the layout of land uses, density expressed in units per acre, a circulation plan, and any similar information determined necessary for the review of the proposed development.

20.02.718 Photo finishing lab.

"Photo finishing lab" means a business where the primary function is to develop and print photographic film.

20.02.720 Plan Commission.

"Plan Commission" means the City Plan Commission of El Paso, Texas.

20.02.722 Planned development.

"Planned development" means a development on property which is planned and built to achieve a cohesive relationship between uses and facilities; which has been platted in accordance with this Code; and which has received approval from city council.

20.02.724 Planned residential development.
"Planned residential development" means a residential development within which are permitted a diversity of dwelling types and uses, observing the design requirements of the zoning district and requiring approval of the city council before the start of development.

20.02.726 Poultry hatchery.
"Poultry hatchery" means a facility used for hatching, rearing or keeping of poultry for either egg or meat production.

20.02.728 Precision equipment repair.
"Precision equipment repair" means establishments primarily engaged in repairing and maintaining electronic and precision equipment, such as medical diagnostic imaging equipment, measuring and surveying instruments, laboratory instruments, and radar and sonar equipment.

20.02.730 Primary metal manufacturing.
"Primary metal manufacturing" means a facility that smelts and/or refines ferrous and nonferrous metals from ore, pig iron or scrap, using electrometallurgical and other metallurgical techniques. These facilities also manufacture metal alloys and superalloys by introducing other chemical elements to pure metals.

20.02.732 Primary system.
"Primary system" means that portion of connected main highways located within the state which now or hereafter may be designated officially by the State Highway and Public Transportation Commission.

20.02.734 Principal use.
"Principal use" means a use that is the predominant activity or operation of the facility, building or premises.

20.02.736 Produce stand.
"Produce stand" means a facility used primarily for the sale of fruits, vegetables and other farm products, not to include meat and dairy products.

20.02.738 Provider.
"Provider" means a person residing or working in a personal care facility, whose duties include, but are not limited to, direct care, supervision and guidance of personal care recipients.

20.02.740 Premises.
"Premises" means a lot, together with all buildings and structures thereon.

20.02.742 Processing facility, heavy.
"Processing facility, heavy" means any processing facility other than a light processing facility.

20.02.744 Processing facility, light.
"Processing facility, light" means a facility with less than forty-five thousand square feet of gross collection, processing and storage area. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separate recyclable material and repairing of reusable material. A light processing facility shall not shred, compact or bale ferrous metals other than food and beverage containers.

20.02.746 Property line.
"Property line" means the official boundary of a parcel, lot, or tract of land as designated by either a metes and bounds description or recorded subdivision plat filed in the records and maps of the county clerk.

20.02.748 Public building.
"Public building" means a building, or part thereof, owned and occupied and used by an agency or political subdivision of the United States of America, the state of Texas, El Paso County or the City of El Paso, Texas.

20.02.750 Public entryway.
"Public entryway" means street frontage or building entries open to the public, but shall not include loading docks, delivery entries, curb cuts or required exits to buildings.

20.02.752 Public utility.
"Public utility" means a closely regulated enterprise existing under the provisions of Chapter 402 of the Texas Local Government Code or of Title 32, Chapter 10 of the Texas Revised Civil Statutes, which provides to the public a utility service deemed necessary for the public health, safety, and general welfare. For purposes of this section, a municipality owning or operating a public utility system or an entity with a franchise with the municipality to provide a public utility system shall be considered a public utility.

20.02.754 Public utility facility.
"Public utility facility" means the buildings, structures and facilities relating to the furnishing of public utility services to the public. Public utility facilities shall be categorized as follows:

A. Minor utility facilities. Minor utility facilities shall include facilities which are necessary to support principal development including, but not limited to, lines, poles, pipes, drains, conduits, wires, meters, valves, hydrants, cross-connection control devices, transformers, gauges and other similar facilities which serve to distribute and transmit electrical power, gas, water and other essential public utilities; bus shelters, terminals and other similar facilities necessary for mass

transportation service; bridges, catch basins, channels, culverts, detention ponds, ditches, flumes, pipes and other similar facilities which serve to carry, store, divert or collect storm drainage from land; and which minor utility facilities are customarily placed within a public right-of-way or public easement.

B. Water and wastewater utility facilities. Water and wastewater utility facilities shall include facilities providing service, maintenance or repair of essential public utilities to one or more developments including, but not limited to, wells, pumping stations, boosters, reservoirs, repeaters, water storage tanks, lift stations, regulators and other similar facilities; and which are not a minor or major utility facility.

C. Communication utility facilities. Communication utility facilities are not minor or major utility facilities and shall include facilities that provide for the transmission, transfer and distribution of telephone service and related activities. Facilities include, but shall not be limited to, communications exchanges, mini-huts, maxi-huts and other similar facilities.

D. Major utility facilities. Major utility facilities shall include facilities which are used primarily for the storage, treatment, distribution or collection of an essential public utility service including, but not limited to, facilities for generation of energy, water and wastewater treatment plants, storage yards, switching facilities, primary substations and similar facilities.

20.02.756 Public utility service.

"Public utility service" means a service essential to the health, safety and general welfare of the public, such as the generation, transmission and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; the collection, storage or diversion of surface waters from land; and the provision of mass transportation.

20.02.758 Pumpkin patch.

"Pumpkin patch" means a temporary location from which pumpkins are sold.

20.02.760 Quadraplex.

"Quadraplex" means a building designed or occupied as four dwelling units.

20.02.762 Quarry.

"Quarry" means an open pit from which building stone, sand, gravel, mineral or fill is taken to be processed for commercial purposes.

20.02.764 Racetrack, auto or truck.

See Stadium.

20.02.766 Racetrack, motorcycle.

See Stadium.

20.02.768 Racquetball club, indoor (with/without restaurant and bar).
"Racquetball club, indoor (with/without restaurant and bar)" means a commercial or noncommercial establishment that provides facilities for playing racquetball.

20.02.770 Racquetball club, outdoor (with/without restaurant and bar).
"Racquetball club, outdoor (with/without restaurant and bar)" means a commercial or noncommercial establishment that provides facilities for playing racquetball.

20.02.772 Radio transmitting and receiving facility.
"Radio transmitting and receiving facility" means a site containing radio transmitting and receiving apparatus and appurtenant equipment and including unipole or dipole antennas, array antennas or microwave parabolic (dish) antennas which radiate, and may receive, audio, video, digital or encoded radio frequency signals from station-to-station or on a broadcast basis. Such facilities shall include, but shall not be limited to, commercial AM or FM radio station transmitter sites, commercial television station transmitter sites, telephone cellular stations and mobile type radio communication fixed transmitter sites. The antennas may be wall, roof or tower mounted. This definition shall not apply to federally licensed amateur radio stations complying with the Federal Communications Commission (FCC) regulations.

20.02.774 Railroad repair shop.
"Railroad repair shop" is a repair facility consisting of tracks and shop buildings for the purpose of repairing, inspecting, testing, painting, maintaining, servicing and storing cars, engines, trucks, locomotives, switch engines, rolling stock and equipment as well as all equipment and facilities utilized to accomplish the foregoing activities.

20.02.776 Railroad right-of-way (R.O.W.).
"Railroad right-of-way (R.O.W.)" is a roadway not exceeding two hundred feet in width occupied by a main track or other trackage including, but not limited to, land as may be reasonably needed for the purpose of cuttings and embankments necessary for the proper construction and security of its tracks, and any and all rights and appurtenances authorized by state or federal law.

20.02.778 Railroad spur track.
"Railroad spur track" is a track which facilitates service by a carrier to one or more warehousing, manufacturing or industrial enterprises, for the purpose of receiving materials needed for the operation of that enterprise and the loading or unloading of freight onto trailers, containers or railcars.

20.02.780 Railyard.
"Railyard" is an area of land, a portion of which is covered by a system of tracks that provide for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a railyard include, but are not limited to, the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing or transferring of cars, trains, engines, locomotives and rolling stock.

20.02.782 Raising (small or large animals).
"Raising (small or large animals)" means the use of land for the raising of animals for agricultural or commercial purposes.

20.02.784 Raising crops.
"Raising crops" means the use of land for the raising of crops for agricultural or commercial purposes.

20.02.786 Ranchette (>1 acre and <5 acres).
"Ranchette" means a single dwelling unit occupied by a non-farming household on a parcel greater than one acre but less than five acres that has been subdivided from agricultural land.

20.02.788 Raw material processing.
"Raw material processing" means the processing of extracted materials from a site, as related to a quarry operation.

20.02.790 Recreation vehicle.
"Recreation vehicle" means a vehicle that is:

A. Built on a single chassis;
B. Four hundred square feet or less when measured at the largest horizontal projections;
C. Self-propelled or permanently towable by motor vehicle or light duty truck;
D. Designed primarily not for use as permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use; and
E. Required by Texas law to have a valid vehicle registration when traveling upon public streets.

"Recreational vehicle" shall not include a manufactured home.

20.02.792 Recreation vehicle park.
"Recreation vehicle park" means a unified development on a tract of land under common ownership designed primarily for transient service, on which recreational vehicles of the general public are parked or situated.

20.02.794 Recyclable material.
"Recyclable material" means reusable material including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous waste, unless such refuse or hazardous waste is mandated to be recycled under federal, state or local law. Recyclable material may include used motor oil collected and transported in accordance with federal, state and local laws.

20.02.796 Recycling facility.
"Recycling facility" means a center for the collection and/or processing of recyclable material. A recycling facility does not include storage containers or processing

facilities located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. Recycling facilities may include collection facilities and processing facilities.

20.02.798 Recycling collection facility, large (>2,000 square feet).
"Recycling collection facility, large (>2,000 square feet)" means a center with more than 2,000 square feet of recycling area for the collection or processing of recyclable materials including glass, paper, plastic, cans, motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or other source-separated nonputrescible materials.

20.02.800 Recycling collection facility, small (≤ 2,000 square feet).
"Recycling collection facility, small (≤ 2,000 square feet)" means a center with 2,000 square feet or less of recycling area for the collection or processing of recyclable materials including glass, paper, plastic, cans or other source-separated nonputrescible materials, but excluding motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials.

20.02.802 Recycling collection facility, temporary.
"Recycling collection facility, temporary" means a temporary facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This facility can be mobile.

20.02.804 Regulations.
"Regulations" means the whole body of regulations, text, charts, tables, diagrams, maps, notations, references and symbols, contained or referred to in the El Paso City Code.

20.02.806 Research laboratory.
"Research laboratory" means a facility where administrative, engineering, scientific research, design, or experimentation, including research on electronic components, optical equipment, etc., is conducted with minimal noxious impacts.

20.02.808 Resource recovery plant.
"Resource recovery plant" means a facility for the processing of municipal solid waste or wastewater treatment byproducts into energy or other useful products.

20.02.810 Restaurant, drive-in.
"Restaurant, drive-in" means a restaurant that may or may not provide seating inside and its principal character is to provide parking spaces for motor vehicles and to provide service to patrons who remain in the motor vehicles.

20.02.812 Rest home.
See Convalescent, nursing or rest home.

20.02.814 Retail shipping center.
"Retail shipping center" means a type of freight terminal where the principal activity is shipping, mailing and drop-off services, and may include as an accessory use the retailing of products associated with product shipping and mailing.

20.02.816 Reverse vending machine.
"Reverse vending machine" is an automated mechanical device which accepts and mechanically processes at least one or more types of materials including, but not limited to, aluminum cans, glass and plastic bottles and issues a cash refund or a redeemable credit slip or other form of benefit; and the entire process is enclosed within the machine. In order to accept and temporarily store all container types in a proportion commensurate with their relative redemption rates, multiple grouping of reverse vending machines may be necessary.

20.02.818 Riding academy.
"Riding academy" means an establishment where horses are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses may be rented for riding.

20.02.820 Rooming house.
See Boardinghouse.

20.02.822 Sales stands (ranch and farm products).
"Sales stands (ranch and farm products)" means the temporary use of land for the sale of agricultural produce or merchandise produced by the owner or the owner's family on their farm.

20.02.824 Salvage yard (scrap materials).
"Salvage yard (scrap materials)" means a facility or area for storing, keeping, selling, dismantling, shredding, compressing, or salvaging scrap or discarded material or equipment. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, motor vehicle parts, machinery, structural steel, equipment and appliances.

20.02.826 Sand and gravel pit.
"Sand and gravel pit" means a type of open pit mine, or strip mine, from which sand and gravel are removed.

20.02.828 Sand or gravel, extraction of.
"Sand or gravel, extraction of" means the separation and removal of sand or gravel from a quarry for commercial or other purposes.

20.02.830 Sanitarium.
"Sanitarium" means a facility where two or more sick, injured or infirm persons are regularly housed, and are provided therapy, treatment or rehabilitation, with no surgical care provided.

20.02.832 Sanitary landfill.
"Sanitary landfill" means a publicly or privately owned area of land used for the disposal of solid waste in accordance with applicable statutes, ordinances, standards, rules or orders pertaining to the disposal of solid waste where the landfill is located.

20.02.834 Sauna, exercise room.
"Sauna, exercise room" means a building or portion of a building used for providing a steam bath or heated bathing room using steam or hot air.

20.02.836 Scenic area.
"Scenic area" means any area of particular scenic beauty or historical significance as determined by the United States of America, the state, or the city, including any interests in land which have been acquired for the restoration, preservation and enhancement of scenic beauty.

20.02.838 Scenic corridor.
"Scenic corridor" means an area of land generally adjacent to and visible from a roadway that requires protective measures to ensure perpetuation of its scenic qualities.

20.02.840 School.
"School" means any public, private or parochial institution that offers a course of instruction for any grades from kindergarten through the twelfth grade.

20.02.842 School, arts and crafts.
"School, arts and crafts" means a facility for instruction in arts and crafts.

20.02.844 School, trade, business or vocational.
"School, trade, business or vocational" means a facility where training is provided in a particular trade, craft or skill.

20.02.846 Screening.
"Screening" means a hedge, earth berm, wall or fence constructed in accordance with the requirements of the ordinance codified herein to provide a visual separator or physical barrier.

20.02.848 Seafood product preparation and processing.
"Seafood product preparation and processing" means a facility primarily engaged in canning seafood (including soup); smoking, salting, and drying seafood; eviscerating fresh fish by removing heads, fins, scales, bones, and entrails; shucking and packing fresh shellfish; processing marine fats and oils; and freezing seafood.

20.02.850 Seat.
"Seat" means a seating space at least eighteen inches wide and suitable for human occupancy.

20.02.852 Secondary mobile home unit.
"Secondary mobile home unit" shall mean a "mobile home" that is located on the same lot, tract or parcel of land as a single-family detached dwelling, when permitted by special permit in the R-F zoning district.

20.02.854 Self storage warehouse.
"Self storage warehouse" means a building or group of buildings divided into separate compartments which are rented to meet temporary storage needs; and may include refrigerated facilities. May also include the storage of vehicles, recreational vehicles and boats.

20.02.856 Setback line.
"Setback line" means the distance between a structure and the nearest lot line.

20.02.858 Shooting range, archery or gun (indoor).
"Shooting range, archery or gun (indoor)" means a facility used for archery and/or the discharging of firearms, and which is completely enclosed within a building or structure.

20.02.860 Shooting range, archery or gun (outdoor).
"Shooting range, archery or gun (outdoor)" means land used for archery and/or the discharging of firearms.

20.02.862 Shopping center.
"Shopping center" means a group of retail stores and service establishments with accessory uses such as parking, all designed as a unit to function effectively together.

20.02.864 Shopping center, community.
"Shopping center, community" means a moderate-sized shopping center generally utilizing a site of eight to thirty acres, with leading tenants being a variety store or small department store and serving several neighborhoods generally having an overall population of thirty-five thousand persons or greater.

20.02.866 Shopping center, convenience.
"Shopping center, convenience" means a small shopping center on one to four acres of land and designed to serve a small area, or part of a neighborhood, with convenience goods.

20.02.868 Shopping center, neighborhood.
"Shopping center, neighborhood" means a small to moderate shopping center, generally utilizing a site of four to eight acres, with leading tenants being a supermarket and/or

drugstore, and serving a neighborhood generally having a population of four thousand persons or greater.

20.02.870 Shopping center, regional.
"Shopping center, regional" means a large shopping center, generally utilizing a building of 400,000 square feet or more, having as leading tenants one or more large anchor stores and serving several community areas.

20.02.872 Shrub.
"Shrub" means a woody plant, deciduous or evergreen, generally multi-stemmed with small branches near the ground, and smaller growing than a tree.

20.02.874 Sign.
"Sign" means any outdoor display surface, structure, search light, banner, pennant, inflatable balloon, active motion inflatable or other device visible to vehicular or pedestrian traffic on a public right-of-way and used to direct attention to any business, product, commodity, entertainment or service, whether by means of words, letters, numerals, trademarks, pictures, designs, objects or by any other means.

20.02.876 Sign, active motion inflatable.
See Sign, temporary inflatable sign.

20.02.878 Sign, add-ons.
"Sign, add-ons" means a design embellishment that extends outside the sign area on a bulletin size billboard.

20.02.880 Sign, adopt-a-median.
"Sign, adopt-a-median" means a freestanding sign located in the median of a street right-of-way identifying the entity or organization that is responsible for maintaining the median where the sign is located.

20.02.882 Sign area.
"Sign area" means the entire area of a sign on which copy could be placed within a continuous perimeter composed of a geometric configuration which encloses the extreme limits of the advertising, excluding the sign pole(s), base(s) or other support(s). Where a sign has two or more faces, the area of all faces shall be considered in determining the sign area, except that only one face of a double-faced sign shall be considered in determining the sign area when both faces are parallel or the faces are in a V configuration and the interior angle between the faces does not exceed forty-five degrees. Where a sign consists only of individual components (letters, numerals, symbols or other similar components), which are painted on or attached flat against the wall of a building, are without integrated background definition and are not within a circumscribed frame area, the total area of the sign shall be the area of the square, rectangle or other straight line geometric configuration which circumscribes the entire message.

20.02.884 Sign, auxiliary.
"Sign, auxiliary" means a sign with no advertising, except for the name or logo of the business, that pertains to the safe and efficient movement of pedestrians and vehicular traffic into and out of a building or premises and that has a directional purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," "emergency entrance," and other similar directives.

20.02.886 Sign, awning.
"Sign, awning" means a wall sign suspended from, mounted on or otherwise supported by an awning (a wall mounted, frame structure with flexible, reinforced fabric covering).

20.02.888 Sign, banner.
See Sign, temporary banner.

20.02.890 Sign, billboard.
"Sign, billboard" means a sign, including sign faces, structure, support poles, attached ladders, attached catwalks, and appurtenant lighting systems, displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not principally located, or primarily manufactured, or sold on the premises on which the sign is located unless the sales of the specific brand of product or service being advertised is not more than one percent (1%) of all sales made on the premises.

20.02.892 Sign, building marker.
"Sign, building marker" means a sign indicating the name of a building, date of construction, or other incidental information about its construction and/or history.

20.02.894 Sign, bulletin.
"Sign, bulletin" means a billboard with a sign face area greater than three hundred seventy-eight square feet, but no greater than six hundred seventy-two square feet.

20.02.896 Sign, canopy.
"Sign, canopy" means a wall sign suspended from, mounted on or otherwise supported by a canopy, arcade or portal.

20.02.898 Sign, city pride sign.
"Sign, city pride sign" means a sign located along a public street at the El Paso International Airport terminal or along a state-controlled interstate highway, freeway/expressway, super arterial, or major arterial right-of-way that displays civic organization display information signs.

20.02.900 Sign, construction site.
See Sign, temporary construction.

20.02.902 Sign cut-outs.
"Sign cut-outs" mean the following:

A. The area of sign face extension available to complete the artwork on a billboard.
B. The portion of the sign structure area of a monument sign that is completely open or void.

20.02.904 Sign, directory.
"Sign, directory" means a wall or monument sign that provides a listing of names of the tenants and space numbers for a multi-tenant building, lot or park.

20.02.906 Sign, educational.
"Sign, educational" means a sign containing information or symbols about regulatory violations, hazardous activities, or other educational messages.

20.02.908 Sign, externally illuminated.
"Sign, externally illuminated" means the illumination of a surface of a sign from an external source of light intentionally directed upon the sign.

20.02.910 Sign height.
"Sign height" means the following:
A. For freestanding signs, the vertical measurement between the highest part of the sign, excluding all billboard add-ons, and the ground level upon which the sign is located;
B. For wall and all other signs, the vertical measurement of the sign area.

20.02.912 Sign, home occupation.
"Sign, home occupation" means a wall sign indicating only the name, address or business, in any combination, of a code-compliant home occupation operated by the occupant at that residence.

20.02.914 Sign, indirectly illuminated.
See Sign, externally illuminated.

20.02.916 Sign, internally illuminated.
"Sign, internally illuminated" means the illumination of an electric sign with a source of light entirely enclosed within the sign.

20.02.918 Sign, junior.
"Junior" means a billboard with a sign face area not greater than seventy-two square feet.

20.02.920 Sign, marquee.
"Sign, marquee" means a wall or projecting sign suspended from, mounted on or otherwise supported by a marquee (theater canopy).

20.02.921 Sign, mobile billboard.
"Sign, mobile billboard" means a vehicle or trailer whose sole purpose is to advertise.

20.02.922 Sign, monument.
"Sign, monument" means a sign that is supported from the ground by a three-dimensional masonry, wood, or metal support structure having a minimum width of at least thirty-three percent (33%) of the sign structure width and that is not attached to a building and is not a pole sign.

20.02.924 Sign, multi-tenant.
"Sign, multi-tenant" means a sign displaying three or more businesses, each with a separate certificate of occupancy, located on the same lot or premises.

20.02.926 Sign, non-commercial message.
"Sign, non-commercial message" means a sign with a message that is intended to display an individual's or entity's personal opinion or belief, and that does not direct attention to any business, product, commodity, entertainment or service.

20.02.928 Sign, non-conforming.
"Sign, non-conforming" means a sign legally erected prior to enactment or amendment of this Code and maintained in compliance with city codes that does not conform to the current provisions of the sign code or other applicable city ordinances.

20.02.930 Sign, off premise.
"Sign, off-premise" means a sign, including sign faces, structure, support poles, attached ladders, attached catwalks, and appurtenant lighting systems, displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not principally located, or primarily manufactured, or sold on the premises on which the sign is located unless the sales of the specific brand of product or service being advertised is not more than 1% of the all sales made on the premises.

20.02.932 Sign, off premise historic wall sign.
"Sign, off premise historic wall sign" means a sign that exists or once existed on the façade of a building with an historic designation.

20.02.934 Sign, off premise temporary parkway.
"Sign, off premise temporary parkway" means a temporary off-premise sign located on the parkway portion of public right-of-way.

20.02.936 Sign, off premise temporary special event directional.
"Sign, off premise temporary special event directional" means a temporary off premise sign advertising and providing direction to a properly authorized special event that is open to the public.

20.02.938 Sign, off premise temporary subdivision directional.
"Sign, off premise temporary subdivision directional" means a temporary off premise sign located on private, unimproved property with the permission of the owner of the property that directs vehicular and pedestrian traffic toward a developing subdivision.

20.02.940 Sign, on premise.
"Sign, on premise" means a sign advertising a business, person, activity, good, product or service located on the premises where the sign is installed and maintained.

20.02.942 Sign, pole.
"Sign, pole" means a freestanding sign that is supported from the ground by an exposed pole(s) (structural column or round steel pipe) or a three-dimensional support structure having a minimum width less than fifty percent (50%) of the sign structure width and that is not attached to a building.

20.02.944 Sign, portable.
See Sign, temporary portable.

20.02.946 Sign, poster.
"Sign, poster" means a billboard with a sign face area greater than seventy-two square feet but not greater than three hundred square feet.

20.02.948 Sign, real estate.
See Sign, temporary real estate.

20.02.950 Sign, roof.
"Sign, roof" means a sign that is mounted on a roof or projects above the highest point of the roof line, parapet, or fascia of a building. A sign mounted on a mansard roof is a wall sign, not a roof sign.

20.02.952 Sign, secondary advertising.
"Secondary advertising sign" means an on-premise sign placed on private property, which is not the primary sign intended for advertising and only provides directional information of particular goods and services to the public.

20.02.954 Sign, shingle.
"Sign, shingle" means a wall sign that projects from the face of a building and is suspended from a metal structure, awning, canopy or marquee.

20.02.956 Sign, structure area.
"Sign, structure area" means for monument signs, the entire area of the sign structure computed by multiplying the sign height by the sign structure width.

20.02.958 Sign, structure support width.
"Sign, structure support width" means for freestanding signs, the width of the three-dimensional support structure(s) that extends from the top of the sign structure to the ground.

20.02.960 Sign, subdivision identification sign.
"Sign, subdivision identification sign" means a monument or wall sign located at a main entrance of a subdivision that identifies the name of the subdivision.

20.02.962 Sign, temporary.
"Sign, temporary" means a sign or advertising display intended to be displayed for a limited period of time only, constructed of cloth, canvas, light fabric, cardboard, wallboard, wood, or other light materials, that is not permanently affixed to a building or structure on a site or is not mounted on a permanent foundation.

20.02.964 Sign, temporary inflatable.
"Sign, temporary inflatable" means a gas-filled balloon, greater than two cubic feet in volume, used in a temporary manner to promote grand openings, reopening, new management, sales events, civic events or other such promotions. Inflatable games used for entertainment purposes shall not be subject to the sign regulations of this title.

20.02.966 Sign, temporary active motion inflatable.
"Sign, temporary active motion inflatable" means a temporary type of inflatable sign utilizing wind baffles and fabric combined with vortex of air created by a mechanical air system to allow the inflatable to dance and move, and which does not contain any words, numerals, trademarks, pictures, designs, or objects.

20.02.968 Sign, temporary banner.
"Sign, temporary banner" means a temporary sign composed of lightweight fabric or similar material that is secured and maintained in a safe condition at all times without rips, tears or other holes. National, state or municipal flags or other official flags of any institution or business shall not be considered banners.

20.02.970 Sign, temporary construction.
"Sign, temporary construction" means a temporary sign located on a construction site and advertising the owner, occupant, contractor, architect, engineer, financial institution, real estate company or similar entities involved with the construction at that site.

20.02.974 Sign, temporary portable.
"Sign, temporary portable" means a temporary sign intended to be displayed for a limited period of time that is not permanently affixed to a building or structure on a site or is not mounted on a permanent foundation.

20.02.976 Sign, temporary real estate.
"Sign, temporary real estate" means a temporary sign placed upon a premises advertising that property for sale, rent or lease. The sign may display the identification of a real estate agent or broker or of the owner of the property.

20.02.978 Sign, temporary real estate banner.
"Sign, temporary real estate banner" means a temporary sign composed of lightweight fabric or similar material that is secured and maintained in a safe condition at all times without rips, tears or other holes and that is placed upon a premises advertising that

property for sale, rent or lease. The sign may display the identification of a real estate agency, broker or owner of the property.

20.02.980 Sign, temporary seasonal display.
"Sign, temporary seasonal display" means a temporary display constructed of banner or sign materials that are mounted on light standards, containing no advertising message and displaying a design, graphic or other pictorial appropriate to the season.

20.02.982 Sign, temporary special event.
"Sign, temporary special event" means a temporary sign advertising a properly authorized special event and located at the site of the event.

20.02.984 Sign, temporary subdivision.
"Sign, temporary subdivision" means a real estate sign identifying a subdivision where the sign is located.

20.02.986 Sign, wall.
"Sign, wall" means a sign permanently affixed to any wall or vertical portion of a building not extending beyond the elevation of the building.

20.02.988 Single-family attached dwelling (atrium, patio, townhouse, condominium).
See Atrium house, Patio house, Townhouse, Condominium.

20.02.990 Single-family detached dwelling.
"Single-family detached dwelling" means a dwelling unit for one family that is not attached to any other dwelling unit.

20.02.992 Site development plan, detailed (DSD).
"Site development plan, detailed (DSD)" means a site plan showing the boundaries of the tract proposed for development; location and arrangement, size, use and architectural design of all structures; utility rights-of-way and easements; storm water drainage; vehicular and pedestrian way; on-site parking areas; open spaces; landscape planted areas; size and design of exterior signs.

20.02.994 Site plan, generalized.
"Site plan, generalized" means a site plan showing general features or concept of a development.

20.02.996 Skateboarding facility (indoor).
"Skateboarding facility (indoor)" means an enclosed facility used for skateboarding purposes.

20.02.998 Skateboarding facility (outdoor).
"Skateboarding facility (outdoor)" means an outdoor facility designed for skateboarding purposes.

20.02.1000 Slope.
"Slope" means the degree of rise or descent of a parcel of land in relation to a horizontal plane.

20.02.1002 Slope, percent average.
"Slope, percent average" means the percent average slope calculated for property within the planned mountain development district, and within the boundaries of a subdivision plat, which is determined using the following equation:
S = .0023 IL/A
S = Percent average slope
I = Contour interval in feet
L = Contour length in feet
A = Parcel area in acres

20.02.1004 Social, fraternal club.
See Lodge.

20.02.1006 Solar conversion system.
"Solar conversion system" means a complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy.

20.02.1008 Solar energy.
"Solar energy" means radiant energy, either direct, diffused, or reflected, received from the sun at wavelengths suitable for conversion into thermal, chemical, or electrical energy.

20.02.1010 Solar energy collector.
"Solar energy collector" means a device, structure, or part of a device or structure that is used primarily to transform solar energy into thermal, chemical, or electrical energy. It includes any space or structural component specifically designed to retain heat derived from solar energy, any mechanism that converts wind energy into electrical energy, and any photosynthetic process specially maintained to produce photosynthetic products.

20.02.1012 Solar energy conversion system.
"Solar energy conversion system" means a complete design or assembly consisting of a solar energy collector, an energy storage facility when used, and components for the distribution of transformed energy to the extent that they cannot be used jointly with a conventional energy system. Passive solar energy systems are included in this definition, but not to the extent that they fulfill other functions such as structural or recreational.

20.02.1014 Specialty shop.
"Specialty shop" means retail operations that specialize in one type or line of merchandise. Such stores may include, but are not limited to, apparel stores, jewelry stores, bookstores, shoe stores, stationery stores, antique stores, and similar establishments.

20.02.1016 Special exception.
"Special exception" means a use listed as such in the ordinance codified herein and which may be permitted in a specified district, under certain conditions, to be determined in each case by the terms of the ordinance codified herein and by the Zoning Board of Adjustment after public hearing in accordance with the procedures specified by Title 2 of the El Paso City Code and applicable state law.

20.02.1018 Special permit use.
"Special permit use" means a use, listed in Chapter 20.08 (Permissible Uses) of this Title, which may be permitted in a specified district under certain conditions, to be determined in each case by the terms of the ordinance codified herein and by the City Council of the City of El Paso after public hearing and report by the City Plan Commission in accordance with the procedures specified in Chapter 20.04 (Administrative Provisions) of this Title.

20.02.1020 Specified anatomical areas.
"Specified anatomical areas" means less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the areola.

20.02.1022 Specified sexual activities.
"Specified sexual activities" means:
A. Human genitals in a state of actual or simulated sexual stimulation or arousal;
B. Acts of human masturbation, sexual intercourse or sodomy;
C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast;
D. "Sexual intercourse," "sexual contact" or "deviate sexual intercourse" as defined in Section 21.01, Texas Penal Code.

20.02.1024 Sports arena (multipurpose).
"Sports arena (multipurpose)" means a facility, which is completely enclosed within a building or structure, for indoor exhibitions, conventions, or spectator events.

20.02.1026 Stable (including breeding).
"Stable (including breeding)" means a structure and/or land use where horses are kept for sale or hire to the public.

20.02.1028 Stacking.
"Stacking" means the placing of one sign above another at the same location.

20.02.1030 Stadium.
"Stadium" means a facility for outdoor exhibitions and spectator events.

20.02.1032 Storm water retention pond (public/private).
"Storm water retention pond (public/private)" means a pond, pool, or basin used for the permanent storage of water runoff.

20.02.1034 Story.
"Story" means that portion of a building included between the surface of a floor and the surface of the floor above it, or if there is no floor above it, then the space between such floor and the ceiling above it.

20.02.1036 Story, half.
"Story, half" means a partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior sides are not more than two feet above the floor of such story.

20.02.1038 Street centerline.
"Street centerline" means the midline of the width of the street.

20.02.1040 Street line.
"Street line" means the line between a lot, tract or parcel of land and a contiguous street.

20.02.1042 Street, private.
"Street, private" means a privately owned accessway within an approved planned development for which the private owners assume full responsibility for maintenance and control and which has not been dedicated to the use of the public.

20.02.1044 Street, public.
"Street, public" means an accessway dedicated to the use of the public which has been accepted for maintenance and control by the city, county or state.

20.02.1046 Structural alteration.
"Structural alteration" means any change or modification in construction.

20.02.1048 Structure.
"Structure" means that which is built or constructed, an edifice or building of any kind, or other artificially built or constructed work.

20.02.1050 Studio, dance.
"Studio, dance" means a facility for instruction in dance.

20.02.1052 Studio, music.
"Studio, music" means a facility for instruction in music.

20.02.1054 Studio, photography.
"Studio, photography" means a business where photographs are taken and developed for retail sale to the public.

20.02.1056 Subdivision ordinance.
"Subdivision ordinance" means the subdivision ordinance of the City of El Paso, Texas.

20.02.1058 Substantial conformity.
A plan shall be determined to be in "substantial conformity" with an approved plan if it does not significantly alter the arrangement of land use, and does not increase the density or relocate major circulation elements or decrease the landscaped area or open space or materially alter the plan or concept for the planned development.

20.02.1060 Supermarket.
"Supermarket" means a store offering for sale foodstuffs and some household supplies whose gross floor area is greater than 12,000 but less than or equal to 40,000 square feet.

20.02.1062 Superstore.
"Superstore" means a store offering for sale foodstuffs and some household supplies whose gross floor area is greater than 40,000 but less than or equal to 250,000 square feet. A superstore may also include a bank, deli, fast food outlet, eye care facility, minor automotive repair facility and/ or other appropriate retail uses all located within the same building structure.

20.02.1064 Swimming pool (commercial).
"Swimming pool (commercial)" means any portable or permanent structure containing a body of water twenty-four inches or more in depth and containing one hundred fifty cubic feet (one thousand one hundred twenty-two gallons) or more of water and intended for recreational purposes and open to the public upon payment of a fee.

20.02.1066 Swimming pool (non-commercial).
"Swimming pool (non-commercial)" means any portable or permanent structure containing a body of water twenty-four inches or more in depth and containing one hundred fifty cubic feet (one thousand one hundred twenty-two gallons) or more of water and intended for recreational purposes and for the exclusive use of the residents of a residential use and their private guests.

20.02.1068 Synagogue.
See Church.

20.02.1070 Tattoo parlor.
"Tattoo parlor" means a business where the primary activity is tattooing and/or body piercing but does not include establishments performing only ear piercing.

20.02.1072 Telemarketing agency.
"Telemarketing agency" means a facility where telephone sales, order collection, mail order or catalog sales, or mailing list preparation is conducted.

20.02.1074 Temple.
See Church.

20.02.1076 Temporary events on public rights-of-way.
"Temporary events on public-rights-of-way" means any bazaar, block party, sidewalk sale, show, exhibition, local special event, festival, celebration or any similar occurrence to last twenty-four hours or less that will be conducted on a street within an area not exceeding one city block or one intersection. At least two-thirds of the area shall be residentially zoned and said event shall be sponsored solely by the owners, residents or tenants in the area, or their organization.

20.02.1078 Temporary use.
"Temporary use" means a use permitted for a fixed time period with the intent to discontinue such use upon the expiration of the time period. Such uses do not involve the construction or alteration of any permanent structure.

20.02.1080 Tennis club.
"Tennis club" means a commercial or noncommercial establishment that provides facilities for playing tennis on a membership basis only. "Membership basis" means that the establishment sells memberships making its facilities available to members and their guests for periods of not less than one month at a time, and that such facilities are not open to use by the general public.

20.02.1082 Tennis club, indoor (with/without restaurant and bar).
"Tennis club, indoor (with/without restaurant and bar)" means a commercial or noncommercial establishment that provides facilities for playing tennis indoors.

20.02.1084 Tennis club, outdoor (with/without restaurant and bar).
"Tennis club, outdoor (with/without restaurant and bar)" means a commercial or noncommercial establishment that provides facilities for playing tennis outdoors.

20.02.1086 Tents (special events).
"Tents (special events)" means any temporary structure composed wholly or partly of canvas or similar materials to be used as a place of amusement or for any religious, educational, charitable or recreational purpose, or any other public assemblages.

20.02.1088 Testing laboratory.
"Testing laboratory" means a facility where administrative, engineering, scientific research, design, or experimentation is conducted.

20.02.1090 Theater, performing.
"Theater, performing" means a structure used for dramatic, operatic, or other live performance.

20.02.1092 Townhouse.
"Townhouse" means a single-family dwelling designed to be sold as a unit, but forming one of a group or series of three or more attached single-family dwellings separated from one another by common property lines.

20.02.1094 Tractor.
"Tractor" means a motor vehicle designed and used primarily for drawing other vehicles, equipment or implements of husbandry, and not so constructed as to carry any load thereon other than part of the weight of the load being drawn.

20.02.1096 Traffic Division.
"Traffic Division" means the Traffic Division of the City of El Paso Engineering Department.

20.02.1098 Traffic Engineer.
"Traffic Engineer" means the City Engineer, or his designee.

20.02.1100 Trailer, 18-wheeler (sales, display, and repair).
See Heavy truck (sales storage, repair and rental).

20.02.1102 Tramway.
"Tramway" means a carrier that travels on an overhead cable.

20.02.1104 Transfer station.
"Transfer station" means a fixed facility used for transferring solid waste from collection vehicles to long-haul vehicles. It is not a storage facility where individual residents can dispose of their waste.

20.02.1106 Transportation equipment manufacturing.
"Transportation equipment manufacturing" means facilities engaged in producing equipment for transporting people and goods such as, but not limited to, automobiles, light trucks, heavy duty trucks, truck trailers, buses, motor homes, travel trailers, boats, railroad rolling stock and aircraft.

20.02.1108 Transportation terminal, Type A.
"Transportation terminal, Type A" means a type of passenger terminal where passengers are loaded and unloaded from or onto a motor-carrier. A Type A transportation terminal is a facility having a total land area of no more than four thousand square feet and any building proposed within the land area is no larger than two thousand square feet in gross floor area.

20.02.1110 Transportation terminal, Type B.
"Transportation terminal, Type B." means a type of passenger terminal at which passengers are loaded and unloaded from or onto a motor-carrier. A Type B transportation terminal is a facility having a total land area greater than four thousand square feet or where a building proposed within the land area exceeds a gross floor area of two thousand square feet.

20.02.1112 Travel trailer.
"Travel trailer" means a portable vehicular structure built on a chassis, designed as a temporary dwelling for travel, recreational and vacation use.

20.02.1114 Travel trailer park.
See Recreation vehicle park.

20.02.1116 Tree, Parking Lot
"Tree, Parking Lot" means a deciduous or evergreen tree, which is capable of obtaining a minimum canopy, spread of twenty feet (20.0") at maturity. Branching structure shall be maintained at a minimum height of seven feet (7') above the sidewalk area ground, three feet from the trunk; which is installed and located in a parking lot.

20.02.1118 Tree, Project
"Tree, Project" means a deciduous or evergreen tree having a minimum of 2" cal. 10' in height, which is capable of obtaining a minimum canopy spread of twenty feet (20.0') at maturity that is required based on calculations determined by the provisions of this chapter. Branching structure shall be maintained at a minimum height of seven feet (7') above the sidewalk area ground, three feet from the trunk. Such trees shall be healthy and vigorous at time of planting.

20.02.1120 Triplex.
"Triplex (three-family dwelling)" means a building designed or occupied as three dwelling units.

20.02.1122 Truck stop.
"Truck stop" means a facility that provides services to the trucking industry, including, but not limited to, dispensing of fuel, repair shops, automated washes, restaurants or motels.

20.02.1124 Unit.
See Dwelling unit.

20.02.1126 University, college.
"University, college" means an institution of higher learning accredited by the state of Texas and offering a course of studies leading to a degree.

20.02.1128 Unnecessary hardship.
"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.

20.02.1130 Utility storage yard.
"Utility storage yard" means any storage yard for public utility equipment, materials or vehicles.

20.02.1132 Vehicle.
"Vehicle" means every device in, upon or by which any person or property is, or may be, transported upon a roadway, except devices moved exclusively by human power or used exclusively upon stationary rails or tracks.

20.02.1134 Vending machines (inside a building).
"Vending machines (inside a building)" means any unattended self-service device that, upon insertion of a coin, coins, or token, or by similar means, dispenses anything of value, including but not limited to food, beverage, tobacco and sundries.

20.02.1136 Vendor, flea market.
"Vendor, flea market" means any person who rents, leases or occupies any room, stall, stand or space in any building, structure, enclosure or any other property used as a flea market from which merchandise or food is exhibited and offered for sale.

20.02.1138 Veterinary treatment center (large animals).
"Veterinary treatment center (large animals)" means a facility where farm animals, to include but not limited to, horses, cattle, sheep, goats and pigs, are given medical or surgical treatment and are cared for during the time of such treatment.

20.02.1140 Veterinary treatment center (small animals).
"Veterinary treatment center (small animals)" means a facility where small animals such as domesticated dogs and cats and common household pets are given medical or surgical treatment and are cared for during the time of such treatment.

20.02.1142 Wall, screening.
"Wall, screening" means any structure or device forming a physical barrier which is constructed so that the vertical surface is solid, thus preventing the passage of light, air and vision. The material of which a wall is constructed may be masonry, brick, concrete, metal, wood or other similar materials. Measurement of height shall be from the high ground.

20.02.1144 Warehouse club.
"Warehouse club" means a store with 50,000 square feet or more of gross floor area that offers foodstuffs and household supplies for sale.

20.02.1146 Warehouses, self-storage.
See Self storage warehouse.

20.02.1148 Watchman.
"Watchman" means one who is employed to protect a facility or property.

20.02.1150 Water and wastewater utility facility.
See "Public utility facility"

20.02.1152 Window, bay.
"Window, bay" means a window or set of windows extending out from a wall of a building and forming an alcove within; the overall width of such alcove not to exceed one-half of the width of the wall from which it protrudes. The bay window may rise from the ground level or from some point above ground level.

20.02.1154 Wind-driven electrical generator.
"Wind-driven electrical generator" means a machine by which mechanical energy supplied by the wind is converted to electric energy.

20.02.1156 Wind-driven electrical pump.
See Wind-driven pump

20.02.1158 Wind-driven pump.
"Wind-driven pump" means a wind operated device that raises or transfers water from one place to another.

20.02.1160 Yard.
"Yard" means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward to the sky, except for permitted projections from the ground such as landscaping, fencing or walls.

20.02.1162 Yard, required front.
"Yard, required front" means that part of a lot between the front lot line and the required front setback line, and extended to both side lot lines.

20.02.1164 Yard, required rear.
"Yard, required rear" means that part of a lot between the rear lot line and the required rear yard setback line, and extended to both side lot lines.

20.02.1166 Yard, required side.
"Yard, required side" means that part of a lot that is between the side property line and the required side yard setback line and is not a rear yard.

20.02.1168 Yard, side street.
"Yard, side street" means a side yard whose property line abuts a street.

20.02.1170 Youth organization (with/without living facility).
"Youth organization (with/without living facility) means an organization for five or more children under 18 years of age, operated by a person, partnership, corporation, association, state or city for recreational or educational purposes, that may also conduct resident camps and/or day camps.

20.02.1172 Zero lot line.
"Zero lot line" means a property line on which a structure is constructed upon, resulting in no yard on that side.

20.02.1174 Zoning administrator.
"Zoning administrator" means the city employee who plans, directs and coordinates the application of the zoning ordinance and related duties as required under the direction of the Development Services Director.

CHAPTER 20.04

ADMINISTRATIVE PROVISIONS

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ARTICLE I. ADMINISTRATIVE BODIES AND RELATED AGENCIES AUTHORITY

20.04.010 Responsibility for administration of provisions.

Responsibility for the administration of the provisions of this title shall be vested in the City Council, the City Plan Commission, the Development Services Department, the Zoning Board of Adjustments, the Engineering Department, the Fire Department, and the City-County Health Department, in accordance with the provisions of this code, including the provisions of this title.

20.04.020 Principals.

Sections 20.04.030 through 20.04.100 identify the principal authorities relative to this title of the bodies and agencies identified in this Chapter.

20.04.030 City Council.

Pursuant to this code, the City Council, in addition to the powers and duties identified in this section, shall have final authority, following recommendation by the City Plan Commission, to approve or disapprove the comprehensive plan, planning area plans, neighborhood plans and designation of historic landmarks. The City Council shall also

have authority to approve or disapprove changes, amendments development permits and special permits under this title, and to decide upon appeals from actions of the historic landmark commission.

20.04.040 City Plan Commission.

Pursuant to this code, the City Plan Commission, in addition to the powers and duties identified herein, shall have authority to make recommendations to the City Council on the comprehensive plan, planning area plans, neighborhood plans, historic landmark designations and on changes and amendments, development permits and special permits under this title.

20.04.050 Zoning Board of Adjustment.

In accordance with Chapter 2.16, the Zoning Board of Adjustment has authority to hear and finally decide appeals and applications for variances and special exceptions. Appeals from the Zoning Board of Adjustment lie directly to the district court.

20.04.060 Planning Division, Development Services Department.

A. Pursuant to this code, the Planning Division of the Development Services Department serves as an administrative and staff agency responsible to the mayor and City Council, to the City Plan Commission and to the Zoning Board of Adjustment. The Planning Division has authority for processing proposals to change the text and map of this title and for processing master zoning plan applications, site plan approval applications, applications for special permits and Zoning Board of Adjustment applications.

B. All applications for zoning change or amendment, approval of a master zoning plan or detailed site plan, or for special permit shall be first filed with the executive secretary of the City Plan Commission, who shall have responsibility for coordination of the staff review process.

20.04.070 Building Permits and Inspections Division, Development Services Department.

A. Pursuant to this code, the Development Services Department serves as an administrative and staff agency responsible for the provision of services and the performance of duties as set forth under this title.

B. The Development Services Department and all Divisions established under that department have authority under this title for all aspects of development applications or permit applications, except traffic and transportation engineering aspects.

C. All applications for building permits, placement permits, temporary permits, licenses, certificates of occupancy and compliance and certificates of appropriateness shall be filed with the building official or with such other official as designated by the director of the Development Services Department.

D. Applications for building permits, placement permits, temporary permits, licenses and certificates of occupancy and compliance shall require approval of the building official or other official as designated by the director of the Development Services Department prior to issuance.

E. Applications for certificates of appropriateness shall require approval of the historic landmark commission prior to issuance.

20.04.080 Engineering Department.

Pursuant to this code, engineering department has authority, under the city council, for all traffic and transportation aspects of development applications or permit applications.

20.04.090 Fire Department.

Pursuant to this code, the fire department has authority, under the city council, for all aspects of fire protection.

20.04.100 City-County Health Department.

Pursuant to this code, the city-county health department has authority, under the city council, for all animal regulations and public health aspects of this title.

ARTICLE II. PLANNING DOCUMENTS

20.04.120 General authority.

Pursuant to this code, and as herein stated, the City Plan Commission shall have the authority to formulate and recommend, and the City Council shall have the authority to approve a comprehensive plan, including a plan for land use, thoroughfares and other appropriate elements of a plan and providing furthermore that the City Plan Commission shall have the authority to recommend and the City Council shall have authority to approve, detailed plans for planning areas as a guide for public and private land development in the City.

20.04.130 Effect of comprehensive plan.

The regulations in this title shall be in accordance with the comprehensive plan for the City and plans for planning areas and shall be implemented in accordance with the comprehensive plan for the City and the plans for planning areas.

ARTICLE III. DETAILED SITE DEVELOPMENT PLAN APPROVAL PROCESS

20.04.140 When required.

A detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects other than those located in special purpose districts or as otherwise required herein.

20.04.150 Procedure.

A. The application for site approval shall be prepared in accordance with the specifications outlined in Section 20.04.160.

B. The application shall be reviewed by the Planning Division for completeness and shall not be processed until any missing information is supplied by the applicant and the fee has been received.

C. The Planning Division shall make its recommendations to the City Plan Commission within thirty days after a complete application is submitted.

D. The City Plan Commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.

E. Pursuant to this code, the City Plan Commission, in addition to the powers and duties identified in this subsection, shall have final authority on approval of detailed site development plans, unless a zoning condition or contract provision requires City Council approval.

1. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces, landscape planted areas, and size and design of exterior signs.

2. In no instance shall the City Plan Commission have authority to vary the yard standards applicable to the district.

3. The City Plan Commission shall approve the plan if it complies with all applicable code provisions.

F. In the event of approval, applicant shall sign an agreement to develop the area in accordance with the approved detailed site development plan.

G. The approved detailed site development plan and agreement shall be filed with the zoning administrator and the executive secretary to the City Plan Commission.

H. Building permits may be issued in conformance with the approved detailed site development plan.

I. Detailed site development plan approval shall expire if construction is not started within four years from the date of approval.

20.04.160 Content of application.

Detailed site plan approval applications shall include:

A. Legal description of area proposed to be developed or metes and bounds description and amount of land included certified by a professional engineer (P.E.) or a registered land surveyor;

B. Eight copies of the detailed site development plan are required, showing the boundaries of the tract proposed for development; elevations or perspective of the building; location and arrangement, use, dimensions, square footage and height of all structures, including, where applicable; number of dwelling units in multifamily structures and number of bedrooms in each unit; yards, setbacks (number of feet); sidewalks and curb cuts; driveways; stormwater drainage; on-site parking spaces, to include loading and unloading berths; open spaces; landscape planted areas; size, design and location of exterior signs; screening walls; screening of on-site parking facilities;

C. Stamp or seal and signature of a professional engineer or architect preparing plans.

D. Proof of ownership, (warranty deed, title commitment, etc.)

E. Tax certificate

F. Fee as adopted by City Council

20.04.170 Modification of detailed site development plan.

A. Minor modifications to an approved detailed site development plan may be requested in writing by the property owner and approved in writing by the zoning administrator if any of the following apply:

1. The minor modifications are in substantial conformity (see definition of "substantial conformity") to the approved detailed site development; or

2. The minor modifications represent an improvement in the approved site plan, or

3. The minor modification is required by a governmental entity.

B. Changes other than minor modifications shall require new hearings and new approvals in the same manner as for review of the original site development plan.

ARTICLE IV. MASTER ZONING PLAN APPROVAL PROCESS

For any use authorized in a Mixed Use District (RMU, GMU and IMU), a master zoning plan shall be required pursuant to the requirements of this section.

A. Master Zoning Plan (MZP)

1. As part of any zoning application for a mixed use district, a Master Zoning Plan shall be required and shall accompany the application. The MZP shall provide sufficient details necessary about the proposed land use and proposed structures so that the El Paso City Council may determine their compatibility within the proposed district and the impact on the adjacent properties. The master zoning plan shall, at a minimum, indicate the proposed land uses and location thereof, proposed density, lot coverage, minimum dimensions of lots and yard setbacks, building height, buffers, and any other information necessary to demonstrate the overall cohesiveness of the proposed land use scheme as described in Section 20.10.360 of this Title.

3. A written report shall accompany the MZP that describes the purpose, characteristics, components and timing of the proposed mix of land uses in accordance with each proposed phase of development, and include a general statement how the development relates to the City's Comprehensive Plan. A detailed description shall be required of each proposed land use, to include the type of business or activity to be operated within any proposed structure to determine the compatibility of such business or activity within the mixed use district.

4. Additionally, a phasing schedule shall be submitted with the rezoning application that indicates the proposed phasing of the development, the approximate time frame in which construction and development is expected to begin and the duration of time required for completion of the development. Every phase shall contain two or more of the land uses proposed for the mixed use district.

5. The application for mixed use zoning, to include the MZP shall be reviewed by the City Plan Commission (CPC) for recommendation to City Council. The CPC may recommend any amendments or conditions to the MZP necessary to minimize incompatibilities between the mix of land uses within the development or with adjacent properties and the stated purposes of zoning in this Title.

6. As part of the approval and adoption of a mixed use district, the City Council shall find that the development will promote compatible buildings and uses, and that such development will be appropriate in area, location and overall planning for the purpose intended, in accordance with the City's Comprehensive Plan and stated purposes of zoning in this Title. The City Council, in approving any mixed use district, will also be approving the master zoning plan establishing the required zoning standards within the district. Approval of a mixed used district by Council designates the zoning for the property as stated in the ordinance approving such zoning and as depicted on the Master Zoning Plan. All development of the property, regardless of whether the property changes ownership, shall be in accordance with the Master Zoning Plan.

B. Amendments to an approved Master Zoning Plan

An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein.

1. Major Amendments. Any amendment meeting one or more of the criteria listed below or any other proposed change not herein enumerated shall be considered major and shall require resubmittal, review and approval of a new application to amend the MZP by the CPC and CC. Major amendments shall follow the same procedural and notice requirements required for the initial approval of the master zoning plan, except that the mixed use zoning district designation shall not be revised unless requested by the applicant.

a. Any change to the overall mixed use district boundary
b. Any change to the approved mix of land uses
c. A significant change to the location, size, or approximate boundary of one or more of the proposed uses. A change is deemed to be significant if it represents a 10% or greater increase to the proposed area for any proposed land use.
d. An increase of 10% or more of the approved number of projected dwelling units
e. Any proposed change which substantively alters one or more land use components of the approved mixed use district.
f. Any alteration or reduction to the public or private open space component within the MZP.
g. A substantial and material reduction in the originally approved separations between land uses and buildings
h. A 5% or greater increase in the height of structures
i. A 10% or greater reduction in the originally approved setbacks

j. A 5% or greater increase in ground coverage by structures

2. Minor Amendments. An amendment will be deemed minor if it is a change to the timing or phasing of the proposed development or if it does not involve any one of the foregoing provisions of a major amendment. The minor modification process is limited in nature and may not be used by the applicant to exceed the numeric variance permitted by subsection B.1. above.

a. Minor amendments shall be submitted in writing to the Development Services Department and accompanied with 3 copies of the revised master zoning plan. Minor amendments may be acted upon administratively by the Deputy Director of Planning, only upon the finding that the modification meets all of the following requirements:

1. The requested modification is in general conformity with the stated purposes of this Section and the purposes of the specific zoning district to which the property is subject to;
2. The requested modification meets all other applicable zoning, building, drainage, water quality, safety code requirements, and any other applicable law or regulation;
3. The requested modification will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated; and,
4. The requested modification is necessary to compensate for some practical difficulty or some unusual aspect of the site of the proposed development not shared by landowners in general.

b. A decision of the Deputy Director of Planning to deny a minor amendment shall be binding. Requests for minor amendments shall be acted upon within fifteen (15) days of receipt of the written request for amendment.

c. In no instance shall the Deputy Director approve a minor modification that results in:

1. A change in permitted uses or mix of uses; or
2. A change in conditions imposed as part of the zoning ordinance approval, or any subdivision plan, site plan, contract condition or other condition applicable to the property.

C. Detailed site development plan.

1. Upon adoption of a mixed use district and master zoning plan, submission and approval of a detailed site development plan pursuant to Article III is required prior to the issuance of building permits and development of the property.
2. A detailed site development plan may be submitted for the entire mixed use district or in phases in accordance with the master zoning plan.

3. Approval of a detailed site development plan will authorize application for building permits.
4. For purposes of expediting the review process, a detailed site development plan may accompany the initial application for mixed use zoning and be processed concurrently with the master zoning plan; provided, however, that no final action on the detailed site plan by the CPC shall occur prior to approval of the zoning request and the MZP by City Council.

D. Applicability. While ownership of a project may subsequently be transferred, in whole or in part, a MZP shall continue to be implemented and maintained on the total acreage of the mixed use district.

ARTICLE V. SPECIAL PERMIT APPROVAL PROCESS

20.04.260 Special permits generally.

A. The City Council may by special permit after hearing and report by the City Plan Commission authorize the location of the uses subject to special permits identified in the district regulations.

B. In addition to the development standards identified in this Title, City Council shall impose such additional conditions and safeguards including those related to architecture, site plan, landscape planting and screening as required to protect the public welfare and to conserve and protect property and property values in the immediate vicinity of the special permit.

C. Applications for special permits shall be filed with the executive secretary of the City Plan Commission. The application shall be reviewed by the Planning Division for completeness and shall not be processed until any missing information is supplied by the applicant and the fee has been received. A complete application shall be scheduled for action by the City Plan Commission, which shall have forty-five days in which to recommend approval, disapproval or approval with conditions or amendments.

D. Where disapproval is recommended the procedure shall be concluded unless the applicant within fifteen days of disapproval appeals the recommendation to City Council. In the event of such a request the executive secretary of the City Plan Commission shall forward to the City Council a statement of the reasons for disapproval.

E. Applications for special permits shall include a detailed site development plan that complies with Article III.

F. Special permits are automatically terminated whenever conditions made a part of them are not complied with, and construction shall stop or occupancy be discontinued until the violation ceases.

20.04.270 Special permits for planned residential developments.

A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City Council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district when Section 20.04.320(D) requirements have been met. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community.

B. Where permitted in a district, and in order to foster the attractiveness of a residential development and its surrounding neighborhoods, a planned residential development may be established based on the following criteria:

1. Evaluation Criteria.

a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.

b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.

2. General Requirements.

a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of the El Paso City Code.

b. The minimum site area for a planned residential development shall be one acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one acre.

c. The minimum area requirement of the base-zoning district may be reduced by no more than twenty-five percent for lots within a planned residential development; provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Section 20.12.040.B

d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows:

1. The distance between buildings shall be a minimum of ten feet except as otherwise permitted in this title;

2. The length of the driveway shall not be less than twenty feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.

e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.

f. No building shall exceed the height requirements of the base-zoning district.

g. Consideration in the site plan review and evaluation process shall include the following:

1. The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property;
2. The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided;
3. The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.

20.04.280 Special permits for planned residential developments - Maximum dwelling units.

The maximum number of dwelling units that may be permitted shall be obtained by dividing the site area by the minimum lot area required in the underlying district per dwelling unit. The minimum lot area is used only as a factor for calculating density and is not intended to require minimum lot size standards. This number may be increased by application of the density incentives found in Chapter 20.12 of this Title.

20.04.290 Special permits for planned residential developments - Public uses.

Lands reserved for parks, recreation and permanent open space may be included in the site area for the purpose of density calculations as may one-half of any area dedicated for public school purposes. Other permitted nonresidential uses may be incorporated in the plan, but may not be a part of the site area for the purpose of density calculations.

20.04.300 Special permits for planned residential developments - Commercial and industrial uses.

A. Where a planned residential development includes more than one hundred acres, a maximum five percent of the total site area may be used for those commercial uses that would serve the planned development.

B. Where a planned residential development includes more than one thousand acres, a maximum five percent of the total site area may be used for commercial purposes and a maximum of ten percent of the total area may be used for industrial purposes.

C. Where commercial or industrial uses are incorporated in the planned residential development, Council approval shall include appropriate amendments to the zoning map and may require that construction of commercial and industrial uses not be started until twenty-five percent of all of the residential units are occupied.

20.04.310 Compliance with special permits.

Special permits shall be valid only when all conditions of the permit are complied with. Failure to comply with all conditions under which a special permit has been issued shall constitute an offense which shall be punishable as provided in Chapter 20.24 of this Title. Failure to comply with all conditions under which a special permit has been issued shall also constitute grounds for suspension of building and occupancy permits upon written notice from the building official.

20.04.320 Special permit approvals.

A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the City Council.

B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.

C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.

D. The City Council, after hearing and report by the City Plan Commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:

1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development

is proposed; complies with any special approvals required in connection with such development or area;

2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the City regarding the development area, or any approved concept plan;

3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;

4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;

5. The design of the proposed development mitigates substantial environmental problems;

6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;

7. The proposed development is compatible with adjacent structures and uses;

8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

E. The applicant may request that the City Plan Commission waive one or more of the criteria based on its nonapplicability to the proposed development. The City Plan Commission, upon a recommendation of the deputy director of planning or his designee, shall make a determination on the nonapplicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to City Council for final review and approval.

ARTICLE VI. CHANGES AND AMENDMENTS

20.04.340 City Council authority.

The City Council on its own motion or on request may amend, supplement or change by ordinance, the boundaries of the districts or the regulations herein established.

20.04.350 Public proposals.

Public proposals for amendment of the zoning regulations may be made by the City Plan Commission, Board of Adjustment or any other public agency or official.

20.04.360 Private requests.

Private requests for amendments to the zoning map may be made by an owner of property. A contract to purchase real estate shall not enable a person to request an amendment.

20.04.370 Application form.

Application forms for proposals and requests shall be provided by the Deputy Director and, when completed, shall be filed with the executive secretary of the City Plan Commission. The application shall be reviewed by the Planning Division for completeness and shall not be processed until any missing information is supplied by the applicant and the fee has been received.

20.04.380 Application requirements.

The application shall at a minimum contain the following:

A. 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 suitability for reproduction.

B. One copy of the zoning map, outlining in red the area proposed for change of zoning.

C. Where land proposed for rezoning is vacant or unused land, a generalized site plan showing the general features or concept of development.

D. Where land proposed for rezoning is occupied by a building(s), or use(s), a detailed site development plan shall be required in accordance with Section 20.04.160(B).

E. The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.

F. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of this code.

20.04.390 Referral to City Plan Commission.

A. All proposals and requests for changes and amendments shall be referred to the City Plan Commission for report and recommendation. Upon receipt of a proposal or request for change and amendment, the executive secretary shall notify the property owner or the applicant of whether or not the proposal or application is complete and whether or not it conforms with the comprehensive plan.

B. Failure to complete an application in satisfactory form within three months shall result in dismissal of such application.

20.04.400 Notice of public hearing before City Plan Commission.

A. The Deputy Director of Planning shall schedule a public hearing before the City Plan Commission not less than fifteen days and not more than forty-five days from receipt of proposal or application with payment of fee. Notice shall be sent by mail to owners of all property within three hundred feet of the property to be rezoned, not less than ten days nor more than thirty days in advance of the hearing. Notice shall include the time, place and purpose of such hearing

B. Where the change does not amend the district map and is a general change in the text of the regulations, or the comprehensive plan, notice shall be posted as required by state law.

20.04.410 Fees.

Applications for public hearing shall be accompanied by a filing fee to defray the costs of publication, the giving of notices, and the general expenses in connection with processing of the application.

20.04.420 Withdrawal of application.

Once notices for a public hearing have been sent and/or posted, the hearing shall be held unless the applicant withdraws his application in which event no request for the same or similar change shall be accepted for one year at which time a new application including payment of new fees may be filed. No fees are to be refunded in the event of a withdrawal.

20.04.430 Recommendation by commission.

A. The City Plan Commission shall, within sixty days of the public hearing, submit a written report to the City Council on the merits of the proposal or requested change.

B. The commission may recommend approval, approval with modification, or disapproval.

C. The report of the commission shall include the relation of the proposed change to the City's comprehensive plan, the effect upon the natural environment, and upon social and economic conditions and property values in the vicinity and in the City as a whole.

D. In the event of recommendation for disapproval by the City Plan Commission the procedure shall be concluded unless the applicant within fifteen days appeals the recommendation to the City Council. In the event of such an appeal the executive secretary shall forward to the City Council within thirty days of the request for review, a statement giving the City Plan Commission's reasons for recommending disapproval.

20.04.440 Additional information from applicant.

Where the commission recommends a modification of the request, transmission of the report of the commission to the City Council shall not take place until accompanied by a letter from the applicant indicating his acceptance of, or refusal to accept, the modifications recommended by the commission.

20.04.450 Council action.

A. The City Council after public hearing notice as required by state law may enact the change or amendment with or without modification and may follow the recommendations of the City Plan Commission by majority vote.

B. A majority vote of all members of the City Council is required to overrule a recommendation of the City Plan Commission that an application for amendment of the ordinance be denied. Any decisions by the City Council shall set forth the reasons for their action.

20.04.460 Protest procedure

In case of a protest, the procedure outlined in and the law set out in Section 211.006(d) of the Texas Local Government Code, 2006 Edition and as amended, shall be applicable.

20.04.470 Resubmission of application.

No application for change of zoning for a given property may be resubmitted within twelve months from date of action by the commission or Council, whichever is later, unless the commission finds that a substantial change in conditions has occurred.

20.04.480 Dismissal for want of prosecution.

A. If an applicant fails to appear or be represented at the time his case is scheduled for hearing before the commission or the Council, as the case may, in the discretion of the body holding the hearing, be postponed to a definite date, or may be heard without the applicant's presence or representation. If the applicant fails to appear or be represented at the postponed hearing his case may be automatically dismissed for want of prosecution. Before the date of the postponed hearing the applicant may ask for an extension of time, and the body before which the postponed hearing is to be held, may, if convinced that the delay requested is unavoidable and not due to the applicant's fault, extend the date of the postponed hearing by not more than sixty days.

B. After a case is dismissed for want of prosecution the applicant cannot again apply for rezoning of the same property or any part thereof without filing a new application. All the procedures (including fees, notices and hearings) will apply as in the case of an original application; and the new application cannot be filed in less than twelve months from the date of dismissal, unless the commission finds that a substantial change in conditions has occurred since that date.

ARTICLE VII. PUBLIC HEARINGS

20.04.500 Generally.

All public hearings required by this chapter shall be conducted in accordance with the requirements of this article.

20.04.510 Scheduling.

All applications requiring a public hearing before the City Plan Commission or Zoning Board of Adjustment shall be scheduled on a first-come, first-served basis, unless otherwise authorized by the chairman of the commission or majority vote of the board, as applicable.

20.04.520 Notice.

Where a public hearing is required by this chapter, notice shall be given in the manner specified below:

A. Content of Notice. Required mailed notices and notices by publication shall include the date, time, and place of the hearing, a description of the subject matter of the hearing and the body holding the hearing. Required on site posting of notice shall be as specified in subsection (B)(2)(c) of this section.

B. Provision of Notice. Notice will be given as per Chapter 2.102 of the El Paso City Code and additionally in the following manner:

1. In all cases, by mail to the applicant, or owner of the property that is subject of the application, if different;

2. On applications for special permits, amendments to zoning conditions, and amendments to the district map, additional notice shall be given as follows:

a. Notice of hearing before the City Plan Commission shall be given by mail to all owners of real property, as indicated by the most recently approved municipal tax roll within three hundred feet of the lot line of the subject property.

b. Notice of hearing before the City Council shall be given as follows:

(1) On first reading—by publication in a newspaper of general circulation in the City not less than fifteen days prior to the day of the public hearing and posted in accordance with provisions of Chapter 551 of the Texas Government Code (the Texas Open Meetings Act).

(2) The published notice shall contain the name of the property owner(s) and legal description of the property as well as the address assigned to the property; if no address has been assigned, the notice shall contain the name and block number of the street(s), if any, abutting the property.

c. On site posting of notice by an applicant is required for parcels of one acre or more. Such on site posting of notice shall comply with the following:

(1) Location. On site posting of notice shall be at locations at the proposed site that face and are clearly visible and legible from each right of way abutting the property subject to signage requirements listed herein. One sign per right-of-way shall be required. However, application areas separated by a right-of-way shall require posting on each side of the right-of-way and otherwise comply with location requirements herein. Required signage shall be made of plywood, metal material, or other material as approved by the Deputy Director of Planning. Such signage shall be properly anchored to one of the following: to the ground with at least two posts, a building, a fence, or a wall. The top of the text portion of such signage shall be a minimum of five feet above ground. Approval of proposed sign location(s) by the zoning administrator shall be deemed conclusive as to location requirements.

(2) Duration of Posting. Posting shall be continuous, as defined below, until final City Council action and shall commence at least fifteen days prior to the date of the first public hearing at the City Plan Commission, at which time, the applicant shall provide a digital or printed picture to the Planning Division showing that all required signage has been properly placed on the property. Failure to provide such picture proving compliance with signage requirements shall result in postponement of the application until such time as an acceptable picture is received. The applicant shall promptly replace any sign required by this section, which becomes lost, stolen, or vandalized, within five business days following the date of receipt of actual knowledge of same by any employee of the Planning Division. For purposes of this subsection, an applicant also has actual knowledge that a sign is lost, stolen, or vandalized three days following the date of mailing of a letter addressed and properly mailed to the applicant at the address provided on the application or one day following the date of successful transmission of a facsimile report to a telephone number provided on the application. Any sign required by this provision shall be removed no later than ten days after final action on the application. Posting is continuous so long as lost, stolen, or vandalized signage is replaced within five business days following the date of receipt of actual knowledge. Posting is deemed continuous when lost, stolen, or vandalized signage has been replaced two times.

(3) Size and Content. A sign area with a minimum width of three feet and a minimum height of two feet shall be required. The sign shall provide a caption stating ["Location of Proposed Rezoning (or other type of application). Public Hearings are scheduled. Please call (telephone number to be provided by the Deputy Director of Planning or that person's designee)"]. The caption shall be in black two-inch bolded block lettering and appear on a white background.

(4) Zoning Validity. Any otherwise properly enacted zoning regulation shall not be invalidated by failure to comply with subsection (B)(2)(c) of this section.

3. On applications for amendments to the text of this chapter, notice of hearing before the City Plan Commission shall be posted in accordance with provisions of Chapter 551 of the Texas Government Code (the Texas Open Meetings Act).

Notice of hearing before the City Council shall be as follows:

On first reading—by publication in a newspaper of general circulation in the City not less than fifteen days prior to the day of the public hearing and posted in accordance with provisions of Chapter 551 of the Texas Government Code (the Texas Open Meetings Act);

4. On appeals or applications to the Zoning Board of Adjustment, notice of time, place and purpose of hearing before the board shall be given by letter or postcard not less than ten days prior to the date of hearing to the owners of real

property, as indicated by the most recently approved municipal tax roll within two hundred feet of the area to be considered.

20.04.530 Conduct.

Conduct of the hearing shall be in accordance with this code and the bylaws and regulations of the appropriate hearing body.

ARTICLE VIII. PRIVATE STREETS, COMMON OPEN SPACE AND OTHER SIMILAR PROPERTIES

20.04.550 Maintenance.

A. Where private streets, common open space or other similar types of property are included as part of a planned development, the applicant shall submit documentation, subject to plan commission approval, for assuring continued retention and perpetual maintenance of common open space and perpetual maintenance and repair of private streets by restrictive covenants, deed restrictions or other methods.

B. The documentation shall be submitted with the appropriate subdivision plat to the executive secretary of the city plan commission, who shall coordinate the review with the appropriate city agencies and other agencies, advise the applicant of findings, and submit, with the overall application to the city plan commission for their review and approval.

C. The approved documents, embodying restrictive covenants, deed restrictions, or other methods of giving such assurance shall be filed for record as a part of the approved subdivision plat or approved development permit.

20.04.560 Private streets.

Where authorized by the commission in approving a subdivision plat, streets may be permitted to remain in private ownership provided they meet standards contained in the subdivision ordinance for design and construction of streets, taking into consideration the needs of the project and adjacent uses, and are approved by the Director of Development Services.

20.04.570 Right-of-way and pavement widths.

The right-of-way and pavement widths for internal ways, streets and alleys serving the development shall be determined from standards contained in the subdivision ordinance and in conformity with the estimated needs of the full development proposed and the traffic to be generated thereby, and shall be adequate and sufficient in size, location and design to accommodate the maximum traffic, parking and loading needs and the access of fire-fighting equipment and police vehicles.

ARTICLE IX. PERMITS AND LICENSES

20.04.600 Building permits.

A. All applications for a building permit shall require conformity with all relevant provisions of the El Paso City Code.

B. The City Engineer or the building official may require construction or reconstruction of sidewalks, curbs and gutters or street surfacing prior to issuance of a building permit or as a part of the issuance of the permit.

C. No building permit lawfully issued prior to the effective date of the ordinance codified herein, or of any amendment hereto, and which permit is in full force and effect at said date, shall be invalidated by the passage of the ordinance codified herein, or any such amendment, but shall remain a valid permit, subject only to its own terms and provisions and ordinances, rules and regulations pertaining thereto, and in effect at the time of the issuance of such permit; provided, that all such permits shall expire on the effective date of the ordinance codified herein, unless actual construction shall have heretofore begun and continued pursuant to the terms of the permit.

D. Whenever application for a building permit or certificate of occupancy is made for a use other than those specifically named as permitted uses, but being of a similar type of operation as those named, the zoning administrator shall have the authority, pursuant to Section 20.04.555, to make a determination as to whether or not the proposed use shall be permitted in the district.

20.04.610 Building permit application.

A. All applications for building permits shall comply with provisions of Section 18.02.103.3 of the Building Code.

B. The drawings shall contain suitable notations indicating the proposed use of all land and buildings, including the number of families or dwelling units or rental units proposed.

C. A record of the original copy of such applications and plans shall be kept in the offices of the building official and a duplicate copy shall be kept at the building at all times during construction. In a particular case, the building official may waive the requirement for plans when such plan is clearly unnecessary to a decision or the record on the case.

20.04.620 Manufactured home or trailer placement.

Permits for placement of manufactured homes or trailers shall comply with Section 18.02.103.4 of the Building Code.

20.04.630 Historic landmark alterations - Certificate of appropriateness required.

No alterations or changes shall be made to any designated historic landmark without the owner or owners first having obtained a certificate of appropriateness; nor shall any designated historic landmark be removed or demolished without a certificate of removal or demolition.

20.04.640 Temporary permits.

A temporary permit shall be required for temporary signs, construction operating facilities and machinery, for real estate offices that are accessory to a land development project, for accessory and nonaccessory tents and temporary structures, amusement facilities and for any other temporary use.

20.04.650 Storage of explosives.

A temporary special permit shall be required for storage of explosives.

20.04.660 Signs in public rights-of-way.

Except as permitted in this Title, a special privilege license shall be required for all signs located in public rights-of-way.

ARTICLE X. CERTIFICATE OF OCCUPANCY AND COMPLIANCE

20.04.700 Generally.

A. No vacant land shall be occupied or used, other than as authorized by a temporary permit, except for agricultural uses associated with the conduct of a farm, until a certificate of occupancy shall have been issued by the building official.

B. Certificates of occupancy and compliance shall be issued pursuant to provisions of Section 18.02.103.9 of the Building Code. A record of all certificates shall be kept on file in the office of the building official.

C. A certificate of occupancy may be issued for a part of a proposed building or development or section thereof completed in accord with the terms of the El Paso City Code even though the entire building or development or section thereof has not been completed.

D. A certificate of occupancy shall be required for all nonconforming uses or structures in accordance with provisions in Section 20.22.070 of this Title.

1. In cases where the City officially notifies an owner or owners that a nonconforming condition exists, an application shall be required to be filed

within twelve months of the date on which the official notice was received. Notification of a nonconforming use or structure shall be made by the zoning administrator or a duly appointed representative. Failure to apply for a certificate of occupancy within such twelve-month period shall terminate the right to operate such nonconforming use or structure. The requirement for submittal of affidavits and plans as previously described shall also apply.

2. Upon issuance of a certificate of occupancy for a nonconforming use or structure, the use or structure shall be deemed as legal nonconforming.

E. The building official may issue a temporary and contingent certificate of occupancy and compliance for a period not to exceed six months where, because of the unusual nature of the use, a trial period of operation is in his opinion the most appropriate way to determine actual compliance with the terms of the ordinance codified herein.

ARTICLE XI. AGREEMENTS AND BONDS

20.04.750 Authority to require.

When provisions of the ordinance codified herein require an agreement to construct certain improvements in order to obtain a building permit, the City Council may require a bond in a form acceptable to the City attorney and in an amount approved by the building official enabling the City to construct the improvement or complete the construction in the event the project or part of the project is abandoned by an applicant.

ARTICLE XII. FEES

20.04.800 Adoption and Display.

A. Fees required under this title shall be as adopted from time to time by the City Council. Such fees shall be to defray the costs of review by appropriate City departments of such requests and applications, and for other administration and processing costs.

B. Copies of all fees adopted by City Council under this title shall be displayed at the offices of the zoning administrator, the executive secretary of the Zoning Board of Adjustment, and the executive secretary of the City Plan Commission.

20.04.810 Zoning verification requests.

A. The fees for processing of zoning verification requests shall be as adopted by City Council

B. The applicant for a zoning verification shall submit a written request to the zoning administrator giving an accurate legal description of the property, an

address of the property, if known, and the proposed use of the property. The applicant shall pay the required fee to the City cashier at the time of submission of such request. Such fees shall be to defray the costs of administrating and processing such requests.

20.04.820 Home occupation license.

A. The City Council shall adopt a fee for processing applications for home occupation licenses and annual renewals.

B. The applicant for a home occupation license shall, at the time of submission of the application, pay the required fee to the City cashier through the office of the building official. A penalty for late submittal of the home occupation license renewal shall result in a late fee of twenty percent of the renewal fee to be paid in addition to the renewal fee as provided in this section.

20.04.830 Request for increased height of screening wall.

A. Pursuant to Chapter 20.16, the City Council shall adopt a processing fee for requests to erect screening walls above six feet in height, and no greater than eight feet in height, on private property abutting any City property, including public accessways and drainage channels.

B. The applicant shall submit to the zoning administrator a written request for approval of such a screening wall. The request shall specify the address and legal description of the affected property, and shall be accompanied with three copies of an accurately drawn site plan showing the location of the proposed wall. The fee shall be paid to the City cashier through the office of the zoning administrator when such request is submitted.

20.04.840 Request to waive or amend mandatory wall requirement.

A. Pursuant to Chapter 20.16, the City Council shall adopt a processing fee for requests to waive or amend the requirement for a mandatory six-foot high masonry wall when topographic conditions or common recreational areas negate the visual screening effect of the wall.

B. The applicant shall submit to the zoning administrator a written request that the requirement be waived or amended stating the reasons for such request. The request shall specify the address and legal description of the affected property, and shall be accompanied with three copies of an accurately drawn site plan showing the location of the request. The fee shall be paid to the City cashier through the office of the zoning administrator when such request is submitted.

20.04.850 Classification of use.

A. Prior to applying for a building permit or certificate of occupancy, the applicant may request a classification of use from the zoning administrator. The request shall be submitted in writing and shall accurately describe the intended use including, but not limited to, identifying all structures, facilities and equipment needed to carry out the activities of the intended use. The zoning administrator may request additional information from the applicant to appropriately classify the use. (See Section 20.08.040 for classification of new or unlisted uses.)

B. The request for classification of a use shall be accompanied by a processing fee as adopted by City Council and shall be paid to the City cashier at the time of submission of such request. Such fees shall be to defray the costs of researching, processing and maintaining records of such requests.

ARTICLE XIII. ENFORCEMENT

20.04.900 Administrator's duty.

It shall be the duty of the administrator and such deputies as are appointed to interpret the provisions of Title 20 and to refuse to approve the issuance of any permit for any building, or for the enlargement or structural alterations of any building, or for the use of any premises which would violate any of the provisions of Title 20. It shall also be the duty of all officers and employees of the City to assist the administrator by reporting any seeming violation in new construction, reconstruction or land use.

CHAPTER 20.06

ZONING DISTRICTS AND MAP

20.06.010 Districts established and enumerated.
20.06.020 Purpose of districts.
20.06.030 Official zoning map.
20.06.040 District boundaries.
20.06.050 Amendment to official zoning map.
20.06.060 Omitted land.
20.06.070 Annexed properties.
20.06.080 Compliance with district standards.

Section 20.06.010 Districts established and enumerated.

In order to classify, regulate and restrict the location of businesses, trades, industries, residences and other land uses in accordance with the objectives of *The Plan for El Paso*; to regulate and restrict the location of buildings erected, reconstructed, altered or enlarged for specified uses; to regulate and limit the height and bulk of buildings hereafter erected, reconstructed, altered or enlarged; to regulate and limit the intensity of the use of lot areas; to protect and preserve places and areas of historical and cultural importance and significance; to regulate and determine the area of yards and other open spaces; and to regulate and limit the density of population, all property within the Corporate Limits is hereby divided into zoning districts that are grouped in classes for convenience of reference as follows:

A. Residential Districts.

Light Density Residential Districts

"R-1, R-2, R-2A, R-3 and R-3A"	Residential Districts
"R-4, R-5"	Residential Districts
"RMH"	Residential Mobile Home District

Medium Density Residential Districts

"A-1"	Apartment District
"A-2"	Apartment District
"A-3"	Apartment District
"A-O"	Apartment/Office District

High Density Residential Districts

"A-4"	Planned Apartment District
"A-3/O"	Apartment/Office High Density District
"A-M"	Apartment/Mobile Home Park District

B. Commercial Districts.

Neighborhood Commercial Districts	
"C-OP"	Office Park District
"C-1"	Commercial District
Community Commercial Districts	
"C-2"	Commercial District
"C-3"	Commercial District
Regional Commercial Districts	
"C-4"	Commercial District
"C-5"	Central Business District

C. Industrial and Manufacturing Districts.

Light Industrial Districts	
"M-1"	Light Manufacturing District
Heavy Industrial Districts	
"Q"	Quarry District
"M-2"	Heavy Manufacturing District
"M-3"	Unrestricted Manufacturing District

D. Special Purpose Districts.

"R-F"	Ranch & Farm District
"PMD	Planned Mountain Development District
"S-D"	Special Development District
"U-P"	Union Plaza District
"P-R I"	Planned Residential District I
"P-R II"	Planned Residential District II
"P-C"	Planned Commercial District
"P-I"	Planned Industrial District
"SRR"	Special Residential Revitalization District
"R-MU"	Residential Mixed Use District
"G-MU"	General Mixed Use District
"I-MU"	Industrial Mixed Use District

Section 20.06.020 Purpose of districts.

A. Residential Districts.

1. Light Residential Districts. The purpose of these districts is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of

dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

2. Medium Residential Districts. The purpose of these districts is to promote and preserve residential development within the City associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

3. High Residential Districts. The purpose of these districts is to promote and preserve a diversity of residential dwelling types at the highest densities within the City and to provide for the integration of compatible business and professional office uses to complement the areas. It is intended that the district regulations allow for concentrations of population through the use of multi-story facilities. The regulations of the districts will permit site diversification for high-density residential development in which adequate public facilities are available for present and future needs.

B. Commercial Districts.

1. Neighborhood Commercial Districts. The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

2. Community Commercial Districts. The purpose of these districts is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the City. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

3. Regional Commercial Districts. The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire City. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the

districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

C. Industrial Districts.

1. Light Industrial Districts. The purpose of these districts is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire City and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.

2. Heavy Industrial Districts. The purpose of these districts is to provide for the most intensive of industrial uses which may be characteristic of nuisance or hazardous conditions. It is intended that the districts will serve the entire City. The regulations of the districts will require reasonable standards for the protection and preservation of the compatibility of such uses and adjacent areas.

D. Special Purpose Districts.

1. "R-F" Ranch-Farm District. The purpose of this district is to provide for primarily fallow or agricultural areas within the City and to protect and conserve these areas within and adjacent to urban development. It is intended that this district afford areas where semi-rural (very-low density) residential and agricultural uses can be maintained without impairment from higher density residential, commercial or industrial development. The regulations of this district are designed to protect, stabilize and enhance the development of agricultural resources and to prohibit those activities that would adversely affect the urban-rural characteristics of this district.

2. "PMD" Planned Mountain Development District. The purpose of this district is to preserve and protect the significant natural features of the mountain development and hillside area within the City. It is intended that the regulations of the district provide design alternatives which help to minimize disturbances to the natural character of the area and which enhance the open space and aesthetic qualities of the land. The regulations of this district are designed to protect, stabilize and enhance the development of these environmentally sensitive lands and to preserve them from the encroachment of more intensive forms of development.

3. "S-D" Special Development District. The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older

residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

4. "U-P" Union Plaza District. The purposes of the Union Plaza District are: (1) to create a unique mixed-use environment with the provision of standards and guidelines designed to encourage the preservation of existing building architecture; (2) to ensure that reconstruction of existing buildings or new construction projects is consistent with the architectural and design guidelines adopted for the Union Plaza District; and (3) to encourage a variety of commercial and residential uses that coexist in a mixed-use area.

5. "P-R I" Planned Residential District I. The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

6. "P-R II" Planned Residential District II. The purpose of this district is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

7. "P-C" Planned Commercial District. The purpose of this district is to provide for attractive and efficient retail shopping and personal service facilities of integrated design in appropriate locations to serve residential neighborhoods. It is intended that the district shall be laid out and developed as a unit according to an approved plan so that the purpose of the district may be accomplished. The

district is adaptable to shopping centers of various sizes, as well as development of general business properties where the use of shared parking and access, together with careful site planning, will produce a stronger commercial area.

8. "P-I" Planned Industrial District. The purpose of this district is to establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land use by performance, appearance, and general operating characteristics. The regulations of the district are designed so that all operations and activities, specifically including but not limited to, the storage of materials of all kinds are conducted within a building or appropriately screened.

9. "SRR" Special Residential Revitalization District. The special residential revitalization district (SRR) is established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

10. "R-MU" Mixed Use Residential District. The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

11. "G-MU" General Mixed Use District. The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

12. "I-MU" Mixed Use Industrial District. The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving diverse commercial and industrial land uses, which together form an

attractive and harmonious unit of the City. The regulations of this district are intended to allow for developments with good access and high visibility that are designed to create compatibility between diverse uses and adjacent zoning districts. It is intended that the district regulations permit uses serving the entire community, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

Section 20.06.030 Official zoning map.

A. The boundaries of the zoning districts herein established are shown on a set of maps known and designated as the "Official Zoning Map Series, City of El Paso, Texas". These maps shall be kept and maintained on a geographical information system ("GIS") or other digital cartography system by the Planning Division of Development Services Department. It shall be the duty of the Deputy Director of Planning to keep the Official Zoning Map Series up to date, clearly indicating all changes as soon as practicable after said changes occur. These maps shall be available to the public for inspection. Copies of superseded prints of the Official Zoning Map Series shall be kept for historical reference.

B. The boundaries of the districts are as shown on the original "Official Zoning Map Series, City of El Paso, Texas", dated June 5, 2007, and which are adopted and made a part of this ordinance by reference as if the districts, notations and information shown thereon were fully contained and described within this Title; and any amendments made thereto after the effective date of these regulations. Copies of any ordinances, plans or other documents effecting amendments to the Official Zoning Map shall also be maintained by the Planning Division and shall be available to the public for inspection.

Section 20.06.040 District boundaries.

Where uncertainty exists with respect to the boundaries of the various zoning districts as shown on the Official Zoning Map Series, the following rules shall apply:

A. A letter and/or number combination shown on the Official Zoning Map Series shall indicate that the regulations pertaining to the zoning district of that letter and/or number combination extend throughout the whole area within those zoning district boundary lines, except as otherwise provided by this Section.

B. Zoning district boundaries approximately following (adjacent to or within) an alley, canal, lateral, drainage right-of-way, railroad right-of-way, railroad easement or street right-of-way, shall be construed to follow the centerline of the alley, canal, lateral, drainage right-of-way, railroad right-of-way, railroad easement or street right-of-way, and shall be so designated on the Official Zoning Map Series.

C. Zoning district boundaries approximately following (adjacent to) a platted lot line, tract line, survey line, or other jurisdictional boundary line, shall be construed to follow the platted lot line, tract line, survey line, or other jurisdictional boundary line, and shall be so designated on the Official Zoning Map Series.

D. Where the actual location of an alley, canal, lateral, drainage right-of-way, railroad right-of-way, railroad easement, street right-of-way, platted lot line, tract line, survey line, or other jurisdictional boundary line varies slightly from its location as shown on the Official Zoning Map Series, the actual location of the alley, canal, lateral, drainage right-of-way, railroad right-of-way, railroad easement, street right-of-way, platted lot line, tract line, survey line, or other jurisdictional boundary line shall control.

E. Zoning district boundaries dividing a platted lot or tract shall be construed as being located as shown on the Official Zoning Map Series, and distances shall be determined by the scale of the map.

F. Where a property has been or may hereafter be divided into platted blocks and lots, the zoning district boundaries approximately following (adjacent to) a platted lot line shall be construed to follow the platted lot line and shall be so designated on the Official Zoning Map Series.

Section 20.06.050 Amendment to official zoning map.

Amendments to the Official Zoning Map Series shall be accomplished using the procedures that apply to map amendments in this Title, as set forth in Chapter 20.04 (Administrative Provisions).

Section 20.06.060 Omitted land.

If, because of error or omission in the Official Zoning Map Series, any property in the Corporate Limits is not shown as being in a zoning district, or if for any other reason the zoning cannot be properly determined on any property in the Corporate Limits by the Zoning Administrator, such property shall be classified as R-F (Ranch and Farm) zoning district until changed by amendment pursuant to Chapter 20.04 (Administrative Provisions) of this Title.

Section 20.06.070 Annexed properties.

A. Any property hereafter annexed to the corporate limits shall be zoned in accordance with state law and this Title. The City Council and City Plan Commission may jointly consider, recommend and act, designating the zoning classification for the proposed annexed parcels proposal, at the same time of the public hearings required for annexation; provided, that all procedures required for amendments pursuant to Chapter 20.04 (Administrative Provisions) of this

Title and state law are complied with. If the property is annexed into the corporate limits without City Council action designating a zoning classification for the property, the property shall be automatically zoned as R-F (Ranch and Farm) zoning district, and the zoning map revised accordingly, until changed by amendment pursuant to Chapter 20.04 (Administrative Provisions) of this Title.

B. The establishment of any nonconforming situations for any development or use of land existing on any parcel on or before initiation of annexation proceedings by the City shall be subject to the requirements of Chapter 20.22 (Nonconforming Situations) of this Title.

Section 20.06.080 Compliance with district standards and use regulations.

All property within the Corporate Limits shall be located within one of the zoning districts described herein, and shall meet and conform to all requirements of those districts and shall meet any applicable performance standards (supplemental use regulations) set forth in this Title. These performance standards shall apply whether or not a reference to such standards is identified in the Table of Permissible Uses under Chapter 20.08 (Permissible Uses) of this Title. Except where indicated otherwise, the uses permitted in each zoning district shall be limited to those specifically enumerated. Unless the contrary is clear from the context of the lists or other regulations of this Title, uses not specifically listed are prohibited.

CHAPTER 20.08

PERMISSIBLE USES

20.08.010 Uses permitted by district.
20.08.020 Interpretative provisions.
20.08.030 Permissible uses.
20.08.040 Classification of new or unlisted uses.
20.08.050 Change in use.
20.08.060 Combination uses.

Section 20.08.010 Uses permitted by district.

No land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted, which is arranged or designed or used for other than those uses specified as permitted uses in the zoning district in which it is located, according to the Table of Permissible Uses found in Appendix A, is adopted in its entirety, incorporated herein by reference, and in accordance with the provisions of this Title.

Section 20.08.020 Interpretative provisions.

A. When used in connection with a particular use in the Table of Permissible Uses, the designations shall have the following connotations.

1. Permitted use. A "P" in a cell shall indicate that a use is allowed by right in the respective zoning district, and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this Title.

2. Accessory use. An "A" in a cell shall indicate that a use is allowed by right when it is incidental to a permitted use in the respective zoning district, and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this Title.

3. Special permit use. An "S" in a cell shall indicate that a use is only allowed by special permit with a detailed site plan approval in the respective zoning district obtained from the City Council in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this Title.

4. Restricted use. A "D" in a cell shall indicate that a use is allowed in a special purpose district, excluding the R-F Ranch & Farm District, following detailed site plan approval in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance

standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this Title.

5. Mixed Use. A "Z" in a cell shall indicate that a use is allowed in a Mixed Use District (RMU, GMU or IMU) as authorized by the City Council with specific use limitations and development standards, following approval of a Master Zoning Plan and a detailed site plan in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this Title.

6. Special exception use. An "E" in a cell shall indicate that a use is only allowed by special exception in the respective zoning district obtained from the Zoning Board of Adjustment in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this Title.

7. Uses not allowed. An "✕" in a cell shall indicate that a use is not allowed in the respective zoning district.

8. Supplemental Use Regulations. The reference to a supplemental standard in any cell shall mean that the use in a respective zoning district is subject to additional standards and requirements found in Chapter 20.10 (Supplemental Use Regulations) of this Title. The specific section number of the standard shall be noted in the column titled "Supplemental Standards." Provided, however, that any applicable performance or supplemental standard within Chapter 20.10 (Supplemental Use Regulations) of this Title applying to a use shall be required whether or not referenced incorrectly or omitted from the Table of Permissible Uses.

B. A use that may be interpreted to be permitted under more than one (1) categorical or use description in the Table of Permissible Uses shall be required to satisfy the requirements of the most restrictive zoning district in which the use is allowed.

C. A use particularly identified, whether or not the use may be interpreted to be permitted under more than one (1) categorical or use description in the Table of Permissible Uses due to function or type, shall satisfy the requirements of the zoning district in which the use is particularly identified.

Section 20.08.030 Permissible uses.

A. The zoning districts described in this Chapter group together those uses that are reasonably compatible with one another according to their normal characteristics of operation in order to achieve the following:

1. To permit, in connection with these uses, those customary and necessary accessory activities that are incidental to the principal use.

2. To permit certain other uses that may be established in some situations and subject to specific conditions so that such special uses will also be compatible with the uses allowed.

3. To promote orderly, timely, economical growth and to recognize current land use conditions.

4. To provide sufficient space in appropriate locations for development to meet the present and future growth needs of the City, with allowance for diversity of sites.

5. To protect use areas, as far as possible, against heavy and unnecessary through traffic.

6. To protect use areas against pollution, environmental hazards and other objectionable influences.

7. To protect use areas against congestion, as far as possible, by managing the density of population in and around them.

8. To provide for privacy and access of light and air, as far as possible, through controls over the spacing and height of buildings and other structures.

9. To promote the most appropriate use of land to achieve stability of development, to protect the character of the districts, to conserve the value of land and buildings, and to protect the tax base.

10. To promote the most efficient use of public facilities and services.

11. To protect against fire and explosions and other safety hazards.

12. To provide for fire and other emergency access.

13. To accommodate use activities and operations whose external physical effects are restricted to the area of the zoning district, and in no manner affect in a detrimental way any of the surrounding zoning districts.

B. The Table of Permissible Uses shall be used in conjunction with the terms and definitions as set forth in Chapter 20.02 (General Provisions and Definitions) of this Title. The uses are assigned different categorical descriptions in the table for illustrative purposes only, as shown below.

1.0	Agricultural & related operations
2.0	Commercial, storage & processing
3.0	Educational, institutional & social uses
4.0	Office & research services
5.0	Manufacturing, processing & assembling
6.0	Medical & related uses
7.0	Mining & quarrying operations
8.0	Motor vehicle sale & service operations
9.0	Parking & loading
10.0	Personal services
11.0	Recreation, amusement & entertainment
12.0	Repair services
13.0	Residential
14.0	Sales, retail & wholesale
15.0	Signs
16.0	Temporary uses
17.0	Towers & related structures
18.0	Transportation related uses
19.0	Utility & miscellaneous governmental uses
20.0	Overlay Designations

C. Table of Permissible Uses. Appendix A.

Section 20.08.040 Classification of new or unlisted uses.

It is recognized that new types of land use will develop and forms of land use not listed in any respective zoning district within the Table of Permissible Uses (Appendix A) may seek to locate and operate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

A. The Zoning Administrator shall upon a written request for interpretation of any interested party and pursuant to the procedures set forth in Chapter 20.04 (Administrative Review Procedures), make a determination within which zoning district the new or unlisted use should be allowed. Any request for an interpretation shall be accompanied by a fee in the amount paid for a zoning determination, and shall include a written statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

B. The Zoning Administrator shall review the request determine if the new or unlisted use is sufficiently similar to a use already allowed within the Table of Permissible Uses and shall determine within which zoning district the new or unlisted use should be allowed. A new or unlisted use shall be classified with other similar listed uses and shall be permitted in the same zoning district(s).

The nature of the new or unlisted use and its compatibility with the uses permitted in the various zoning districts shall be considered with many factors in determining the zoning district or districts within which such new or unlisted use shall be permitted.

C. If the Zoning Administrator determines that the new or unlisted use is not similar to any use allowed within the Table of Permissible Uses, or the requestor does not agree with the determination of the Zoning Administrator, then the initial request and the Zoning Administrator's determination shall be forwarded to the City Plan Commission requesting an interpretation as to the zoning classification into which such use should be placed.

D. The City Plan Commission shall consider the nature and described performance of the proposed use and compatibility with the uses permitted in the various districts and after public hearing determine the zoning district or districts within which such use should be permitted.

E. The City Plan Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council may approve the recommendation of the City Plan Commission or make such determination concerning the classification of such use as is determined appropriate after giving consideration to the facts and recommendations; and shall direct that an ordinance be drafted to amend the Zoning Code in order to allow such use.

Section 20.08.050 Change in use.

A change in use occurs whenever the essential character or nature of the activity conducted on a property, or portion thereof, substantially changes from one principal use category to another, requiring that new permits be obtained pursuant to Chapter 20.04 (Administrative Provision) of this Title. For purposes of this Section, substantial change occurs when the relative proportion of space devoted to the principal use changes to such an extent that the parking requirement for the use is altered or when the type of individual principal use or combination of uses changes. A change in the status of the property from unoccupied to occupied or vice versa, or a change in ownership or business name, shall not be regarded as a change in use.

Section 20.08.060 Combination uses.

When a property comprises two or more principal uses that require different types of permits, then the permit authorizing the combination use shall be:

1. a special permit if any of the principal uses combined is permitted only as a special permit use; or

2. a detailed site plan approval if any of the principal uses combined is permitted only following a detailed site plan approval; or

3. a building permit in all other cases.

CHAPTER 20.10

SUPPLEMENTAL USE REGULATIONS

20.10.010 General restrictions.
20.10.020 General performance standards.
20.10.030 Accessory buildings and structures.
20.10.040 Accessory uses, medical.
20.10.050 Accessory uses, residential development.
20.10.060 Alcoholic beverages.
20.10.070 Amateur and CB radios.
20.10.080 Animal facilities (kennels, training facilities, veterinary treatment center, clinic or hospital).
20.10.090 Automotive uses.
20.10.100 Bakeries and tortilla factories.
20.10.110 Banks and financial institutions.
20.10.120 Carwash facilities.
20.10.140 Child care facilities (home and commercial).
20.10.150 Congregate housing.
20.10.160 Contractor yards.
20.10.170 Custom shops.
20.10.180 Drilling facilities.
20.10.190 Dry cleaning shops.
20.10.200 Energy conversion systems.
20.10.210 Explosives, storage.
20.10.220 Farming.
20.10.230 Feed yards.
20.10.240 Freight and passenger terminals.
20.10.250 General warehousing.
20.10.260 Governmental uses and buildings.
20.10.270 Home occupation uses.
20.10.280 Infill development.
20.10.290 Keeping of animals for personal enjoyment.
20.10.300 Laundromats.
20.10.310 Liquefied petroleum storage and dispensing.
20.10.320 Live/work flex units.
20.10.330 Loading spaces (serving another property).
20.10.340 Manufactured home parks.
20.10.350 Manufacturing uses (not listed).
20.10.360 Mixed use development.
20.10.365 Mobile service units
20.10.370 Mountain development.
20.10.380 Multi-family dwellings.
20.10.390 Neighborhood commercial uses.
20.10.400 Neighborhood conservation.
20.10.410 Off-street parking (serving another property).

20.10.420 Office warehousing.
20.10.430 Outdoor flea markets.
20.10.440 Pasturage (horses, cattle, goats, sheep).
20.10.450 Personal care facilities.
20.10.455 Personal wireless service facilities.
20.10.460 Pet shops.
20.10.470 Planned residential development.
20.10.480 Poultry hatchery.
20.10.490 Processing facilities.
20.10.500 Quarries.
20.10.510 Recreation vehicle parks.
20.10.520 Recycling collection facilities.
20.10.530 Resident watchmen facilities.
20.10.540 Residential manufactured home subdivision.
20.10.550 Restaurants, drive-in.
20.10.560 Restricted residential mixed-use development.
20.10.570 Retail and service (for use of employees in a district, for use of occupants).
20.10.580 Reverse vending machines.
20.10.590 Satellite receiving dishes and antennas.
20.10.600 Secondary manufactured homes.
20.10.610 Self storage warehousing.
20.10.620 Sexually oriented businesses.
20.10.630 Storage of supplies (in connection with a permitted use).
20.10.640 Swimming pools, game courts.
20.10.650 Temporary buildings or structures (incidental to construction).
20.10.660 Temporary buildings or structures (incidental to sales or rental)
20.10.670 Temporary sales stands (sale of farm or ranch products).
20.10.680 Temporary uses.
20.10.690 Tennis clubs.
20.10.695 Transfer of Development Rights
20.10.700 TV and radio broadcasting.
20.10.710 TV and radio receiving.
20.10.720 Unenclosed parking space shelters.
20.10.730 Utility facilities.
20.10.740 Vehicles and garages.
20.10.750 Yard and garage sales.

Section 20.10.010 General restrictions.

A. Conformance with regulations. Any use hereafter placed on land and any building or part thereof hereafter erected, altered, expanded, placed, converted, or otherwise located in the City shall comply with the requirements set forth in this Title and otherwise as required by the El Paso City Code.

B. Lot required. Every building hereafter erected, altered, expanded, placed, converted, or otherwise located shall be on a lot or lots, and in no case shall there be more than one (1) main building on one (1) lot unless otherwise provided in this Title. Where more than one (1) building is allowed for a principal use within a zoning district, all buildings shall be subject to the provisions of this Title. All buildings shall be so located on a lot or lots as to provide for safe and convenient vehicular access.

C. Legal access required. No lot or portion thereof shall be used or occupied unless such lot has frontage upon an accessway, except for agricultural uses associated with the conduct of a farm or ranch.

D. Reference to other legislation.

1. Any condominium project and any declaration or restriction to be filed in connection therewith shall comply in all respects with the provisions of the Texas Condominium Act and with the requirements of the ordinance codified herein to the extent not in direct conflict.

2. No building or land shall hereafter be used and no building or part thereof shall be erected, altered, expanded, placed, converted, or otherwise located on a lot or lots unless in conformity with the regulations of the El Paso City Code and any applicable state or federal regulations.

Section 20.10.020 General performance standards.

The general performance standards set forth below are intended to reduce the impacts that development may have on adjacent properties. Satisfactory compliance with the performance standards shall be required to be demonstrated for a particular use at the time of issuance of a building permit or certificate of occupancy, and continued compliance with the performance standards shall be enforced by the City against any use if there are reasonable grounds to believe that the performance standards are being violated by such use. The determination of the existence of any dangerous and objectionable elements shall be made at the location of the use creating the same and at any point where the existence of such elements may be more apparent.

A. Noise. No use permissible in any zoning district may generate noise that tends to have an annoying or disruptive effect upon uses located outside the immediate space occupied by the use if that use is one of several located on a lot, or uses located on adjacent lots. The maximum permissible noise levels are set forth in Chapter 9.40 (Noise) of the El Paso City Code. Maximum permissible noise levels shall vary according to the use and zoning of the lot(s). Decibel level measurements shall be taken at the boundary line of the lot where the use is located.

B. Vibration. No use permissible in any zoning district may generate any ground-transmitted vibration that is perceptible to the human sense of touch measured at the outside boundary of the immediate space occupied by the use generating the vibration if the use is one of several located on a lot, or the lot line if the use generating the vibration is the only use located on a lot. Ground-transmitted vibration shall not be permitted in excess of the maximum limits set forth in Chapter 9.16 (Nuisances) of the El Paso City Code. Vibration shall be measured at any adjacent lot line with suitable instrumentation or computed on the basis of displacement and frequency.

C. Odors. No use permissible in any zoning district may generate any odor that reaches the odor threshold measured at the outside boundary of the immediate space occupied by the use generating the odor, or the lot line if the use generating the odor is the only use located on a lot. For purposes of this Section, the odor threshold shall be defined as the minimum concentration in air of a gas, vapor, or particulate matter that can be detected by the olfactory system as set forth in Chapter 9.16 (Nuisances) of the El Paso City Code.

D. Air pollution. Any use permissible in any zoning district that emits any air contaminant shall comply with applicable standards of Chapter 9.36 (Air Pollution) of the El Paso City Code, 30 TAC (Texas Administrative Code), and any state or federal standards concerning air pollution. No permit may be issued for a use emitting an "air contaminant" until the state or federal agency with jurisdiction has certified to the City that the appropriate permits have been received or that the development is otherwise in compliance with applicable laws.

E. Disposal of liquid wastes. No use permissible in any zoning district may:

1. Discharge any waste contrary to the provisions of Title 19 (Subdivisions) of the El Paso City Code, and any state or federal law governing discharges of radiological, chemical, or biological wastes into surface or subsurface waters, or

2. Discharge into the City sewage treatment facilities any waste that cannot be adequately treated by biological means, or without the permission of the El Paso Water Utility.

F. Electrical disturbance or interference. No use permissible in any zoning district may:

1. Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance, or

2. Otherwise cause, create, or contribute to the interference with electronic signals (including but not limited to, television, telephone and radio broadcasting

transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.

G. Fire and explosion hazards. All activities involving and all storage of ~~in~~flammable and explosive materials shall ensure there are adequate safety devices against the hazard of fire and explosion, and adequate fire-fighting and fire suppression equipment and devices standard in the industry pursuant to applicable Sections of Chapter 9.52 (Fire Prevention Code) of the El Paso City Code, and any relevant state or federal standards.

H. Glare. No direct or sky-reflected glare from high-temperature processes, such as but not limited to combustion, welding or otherwise, so as to be visible at the property line shall be permitted.

I. Lighting. All entrances, exits, parking lots, and other common areas and facilities within a lot shall be sufficiently illuminated to ensure the security of property and the safety of persons using such areas and facilities, provided, however, that lighting within a lot shall be adequately shielded or directed so that illumination is provided in a manner that would not substantially interfere with the use or enjoyment of neighboring properties, and is in compliance with Title 18.

Section 20.10.030 Accessory Buildings & Structures

A. Residential

1. Residential accessory buildings not over one story or fifteen feet in height must be located in a rear yard, or may be located in a side yard if minimum required side setbacks are maintained. Condensing units for central air conditioning systems shall be no closer than five feet to a lot line.

2. Any residential accessory building closer than five feet to a main building shall be considered as part of the main building, shall be located within the buildable area required for a main building, and shall be subject to all applicable restrictions for the main building.

3. Residential accessory buildings shall be located not less than sixty feet from the front lot line, a minimum of five feet from the main building, and shall comply with the side and side street yard requirements. No rear yard setback shall be required.

4. The gross floor area of a residential accessory building shall not exceed the more restrictive of the following, except that a building with up to four hundred square feet shall be permitted:

   a. Fifty percent of the gross floor area of the main building, or
   b. Forty percent of the area of the rear yard.

5. A residential private garage or other accessory building may be connected to the main building by a breezeway or connected by a fence or wall up to six feet in height, provided that the breezeway shall not exceed an overall width of five feet and shall be a minimum of seventy-five percent open to the outside on both sides.

6. Residential accessory buildings shall be built concurrently with or after the construction of the main building and shall be used only as permitted by this Code.

7. Where a residential garage entrance is from an alley, the structure must be located at least five feet from the property line.

8. In residential, apartment and special districts where community refuse containers are provided, these shall be completely screened from view by fences or walls and have a gate which can be latched open.

B. Ranch and Farm District

1. A maximum of two single-family dwelling units shall be permitted for farm and ranch properties of not less than six acres nor more than twenty-five acres, without regard to street frontage, provided both dwelling units shall be for year-round farm and ranch operators, or farm and ranch workers and their families.

2. One additional dwelling unit for additional farm and ranch workers and their families shall be permitted for each additional twenty-five acres;

C. Placement of Portable Storage Containers

1. On any lot located in zoning district C2, C3, C4, M1, M2, M3, PI, GMU or IMU one or more portable storage containers may be permitted as accessory storage to the principal use(s) provided the following conditions are met:

2. The floor area contained in the portable storage container shall be limited to no more than ten percent of the floor area of the principal use except that for principal buildings less than 1,600 square feet in size, the container may be up to 160 square feet in size. In buildings with multiple tenants, no single user shall be permitted more than ten percent of the floor area of its use.

3. Portable storage containers shall be located at least five feet behind the front wall line of the principal building.

4. Portable storage containers shall be required to meet side and rear setback requirements for buildings and shall be located at least 20 feet from any abutting apartment or residential zoning district.

5. Signage on portable storage containers shall be limited to one sign per container, not exceeding two square feet. The signage shall not be visible from any abutting street or any adjacent property in an apartment or residential zoning district.

6. Vertical stacking of portable storage container and stacking of any other materials or merchandise on top of any portable storage container shall be prohibited. No running gear shall be left underneath any portable storage container.

7. No portable storage container shall be placed or located on a required parking space, circulation aisle/lane, fire access lane, required landscape area, required open space, retention or detention basins, loading zone, or any other location that may cause hazardous conditions or constitute a threat to public safety.

8. A building permit shall be required for the installation of portable storage containers and the design and installation of any such portable storage containers shall comply with Title 18.

9. Exceptions:

    a. Portable storage containers temporarily placed on lots during a period of ongoing permitted construction on the same lots are exempt from the above requirements.
    b. The temporary placement of a portable storage container on a lot for the purpose of loading and unloading household contents shall be permitted for a period of time not exceeding seven (7) days in a calendar year.

Section 20.10.040 Accessory Uses, Medical.

Permitted accessory uses for hospitals, medical and dental offices may include florist shops, gift shops and pharmacies, with the following restrictions:

A. No display of goods or merchandise shall be visible from any public street, and

B. No sign advertising the accessory use or service shall be visible from any public street, and

C. All access to the accessory use or service shall be from within a completely enclosed building and no outside entrance shall be visible from any public street.

Section 20.10.050 Accessory Uses, Residential Development.

The following are permitted accessory uses in attached single-family developments or multifamily developments:

A. An office located in a main building for administration of a development containing ten or more dwelling units,

B. A laundry room for use of occupants of a development,

C. A sauna, exercise room, clubhouse or similar facility for use of occupants of a development,

D. Vending machines for candy, ice, soft drinks and sundries, located inside a building.

Section 20.10.060 Alcoholic Beverages.

A. Requirements. The sale, storage, or handling of alcoholic beverages for the purpose of sale is permitted only where the use is authorized by and complies with all applicable provisions of this Title and the Texas Alcoholic Beverage Code.

1. The sale, storage or handling of alcoholic beverages for the purpose of sale is permitted only where licensed in accordance with Chapter 5.08 of the City Code and the Texas Alcoholic Beverage Code.

2. The sale, storage or handling of alcoholic beverages for the purpose of sale is permitted only in approved locations within the interior of buildings or structures that have a valid certificate of occupancy allowing such use.

3. The sale, storage or handling of alcoholic beverages for the purpose of sale is permitted in specific uses in the following zoning districts, subject to the requirements of this chapter:

    a. C-1, C-2, C-3, C-4, and C-5 commercial districts,
    b. P-C planned commercial district,
    c. GMU general mixed use district
    d. S-D special development district,
    e. U-P union plaza district,
    f. M-1, M-2 and M-3 manufacturing districts,
    g. IMU industrial mixed use district,

4. The sale, storage or handling of alcoholic beverages for the purpose of sale is permitted as an accessory use to specific permitted uses in the following zoning districts, subject to the requirements of this chapter:

a. R-F ranch and farm district,
b. R-1, R-2, R-2A, R-3, R-3A, R-4 and R-5 residential districts,
c. PMD planned mountain development district,
d. A-1, A-2, A-3 and A-4 apartment districts,
e. A-O and A-3/O apartment/office districts,
f. COP commercial office park district,
f. A-M apartment and manufactured home park district,
g. RMU residential mixed use district,
h. PR-1 and PR-II planned residential districts

5. The sale, storage or handling of alcoholic beverages for the purpose of sale is permitted as an accessory use to specific uses allowed by special permit in the following zoning districts, subject to the requirements of this chapter:

a. PMD planned mountain development district,
b. A-1, A-2, A-3 and A-4 apartment districts,
c. A-O and A-3/O apartment/office districts,
d. A-M apartment and manufactured home park district.

B. Restrictions.

1. The sale, storage or handling of alcoholic beverages for the purpose of sale is not permitted in any zoning district where the place of business is located within three hundred feet of a church, public or private school, or public hospital unless expressly granted an exception pursuant to the requirements of this section.

2. The sale, storage or handling of alcoholic beverages for the purpose of sale is not permitted in any zoning district where the place of business is located within three hundred (300) feet of a day-care center or a child-care facility as defined in the Texas Human Resources Code §42.002 and the permit or license holder does not hold a food and beverage certificate issued by the Texas Alcoholic Beverage Commission, unless expressly varied pursuant to the requirements of this section, except that this provision shall not apply:

a. If the permit or license holder and the day-care center or child-care facility are located on different stories of a multistory building; or
b. If the permit or license holder and the day-care center or child-care facility are located in separate buildings and either the permit or license holder or the day-care center or child-care facility is located on the second story or higher of a multistory building.

3. The distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be measured along the property lines of the

street fronts and from front door to front door, and in direct line across intersections;

4. The distance between the place of business where alcoholic beverages are sold and a school, day-care center or child-care facility shall be measured in direct line from the property line of the school, day-care center or child-care facility to the property line of the place of business, and in a direct line across intersections;

5. The prohibition of the sale of alcoholic beverages within three hundred feet of a church, school or public hospital shall not apply to the sale of alcoholic beverages by any business that held a valid license on August 31, 1983, and has remained established and engaged in the sale of alcoholic beverages within three hundred feet of any church, school or public hospital; nor shall the provisions of this section prevent any business legally engaged in the sale of alcoholic beverages on August 31, 1983, and continuing to be so engaged within three hundred feet of any church, school or public hospital from securing a renewal of their license, nor from a new license being issued for such location to any other applicant.

6. The prohibition of the sale of alcoholic beverages within three hundred feet of a commercial day care shall not apply to the sale of alcoholic beverages by any business that held a valid license on June 5, 2007, and has remained established and engaged in the sale of alcoholic beverages within three hundred feet of any commercial day care; nor shall the provisions of this section prevent any business legally engaged in the sale of alcoholic beverages on June 5, 2007, and continuing to be so engaged within three hundred feet of any commercial day care from securing a renewal of their license, nor from a new license being issued for such location to any other applicant.

7. The city council may grant an exception from prohibition of the sale of alcoholic beverages within three hundred feet of a church, school, commercial day care or public hospital after notice and public hearing if the council determines that the enforcement of the prohibition in a particular instance:

   a. Is not in the best interest of the public;
   b. Constitutes waste or the inefficient use of land or other resources;
   c. Creates an undue hardship on an applicant;
   d. Does not serve its intended purpose;
   e. Is not effective or necessary; or
   f. For any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

Section 20.10.070 Amateur & CB Radios.

Federally licensed amateur and CB radio stations must comply with FCC regulations. Installation of radio towers and masts shall comply with the building code requirements of the city.

Section 20.10.080 Animal Facilities (animal kennel, animal training facility, veterinary treatment center, clinic or hospital)

A. Kennels and animal training establishments are permitted when in compliance with Title 7 of this code and the following conditions:

1. In the Ranch-Farm zoning district, provided,

   a. The site has a minimum of six acres, and
   b. Any building relating to this use is not closer than three hundred feet from the nearest residential or apartment district or use,

2. In C-2, C-3, and C-4 zoning districts:

   a. All animals are housed inside a permitted structure,
   b. No open pens are provided or used,
   c. No building, structure or open area (except space for parking of employee and customer automobiles) shall be used for this use unless it is at least three hundred feet from the nearest residential or apartment district or use,
   d. A means of mechanical air exchange is provided for all permitted structures, and
   e. No outside runs are permitted.

B. Small animal veterinary hospitals or clinics are permitted when in compliance with Title 7 of this code and the following conditions:

1. In the R-1 and C-1 zoning districts (with a special permit approved by City Council):

   a. All animals are housed inside a permitted structure that is completely enclosed and soundproof,
   b. No open pens are provided or used,
   c. The distance between a building, structure or open area (except for parking of employee and customer automobiles) used for any hospital or clinic purpose from the nearest residential or apartment district or use existing at the time the hospital or clinic use is established shall not be less than one hundred fifty feet. This restriction does not apply to a residential structure located on the same site and used as a part of the hospital or clinic operation,

d. A means of mechanical air exchange is provided for all permitted structures, and
e. No outside runs are permitted.

2. In C-2, C-3, and C-4 zoning districts:

a. All animals are housed inside a permitted structure,
b. No open pens are provided or used,
c. No building, structure or open area (except space for parking of employee and customer automobiles) shall be used for any hospital or clinic purpose unless it is at least one hundred fifty feet from the nearest residential or apartment district or use at the time the hospital or clinic use is established,
d. A means of mechanical air exchange is provided for all permitted hospital or clinic structures, and
e. No outside runs are permitted.

C. Small or large animal veterinary hospitals or clinics in the R-F zoning district, and large animal hospitals or clinics in the C-4 zoning district with a special permit approved by City Council, must comply with Title 7 of this code, and the following conditions:

1. Lot area shall be a minimum of one acre with a minimum average lot width of two hundred feet,

2. No building, structure, open pen or corral (except open space for parking of employee and customer automobiles) shall be used for any hospital or clinic purpose unless it is at least one hundred fifty feet from the nearest residential or apartment district or use at the time the hospital or clinic use is established, and

3. A means of mechanical air exchange is provided for all hospital or clinic structures.

Section 20.10.090 Automotive Uses.

A. Motor Vehicle Repair, Minor. When located in S-D, C-1, C-2 and P-C zoning districts, facilities are subject to the following standards:

1. The property has frontage on a collector arterial or larger street,

2. A maximum building square footage of 4,000 square feet is permitted,

3. A minimum 25 foot setback is required from any abutting residential or apartment use or district,

4. All services must be performed within an enclosed building,

5. No service bay doors may open facing a residential use or district,

6. No overnight outside storage of inoperative vehicles is allowed, and

7. No outside display of stock or inventory sold at retail shall be permitted.

B. Motor Vehicle Repair, Major. Facilities shall comply with the following standards:

1. The property has frontage on a collector arterial or larger street,

2. A minimum 25 foot setback is required from any abutting residential or apartment use or district,

3. No service bay doors may open facing a residential use or district, and

4. No outside display of stock or inventory sold at retail shall be permitted.

C. Motor Vehicle Storage Yard (accessory use to motor vehicle repair). Facilities shall comply with the following standards:

1. These yards shall be paved and enclosed by a six foot screening wall except for necessary ingress and egress or where prohibited by this code, to prevent visibility from adjacent properties or rights-of-way,

2. For the purposes of this use, temporary storage of a vehicle means for a maximum of 10 consecutive calendar days,

3. The maximum number of vehicles authorized in temporary storage at any one time shall be the greater of three (3) vehicles per bay or ten (10) vehicles, and

4. A vehicle must be inoperative and waiting for parts, or unsafe to operate, to be temporarily stored in this manner.

D. Rental Satellite Location. In the S-D, C-1, C-2 and P-C zoning districts, a maximum of ten (10) vehicles are permitted.

Section 20.10.100 Bakeries and Tortilla Factories.

The gross floor area shall not exceed two thousand five hundred square feet, not including sales area; and all products produced on the premises shall be sold at retail on the premises, except in the C-3, C-4, C-5 and GMU zoning districts. See also the Table of Permitted Uses (Chapter 20.08); "Bread and bakery product manufacturing."

Section 20.10.110 Banks & Financial Institutions.

Drive in facilities must have a stacking lane or deceleration lane as approved by the traffic engineer.

Section 20.10.120 Carwash Facilities.

A forty (40) foot minimum front yard setback and thirty (30) foot minimum rear yard setback shall be required, except that the main building shall be a minimum of one hundred (100) feet from any residential or apartment use or district.

Section 20.10.140 Child Care Facilities.

A. Home occupation - child care facilities shall comply with the following:

1. A license shall be maintained at all times as required by law or ordinance.

2. The home child care facility shall be clearly incidental and secondary to the principal use of the property.

3. A caregiver shall be required.

4. The front, side and side street yards shall be maintained as open space and all play activity shall be confined to the rear yard.

5. An indoor area of thirty square feet, excluding single purpose areas as defined in the Texas Human Resources Code, and a rear yard area of eighty square feet shall be provided per child.

6. Permitted signs shall be limited to a one square foot nameplate attached to and not projecting more than one inch beyond the face of the building.

7. The exterior of the building or grounds shall not be altered, decorated or painted in any way to distract from the residential character of the neighborhood.

8. Annual certification shall be required from the Fire Chief, Building Official, Director of City-County Health, and licensing supervisor for the Texas Department of Family and Protective Services that the use and the structure comply with the requirements of their respective codes. Provisions of Section 20.10.270 shall also apply to home child care facilities.

9. The play area shall be separated from adjacent properties by a solid masonry wall, not less than four feet high. The solid masonry wall may be along any or all rear lot lines or surrounding the play area, so long as a solid masonry wall exists between the play area and all adjacent property.

10. A minimum of one off-street parking space shall be provided plus one additional off-street parking space for every six children. For this use, the off-street parking requirement shall include garage or carport spaces, and paved driveways which may or may not afford ingress and egress for an automobile. Any passenger loading or unloading at curbside shall be subject to approval by the traffic engineer.

B. Commercial day care centers shall comply with the following:

1. License or registration is maintained at all times when required by law or ordinance,

2. A solid wall, not less than four feet high, is maintained along all interior lot lines with separate play areas for adjacent properties. If the play area abuts open, undeveloped land, a four-foot fence may be substituted, provided that a solid wall is built when the abutting land is developed.

3. The required front yard, and side street yard if one exists, shall be maintained as open space and shall not be used for child care,

4. There shall be at least thirty square feet of indoor activity space for each child in the day care center, measured wall-to-wall on the inside, not including single-use areas,

5. The day care center shall have at least eighty square feet of outdoor play area for each child using the area at one time. All outdoor play areas used by the children shall be accessible by a safe route and enclosed by a building or fence at least four feet high with at least two exits.

Section 20.10.150 Congregate Home.

A. The congregate home shall be clearly incidental and secondary to the principle use of the property as a dwelling.

B. The facility shall provide per elderly resident a minimum floor space of eighty square feet for a single occupancy bedroom and sixty square feet for a multiple occupancy bedroom.

C. A minimum of one off-street parking space shall be provided plus one additional off-street parking space for every two elderly residents, or for every two employees, whichever parking requirement is greater.

D. Annual certification shall be required from the Fire Chief or designee, Building Official, Director of City-County Health, and any required licensing agency for the state that the use and the structure comply with the requirements of their respective codes.

E. The exterior of the building, or grounds shall not be altered, decorated or painted in any manner to distract from the residential character of the neighborhood.

F. Permitted signs shall be limited to a one square foot nameplate attached to and not projecting more than one inch beyond the face of the building.

Section 20.10.160 Contractor Yards.

A. The contractor's business office may be an accessory use to a contractor's yard.

B. Vehicles and equipment used by that contractor may be repaired or maintained in a contractor's yard provided such work is done in an enclosed building or structure.

C. A six (6) foot high screening wall shall be required at the rear property line and at interior side property lines, and a forty-two (42) inch high screening wall shall be required at the front property line and side street property lines (except where otherwise prohibited by this code) to minimize visual impacts on adjacent properties and public rights-of-way.

Section 20.10.170 Custom Shops.

Shops for custom work in making of articles such as jewelry, picture frames, draperies, stained glass and other similar crafts shall not exceed two thousand five hundred square feet in floor area and all products shall be sold at retail on the premises.

Section 20.10.180 Drilling Facilities.

Drilling of oil or gas wells or other similar types of shaft mining shall meet the following minimum requirements:

A. Minimum site of five acres, with minimum lot width of two hundred feet, minimum lot depth of two hundred feet and minimum front, side, side street and rear yard of fifty feet,

B. Any structure exceeding fifty feet in height shall maintain setbacks from all property boundaries on streets equal to the height of the structure,

C. A plan is submitted and approved by City Council as part of the special permit application, showing the reclamation of the site and its future use after the extraction has been completed. Approval of the Fire Chief, Building Official and official of the City-County Health District shall be required and the use shall comply with all appropriate regulations. A bond or other guarantee satisfactory to the City Attorney and in an amount approved by the Building

Official may be required by City Council as a guarantee that the reclamation plan will be carried out.

Section 20.10.190 Dry Cleaning Shops.

Dry cleaning shops with less than two thousand five hundred square feet of floor area may employ no more than five persons on the premises at any given time; and no cleaning fluid with a base of petroleum or one of its derivatives shall be used.

Section 20.10.200 Energy Conversion Systems.

A. Solar energy conversion systems components, including, but not limited to, absorption cooling units, collectors, heat exchangers, photovoltaic cell arrays, solar power concentrating arrays, solar reflectors, including solar dishes and storage water tank units may be permitted as accessory uses and/or buildings in any district in accordance with building permit requirements where applicable and in compliance with the following conditions:

1. If mounted on the main building, it shall not exceed the maximum height limit as provided for such buildings by more than ten (10) feet.

2. If mounted on any accessory structures, it shall not exceed more than ten (10) feet above the top of the structure.

3. No portion of the system shall project over any property line or required front, side, or side street setback.

B. Wind-driven generators or wind-driven pumps, where permitted, are subject to the following conditions:

1. Must be located in the rear yard.

2. Shall not exceed forty-five (45) feet in height.

3. Any propeller blades or similar devices shall come no closer than ten (10) feet to the ground or to any structure, and shall have clearance from any overhead wires in accordance with electric utility company requirements.

4. No portion of the system shall project over any property line or required front, side, or side street setback.

5. The structural integrity of every wind-driven generator and pump, regardless of height, shall be designed and sealed by a registered professional engineer in the state of Texas.

6. The construction of wind-driven generator and pump foundations must comply with the building code of the City.

7. Noise and vibration levels must be in compliance with Title 9 (Health & Safety) of the El Paso City Code.

Section 20.10.210 Explosives, Storage.

Storage of explosives is permitted by special permit where the location and the safeguards imposed to regulate the possession, transportation and use are approved by the Fire Chief, and in compliance with all applicable state and federal regulations. City Council must find that the location and safeguards are reasonable to protect the public safety. Special permits for storage of explosives shall not be granted for more than one year, but may be renewed by following the same procedure as required for original issuance.

Section 20.10.220 Farming.

Notwithstanding any other provisions of this Title, in all zoning districts except for the PMD (Planned Mountain Development), a property may be used wholly or partially for farming and harvesting of field, tree and bush crops as an interim use in any zoning district until a change in use or development occurs on the property. The change in use or development of the property shall be for a use legally permissible within the base-zoning district or as permitted by special permit approved by City Council.

Section 20.10.230 Feed Yards.

A. A minimum site of 20 acres is required.

B. Buildings or feeder lots for five or more cattle shall not be closer than five hundred feet from the nearest property line.

C. Written evidence of approval from the Texas Commission on Environmental Quality (TCEQ) to determine any additional environmental protection requirements must be submitted with the building permit application. A feed yard may not be located within certain sensitive systems, including but not limited to: federally-designated wetlands, designated flood plains, and state-designated areas of "Special Sensitivity" to environmental impacts due to topography, soil type (i.e. sand, karst, etc.), water quality, natural habitat significance, or public health and welfare protection.

D. Shall comply with Title 7 of the El Paso City Code.

Section 20.10.240 Freight & Passenger Terminals.

The following uses are considered freight & passenger terminals: Transportation terminal type A, transportation terminal type B, passenger station, motor-carrier terminal, railyard, auxiliary rail facilities, airport, intermodal facility, heliport, airpad, helistop, interlocking tower, diesel maintenance facility, and railroad repair shop; and

The proposed development shall comply with the development standards specified below which shall be required on the building permit application:

A. Lighting shall comply with Title 18 of the El Paso City Code.

B. Screening. A screening wall complying with Chapter 20.16 shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR or PMD zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR or PMD zoning district, except for necessary ingress and egress and where otherwise prohibited by this code.

C. Perimeter Treatment. A minimum perimeter setback shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR or PMD zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR or PMD zoning district, to minimize potential negative impacts created by any activity within the site as follows:

Use	Setback (in feet)
Passenger station	100
Transportation terminal type A or B	100
Railyard, auxiliary rail facilities	100
Railroad repair shop	100
Diesel maintenance facility	100
Intermodal facility	100
Airport	1500
Heliport	500
Airpad	150
Helistop	150
Motor-carrier terminal	050
Other uses	050

1. Within the minimum perimeter setback, employee and visitor off-street parking and necessary walks and drives shall be allowed. The use of the property within

the designated perimeter setback for storage of containers, truck chassis, equipment, trailers or truck parking areas is expressly prohibited. This perimeter setback shall replace the required yard standard of the district where it abuts the residential use or residential zoning district.

2. Where a right-of-way or easement separates the property from a residential use or residential zoning district, the width of such right-of-way or easement shall be included in meeting the perimeter setback requirement, provided, however, that the setback from the property line shall never be less than that required in the district.

3. The minimum perimeter setback may be reduced by the zoning administrator when topographic conditions negate the buffering effect of the additional setback, provided, that the setback from the property line shall never be less than that required in the district. A fee for processing requests to reduce the minimum perimeter setback requirement shall be as provided in Chapter 20.04.

D. Additional requirements for passenger terminals (except an airpad or helistop)

1. A lobby or waiting room with a floor area of not less than 200 square feet must be provided.

2. Seating in the lobby or waiting room must be provided at a minimum of one seat for every 25 square feet of floor area in the lobby or waiting room.

3. The outdoor sale of general merchandise or food is prohibited, except for vending machines.

4. No loading or unloading of passengers is permitted on public right-of-way.

5. Analysis required: Traffic and parking demand studies must be submitted with an application for a special use permit.

6. Outside speaker restrictions. Outside speakers are not permitted within 50 feet of a property line abutting a residential district or use. Outside speakers, when permitted, must face away from adjacent properties.

Section 20.10.250 General Warehousing.

A. Screening. A screening wall complying with Chapter 20.16 (Screening & Fencing) shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR or PMD zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR or PMD zoning district, except for necessary ingress and egress where otherwise prohibited by this code.

B. Perimeter Treatment. A minimum perimeter setback of 50 feet shall be provided along the property lines abutting an existing residential use or an existing R, A, PR, SRR or PMD zoning district, and adjacent to any right-of-way or easement which separates the property from a residential use or an R, A, PR, SRR or PMD zoning district, to minimize potential negative impacts created by activity within the site.

1. Within the minimum perimeter setback, employee and visitor off-street parking and loading and necessary walks and drives shall be allowed. This perimeter setback shall replace the required yard standard of the district where it abuts the residential use or residential zoning district.

2. In the case where a right-of-way or easement separates the property from a residential use or residential zoning district, the width of such right-of-way or easement shall be included in meeting the perimeter setback requirement, provided that the setback from the property line shall never be less than that required in the district.

3. The minimum perimeter setback may be reduced by the zoning administrator when topographic conditions negate the buffering effect of the additional setback, provided, that the setback from the property line shall never be less than that required in the district. A fee for processing requests to reduce the minimum perimeter setback requirement shall be as provided in Chapter 20.04.

C. Retail sales are permitted as part of the warehouse use provided the retail sales floor area does not exceed 10% of the total warehouse floor area.

1. Up to 100 % of the total warehouse floor area may be devoted to retail sales activities during an occasional warehouse sale.

2. No more than four occasional warehouse sales may be permitted in any 12 month period and each occasional warehouse sale must be limited in duration to no more than 3 consecutive calendar days.

Section 20.10.260 Governmental Uses & Buildings

Where permitted in a district, public or governmental buildings and uses, public, private or parochial schools, libraries, churches and philanthropic institutions shall be allowed to operate a collection facility subject to the standards in Section 20.10.520.

Section 20.10.270 Home occupation uses.

A. Where permitted in a district, whether a license is required or not, home occupation uses shall meet the following requirements:

1. Home occupations shall be secondary and incidental to the use of the premises as a dwelling, and may only be conducted by an occupant of the residence.

2. A home occupation may not produce noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, or waste run-off outside the dwelling unit or garage.

3. Shall only operate during the hours of 8 a.m. to 6 p.m. for outdoor activities and 8 a.m. to 10 p.m. for indoor activities.

4. Instructional classes may be held outside of the main building, providing a maximum of six students may be allowed in each session and other provisions of this section are met.

5. Shall not conduct outdoor activities unless the activities are screened from the neighboring property by a solid fence of at least six feet in height.

6. Home occupation uses shall have no negative impact on adjoining properties and the residential character of the lot and dwelling shall be maintained. A home occupation that requires a structural alteration of the dwelling to comply with the nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements.

7. No more than normal household vehicular traffic shall be generated by the home occupation.

8. No home occupation shall generate delivery or pick-up by commercial vehicles more frequently than normal household traffic.

9. No more than two (2) clients at any one time at the home for each home occupation is permitted, except that this provision shall not apply to adult and child care facilities as herein mentioned and regulated by the State of Texas.

10. No more than two (2) persons not members of the resident household may be employed at the residence any one time per home occupation, provided, however, the number of employees permitted for child and adult care facilities may exceed two (2) per home occupation when required by state law.

11. No more than twenty-five percent (25%) of the gross floor area of the dwelling shall be used in accommodation of the home occupation. For child and adult care facilities, see Sections 20.10.140 and 20.10.450 respectively.

12. No equipment, materials, or merchandise associated with the home occupation shall be displayed or stored where visible from any street or public right-of-way.

13. One sign, not exceeding one (1) square foot in sign area and not internally illuminated shall be permitted for a home occupation. A sign permit shall not be required for a sign complying with this section.

14. Only products made on the premises or incidental to the permitted home occupation may be sold on the premises.

B. Uses permitted as home occupations that do not require a license include:

1. Consultation office, to preclude physical treatment, of a physician, dentist, licensed massage therapist, or other similar licensed medical practitioner,

2. Office of a lawyer, legal assistant, psychologist, psychiatrist, accountant, business management, professional member associations, book-keeper, auditor, broker, tax consultant, financial consultant, travel agent, appraiser, architect, landscape architect, interior designer, draftsman, engineer, urban planner, builder, contractor, designer, desktop publisher, advertising professional, biologist, botanist, geologist, archeologist, paleontologist, secretarial and clerical services,

3. Office of a private investigator, body guard, personal trainer, nutritionist, clown to include magician entertainment, disc jockey,

4. Office of computer software and hardware consultant to include hardware repair, Web master, data processor, Internet entrepreneur,

5. Office of plumber, electrician, landscape services, locksmith, carpet cleaner, HVAC contractor, painter, janitorial services,

6. Shop of dress maker, seamstress, tailor,

7. Office of salesperson, sales representative, real estate agent, insurance agent, caterer, event planner,

8. Studio of author, composer, artist, painter (fine art), sculptor, photographer,

9. Studio of music or dance instructor, martial arts instructor, personal trainer, tutor,

10. Shop for arts and crafts such as making of stained glass, ceramics, jewelry, lapidary work, rug weaving, floral work,

11. Shop for making and repair of portable musical instruments, bicycle repair,

12. Office of Telemarketing service, shuttle service, limousine service,

13. Occupations similar to those listed above.

C. Uses permitted as home occupations that require a license include:

1. Adult foster care home/private care home providing that the facility is in accordance with Section 20.10.450.

2. Home child care facilities Types 1-2 providing that the facility is in accordance with Section 20.10.140,

3. Congregate housing provided that the facility cares for no more than seven (7) elderly persons and is in accordance with Section 20.10.150.

D. Application for a Home Occupation License shall be made to the Development Services Department pursuant to the requirements of Title 5 (Business taxes, licenses and regulations) of the El Paso City Code.

E. A home occupation shall not include the following uses:

1. physical or medical treatment of persons or animals, animal hospitals or animal breeding,
2. beauty shops or barber shops,
3. carpenter shops,
4. electrical shops,
5. massage establishments, other than those employing massage therapists licensed by the state,
6. plumber shops,
7. heating and air conditioning shops,
8. radio shops,
9. auto repairing or painting,
10. furniture repairing,
11. sign painting,
12. contractors yards;
13. scrap and salvage services;
14. restaurants;
15. cocktail lounges;
16. rental outlets;
17. equipment sales;
18. adult oriented businesses;
19. recycling centers;
20. drop-off recycling collection facilities;
21. businesses involving the repair of any type of internal combustion engine, including equipment repair services.

Section 20.10.280 Infill Development.

The provisions of this section apply to any property designated with an overlay designation to encourage redevelopment and infill development, the specific purposes of which are to: provide a more flexible approach to design and development of infill projects, encourage infill development by simplifying procedures for plan approval, permit the conversion or adaptive reuse of buildings and properties, encourage planning and design flexibility and innovations, create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses, and assure community compatibility and an efficient use of land and public services. In order to provide incentives for private investment in these targeted areas, the following standards shall apply:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located. However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

C. Setback Provisions. The side, front and rear setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

F. Landscaping. The landscape standards contained within Title 18 of this code shall apply to an infill development.

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

Section 20.10.290 Keeping of Animals for Personal Use or Enjoyment.

Permitted as an accessory use and not as a business, in all districts, when in compliance with Title 7 of this code.

Section 20.10.300 Laundromats.

Laundromats or laundries with less than five thousand square feet of floor area shall not employ more than five employees on the premises at any given time.

Section 20.10.310 Liquefied Petroleum Storage & Dispensing.

Liquified petroleum gas, storage and dispensing as a commercial operation. Special permits for such may be issued only upon recommendation of the Fire Chief and are subject to revocation at any time upon recommendation of the Fire Chief or upon finding by the city council that the operation is no longer in the public interest.

Section 20.10.320 Live-work flex units.

Where permitted in a zoning district, live-work flex units encourage design solutions for compatible mixed uses and are subject to the following restrictions and provisions:

A. Restricted category.

1. A live-work flex unit under this category shall be permitted within the apartment, commercial, manufacturing and special purpose zoning districts enumerated in the Table of Permissible Uses, Chapter 20.08 (Permissible Uses) of this Title.

2. This category permits a mix of single-family residential and office usage and is only for artisans or professionals with no more than one (1) employee and two (2) customers at any time.

3. Building requirements are the same as for single-family residential uses, commercial signage is disallowed, and no separation is required within the flex unit. It is a wide-open unit, where the workplace and living area are fully integrated, and generally built on their own lots or stacked as in a loft building. These units do not permit walk-in trade of retail or food service.

4. Off-street parking shall satisfy the requirements for a single-family residential unit pursuant to Chapter 20.14 (Off-Street Parking & Loading Requirements).

5. The area of the office usage shall be limited to no more than five hundred (500) square feet of gross floor area of the flex unit.

B. Open category.

1. A live-work flex unit under this category shall only be permitted within the commercial, manufacturing and special purpose districts enumerated in the Table of Permissible Uses, Appendix A of this Title.

2. This category allows a single-family residential unit with any permitted office or commercial use allowed in the base-zoning district.

3. There is no minimum or maximum gross floor area requirement.

4. Building, off-street parking and signage requirements shall satisfy commercial standards for the entire area of the flex unit.

5. There is no limitation on the number of employees or customers at any time at the live-work flex unit.

Section 20.10.330 Loading Spaces (Serving Another Property).

A. Any otherwise permitted use for which the loading requirements of Chapter 20.14 are to be satisfied by loading spaces on property which is located within two hundred fifty feet of the property requiring the loading spaces,

B. Loading spaces serving another property which are located partially or totally within two hundred fifty feet of the property requiring the loading spaces.

Section 20.10.340 Manufactured Home Parks.

A. Each manufactured home space shall have a minimum area of at least three thousand (3,000) square feet, with a minimum width of thirty (30) feet and minimum depth of ninety (90) feet.

B. Minimum distance between structures:

1. The minimum distance between manufactured home structures, including a garage or carport, shall be ten feet,

2. The minimum distance between manufactured home structures, including a garage or carport, and manufactured home park community buildings shall be ten feet,

3. The minimum distance between a structure and interior access roads shall be ten feet.

C. Open space consisting of at least fifty percent of the lot area of an interior lot or forty percent of the lot area for a corner lot shall be provided,

D. A minimum of five (5) percent of the gross site area of the park shall be devoted to recreational facilities and located in a central location. Community buildings and community use facilities, including adult recreation and child play areas, swimming pools, may be included in computing the area of recreational facilities. However, vehicle-parking areas shall not be used in such computation.

E. Screening: There shall be a screening wall complying with Chapter 20.16 at the perimeter of the manufactured home park. This wall shall be 6 feet in height at the rear property line and any interior side property lines, and 42 inches in height at the front property line and any side property lines abutting a side street, except for necessary ingress and egress and except within 20 feet of an intersection, where the maximum height is 36 inches.

F. There shall be a minimum of two hundred cubic feet of storage space per manufactured home unit located either in community accessory buildings

accessible to all manufactured home park units or in individual accessory buildings at each manufactured home stand,

G. Accessory buildings may be attached to the manufactured home or if separate shall be not less than five (5) feet away from the manufactured home. All additions to manufactured homes shall be engineered and built to comply with currently applicable manufactured home construction standards and must be of such design that the structural components could be disassembled upon removal of the manufactured home unit,

H. One off-street parking space for each manufactured home unit and one off-street parking space for guest parking for each three manufactured home units shall be provided within the manufactured home park in accordance with the standards provided in Chapter 20.14 (Off-Street Parking & Loading)

I. The height limit for any structure intended for occupancy in the manufactured home park shall be thirty-five (35) feet,

J. Internal streets and all traffic control devices and street name signs within a manufactured home park shall be privately owned, built, and maintained. Internal streets shall be designed for safe and convenient access to all spaces and to common facilities.

1. Internal streets shall be kept open and free of obstruction to allow emergency vehicles to have access to all spaces and to common facilities,

2. Internal streets in a manufactured home park shall be constructed and maintained to City standards. They shall be kept free of cracks, holes, and other hazards,

3. An internal street roadway shall have a minimum width of thirty-five (35) feet,

4. All internal streets shall be named and all manufactured homes shall be numbered to conform to block numbers on adjacent public streets. Street name signs shall be of a color and size contrasting with those used for public streets. Street name signs and address numbers shall comply with City Code requirements,

5. Each internal street shall be provided with street lighting.

K. Tenant Responsibilities. Each park tenant shall maintain the tenant's manufactured home and lot in compliance with the following:

1. The manufactured home shall be properly placed on its stand and anchored in a manner approved by the City and State. All utilities shall be properly installed in accordance with the instructions of the park's owner or operator, and in

accordance with the City Code. The building official has the right to refuse to issue permits to connect a manufactured home up to utilities until the tenant or owner or operator of the park shows proof that the manufactured home has been anchored in accordance with City and State regulations.

2. A noncombustible skirting shall be installed around the manufactured home. Such skirting may include any vents, screens, and/or openings necessary for utility and mechanical system hookups.

3. The skirting, and any porches, stairways, awnings and other additions shall be constructed and installed per City code requirements, and maintained in good repair. All requirements of the Building Code pertaining to single family dwellings for like structures or additions shall be applicable.

4. The space beneath a mobile shall not be used for storage of flammable or combustible items.

5. A person commits an offense if the person is a park tenant and knowingly fails to maintain the person's manufactured home and lot in compliance with this section.

6. A person commits an offense if the person owns or operates a park and knowingly allows a violation of this section by a tenant.

L. Utilities – All utilities shall be installed in compliance with applicable code requirements.

M. Recreational Vehicles in Parks

1. A maximum of five (5) percent of the gross area of a park may be dedicated to overnight or short-term use (no longer than 14 consecutive days) by recreational vehicles.

2. Such portion of the park shall be clearly delineated and shall comply with all requirements of Title 20 for recreational vehicle parks except the requirement for a minimum number of spaces.

3. A person commits an offense if the person owns or operates a park knowingly allows a violation of this section by another person.

Section 20.10.350 Manufacturing Uses (not listed) in M- Districts.

A. Light manufacturing uses similar to those listed in Chapter 20.08 (Permissible Uses) which do not create any more danger to health and safety in surrounding areas and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, glare or electrical impulse than that which is generally

associated with these uses, may also be permitted in the zoning district, subject to a determination by the Zoning Administrator in accordance with the provisions of Section 20.08.040.

B. The administrator may require an engineering report describing the nature of a process or use and probable impact at property lines.

Section 20.10.360 Mixed-use development.

A. Special Development (S-D)

1. Design requirements--*Open space and recreation area.*

The amount and arrangement of open space and recreation area should be in accord with standards of the comprehensive plan and the purposes of the design of the development, including preservation of natural landscape, active recreation, passive recreation, and improvement of view as may be appropriate to a particular case. Both private and common use open space are to be encouraged. Open space proposed for common or general public access shall be so designated on the development permit and subdivision plat. Satisfactory provision for the maintenance of common open space shall be provided in accordance with the procedure in Chapter 20.04.

2. Design requirements-- Preservation of environment.

In all S-D development, the elements of natural environment including existing vegetation, arroyos, flood prone areas, mountains, steep slopes and other features shall be considered in planning the design and layout of buildings, location of streets and preservation of open spaces, in order to further the preservation of the natural environment.

3. The provisions of Chapter 20.20 (Historic Designations) where applicable, shall continue to apply in addition to the provisions of this section.

4. Perimeter treatment.

The perimeter of the planned development shall be designed to insure compatibility with adjacent existing or proposed development, if known, by provision of compatible uses and structures, setbacks, masonry walls, landscaping or other treatment.

5. Height regulations.

No building shall exceed three stories or forty-five feet in height, except as follows:

a. As provided in Chapter 20.12
b. Where the development would consist of twenty-five acres or more; or
c. Where, after city plan commission recommendation, city council approves an exception to these height regulations under the following conditions:

(1) The authorized height is compatible with the uses, appearance and environment of adjacent areas;
(2) The applicant submits a traffic study describing traffic volumes and impact of proposed development on adjacent streets;
(3) The council finds that the proposed development mitigates those traffic impacts and provides for an acceptable level of service;
(4) The site is located on an arterial street (collection, minor or major) that is served by a regularly scheduled mass transit line; and
(5) Any other condition reasonably necessary to protect the health, safety and welfare of the general public.

6. Review standards for establishment of S-D district.

a. The city plan commission and the city council shall review the conformity of the proposed development or redevelopment with the comprehensive plan. The commission and the city council shall study the relationship between uses of high intensity permitted in the S-D district and uses of low intensity, existing or future, outside the proposed S-D district to ascertain compatibility, but shall not reduce the amount of such uses below the maximum established by the section unless such uses create immediate land use conflicts along project boundary lines.
b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density & Dimensional Standards) a detailed site development shall not be required.
c. Where the development is for single-family detached dwellings but does not meet the requirements set forth in Chapter 20.12 (Density & Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development shall be submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the City Plan Commission and approved by the City Council in order to protect the public health, safety and welfare.

B. Union Plaza (U-P)

1. District boundaries. The district created under this chapter is recognized as that part of the city within the following described boundaries: Blocks 7, 25, 31, 32, 45, 46, 51, 152, 160, 161, 169, 170 and 171 Campbell Addition also known as Mills Addition blocks 7, 25, 31, 32, 45, 46 and 51.

2. Development standards.

a. For residential/commercial mixed-use developments, where residential and commercial uses are combined in a single building, residential uses may not occupy the ground floor. In other multifamily dwelling buildings, not including commercial uses, residential uses may occupy the ground floor.

b. Lot and Site Area Standards.

(1) Residential/commercial mixed use developments must have a lot area of at least five hundred fifty square feet per unit, excluding the area devoted to commercial uses. For buildings three or more stories in height, a minimum lot area of three hundred square feet per unit is required, excluding the area devoted to commercial uses. A minimum site area of nine thousand three hundred sixty square feet, having a minimum average width of seventy-five feet is required.

(2) Multifamily residential developments must have a lot area of at least five hundred square feet per unit.

(3) For all other uses, no minimum lot area is required.

c. Off-Street Parking. Off-street parking requirements of Chapter 20.14 shall not apply to properties in the district.

d. Drive-through facilities are prohibited in the district.

e. Outside Amplification. No person shall make, continue or cause to be made or continued any noise as prohibited in Chapter 9.40 of this code.

3. Plans and permits required. Prior to the issuance of any building or related permits for any new construction or renovation of the exterior of existing building(s), drawings and applications shall be reviewed for approval by the deputy director or his designee, to ensure that the proposed construction complies with the architectural and design guidelines described in this Section. Applications shall be reviewed within ten business days upon receipt of a complete application. The deputy director or his designee may request assistance of other departments to review drawings and applications.

4. Architectural and design guidelines. The purpose of these guidelines is to protect business investments in the district from unsightly construction that would ultimately diminish the appeal of the district. All applications for redevelopment of existing buildings or structures or new construction must comply with the Union Plaza architectural and design guidelines. Copies of the Union Plaza architectural and design guidelines are on file in the Development Services Department.

5. Application requirements. In addition to those items required for the application for a building permit, the following information shall be submitted for approval prior to issuance of a building permit for new construction or

exterior renovation of existing buildings in the district. Eight copies of the site plan and development plan are required unless additional copies are required by the deputy director or his designee. All maps, plans and drawings should be at a scale of not less than twenty feet to the inch unless a modification is authorized by the deputy director or his designee.

a. A detailed site plan including:

(1) Legal description,
(2) Metes and bounds if portion of lot, block or if property is unplatted,
(3) Site dimensions,
(4) Adjacent public right-of-way, public transportation routes and pedestrian systems,
(5) Utility lines to rights-of-way and easements through the site,
(6) Description of other site features including drainage, soils or other considerations that may affect the development of the site,
(7) Location of any special or custom street lighting to be approved by the City Engineer, if proposed,
(8) Stamp or seal and signature of a registered professional engineer or architect preparing plans;

b. A development plan including:

(1) Site layout including sizes and location of proposed buildings, parking, open space and other facilities,
(2) Location, capacity and design of parking facilities to include ingress/egress, landscaping, signage and fencing,
(3) Stormwater drainage,
(4) Description of use of individual building(s), included in the project and maximum floor area devoted to each use,
(5) Schematic location and design of open space on site, if proposed, including proposed landscaping if any,
(6) Sidewalks, to include any existing traffic signals and signage, light poles or other utility apparatus adjacent to the site,
(7) Schematic building elevations and sections, as required to describe the general design and the maximum height of the building including proposed colors and construction materials,
(8) Proposed water and sanitary sewer and utility improvements. The application shall include a permit approved by the El Paso Water Utilities,
(9) Location, sizes and types of proposed signs, lighting, fencing or walls, landscaping and trash receptacles,
(10) Design standards applicable to the project,
(11) Site location map to scale, and
(12) Location and size of loading and unloading berths, if proposed.

C. Planned Residential (PR-1 and PR-2)

1. Open space and recreation area. The amount and arrangement of open space and recreation area should be in accord with the comprehensive plan and the purposes of the design of the development, including preservation of natural landscape, active recreation, passive recreation, and improvement of view as may be appropriate to a particular case. Both private and common use open space are to be encouraged. Open space proposed for common or general public access shall be so designated on the detailed site plan and subdivision plat. Satisfactory provision shall be made for the maintenance of common open space in accordance with the procedure in Chapter 20.04

2. Preservation of the environment. In all P-R developments, the elements of natural environment, including existing vegetation, arroyos, floodprone areas, mountains, steep slopes and other features, shall be considered in planning and design and layout of buildings, location of streets and preservation of open spaces, in order to further the preservation of the natural environment.

3. Perimeter treatment.

   a. The perimeter of the planned development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures; masonry walls; and landscaping or other treatment.
   b. A minimum setback of ten feet plus two additional feet of separation for each story above two shall be maintained between any structure and the outside boundary line of the planned residential development.

4. Review standards for establishment of P-R district.

   a. The city plan commission and the city council shall review the conformity of the proposed development or redevelopment with the comprehensive plan. The commission and the city council shall study the relationship between uses of high intensity permitted in the P-R district and uses of low intensity, existing or future, outside the proposed P-R district to ascertain compatibility, but shall not reduce the amount of such uses below the maximum established by this section unless such uses create immediate land use conflicts along project boundary lines.
   b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density & Dimensional Standards) a detailed site development shall not be required.
   c. Where the development is for single-family detached dwellings but does not meet the requirements set forth in Chapter 20.12 (Density & Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development shall be submitted in accordance with Chapter 20.04.

Additional reasonable conditions may be recommended by the City Plan Commission and approved by the City Council in order to protect the public health, safety and welfare.

D. Planned Commercial (P-C)

1. Ownership control.

a. The land in a P-C district shall be developed as a unified whole. All owners shall be included as joint applicants and all approvals shall bind all owners.

b. A building or land shall be used only in accordance with an approved detailed site plan conforming with Chapter 20.04 and only for the uses permitted in Chapter 20.08, provided that the district shall be planned and developed as a unit, subject to the additional requirements and provisions of this section.

2. General procedures--Plans required.

a. Establishment of a P-C planned commercial district shall follow the procedures for changes and amendments of Chapter 20.04, including notice and hearings, recommendations by the city plan commission and action by the city council. A detailed site plan complying with the requirements of Chapter 20.04 shall be required.

b. If the project is to be accomplished as a series of development units, a detailed site development plan of a proposed unit shall be submitted with a general concept plan and a schedule of phasing provided.

c. The proposed development shall follow all applicable procedures, standards, and requirements of this ordinance and other regulations governing the subdivision of land. Where a plat is required, no building permit shall be issued until a final plat of the proposed development, or part thereof, is approved by the city plan commission, filed and recorded

3. Supplemental height and bulk standards.

a. When a community or regional shopping center is a part of a planned development of one hundred fifty acres or more, or where there are unique features of topography, access, and location with respect to existing and future development to justify such action, the city plan commission may recommend and the city council may approve height limits for community and regional shopping centers in excess of those specified in Chapter 20.12.

b. The floor area ratio for a neighborhood shopping center or area shall not exceed 0.30. A maximum floor area ratio may be specified for community and regional shopping centers or general commercial areas as a condition of development permit approval.

4. Compatibility with nearby properties. The development shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, particularly in larger centers or where tall buildings are to be located in the vicinity of buildings of low height, and to this end may employ such design techniques as may be appropriate to a particular site, including location of building, orientation, spacing and setback of buildings, location of access points, size and location of signs, open spaces and parking areas, grading, landscaping and screening.

5. Access. The principal means of access shall be from arterial or collector streets. For a major shopping center, principal access shall be from at least one major arterial street. In no case shall the principal means of access be from a minor residential street. Access points shall be designed to minimize traffic hazard and congestion and shall be approved by the City Engineer.

6. Internal circulation. The design for internal circulation shall be appropriately related to access points and provide for safe and efficient movement of vehicles and pedestrians with special attention to reduction of crossing conflicts, improvement of visibility, convenience of pickup areas, traffic signs and speed controls.

7. Paved areas. Service drives or other areas shall be provided for off-street loading and in such a way that in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any fire lane or other public or private drive or street used for traffic circulation. The drives, parking areas, loading areas, and walks shall be paved with hard, all-weather surface material meeting applicable specifications of Chapter 20.14.

8. Refuse. Refuse containers or refuse storage areas shall be hidden from general public view, either from within or outside the center, by means of fences, walls, or landscape planting.

9. Findings required of city plan commission. Before recommending approval of a P-C planned commercial district, the plan commission shall make specific findings as follows:

    a. That the location and design of the commercial area are appropriate and are in compliance with the requirements and purpose of the P-C district, and specifically that there is adequate provision for traffic to and from the center, without undue congestion, on existing streets or on streets scheduled to be completed by the time the center is to be opened;
    b. That a proposed construction timing schedule has been approved by the commission and is recommended for adoption by the city council;
    c. Specific conditions, if any, which should be imposed, including recommendations to insure construction of improvements.

10. Abandonment after final approval.

a. In the event that the detailed site plan is approved by the city council and thereafter the applicant or his successor abandons said plan, or in the event the applicant or his successor fails to commence the development of a specific unit within four years after final approval has been granted, then such approval of the detailed site plan shall terminate and be deemed null and void unless such time period is extended by the city council upon recommendation by the city plan commission upon written application by the applicant or his successor.

b. Once terminated, a new detailed site plan must be approved following the procedures of Chapter 20.04, including public hearing, prior to issuance of a building permit or permits for the project.

E. Planned Industrial (P-I)

1. Compatibility with nearby properties. The industrial development shall be designed to promote harmonious relationships with surrounding adjacent and nearby properties, developed and undeveloped, and to this end may employ such design techniques as may be appropriate to a particular case, including location of permitted elements, orientation, spacing and setback of buildings, maintenance of natural vegetation, location of access points, size and location of signs, open spaces and parking area, grading, landscaping and services.

2. Enclosed buildings. All uses shall be conducted within a completely enclosed building of permanent and durable construction, with no open storage of raw, in process, or finished material and supplies or waste material. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street or other abutting property by a solid masonry wall not less than six feet or more than eight feet in height. This screening must be located behind any required landscaping. Screening may be waived by the city council where it is found the screening will not serve the purpose of blocking the view from a street or from a more restrictive zoning district.

3. Parking. Adequate parking space shall be provided off the street for all employees and visitors to the building, if necessary, in excess of the minimum requirements of Section 20.14. No parking shall be permitted in the required front yard or within ten feet of the boundary of any residential district and no storage of materials, equipment, or products shall be permitted in any part of a required front yard.

4. Loading.

a. Off-street loading space for individual uses shall be provided in accord with the provisions of Section 20.14. Loading operations shall be conducted within a building or screened from general public view from

a front street where possible, but may be conducted at the side or rear of buildings whether or not facing a street.

b. Where an industrial tract abuts railroad property containing a spur track on the rear or side property line, railroad loading docks or the building itself may extend to the property line for the purpose of receiving service from the railroad spur tracks.

5. Paved areas. Service drives or other areas shall be provided for off-street loading and in such a way that in the process of loading or unloading, no truck will block the passage of other vehicles on the service drive or extend into any fire lane or other public or private drive or street used for traffic circulation. The drives, parking areas, loading areas, and walks shall be paved with hard, all-weather surface material meeting applicable specifications of Chapter 20.14.

F. Special Residential Revitalization (SRR)

1. This district is established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

2. District boundaries. This district is created to maintain a compatible mix of residential and neighborhood commercial uses within the area known as South El Paso. For purposes of this section, South El Paso is defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street. No applications for SRR zoning may be requested outside of South El Paso.

3. Off-street parking requirements found in Chapter 20.14 shall not apply in this district; loading spaces, however, shall be required to comply.

G. Residential, Commercial and Industrial Mixed Use (RMU, GMU, IMU). Uses permitted in a mixed-use development are as approved by City Council through a master zoning plan and detailed site plan in accordance with Chapter 20.04 (Administrative Review Procedures). A mixed-use development may be authorized to encourage use schemes such as but not limited to, entertainment, medical, and employment centers. The following regulations shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan, except that nothing in this Section shall restrict the City from imposing additional standards and conditions as part of the review process.

1. General design principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and

detailed site plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.

a. Development perspective.

(1) That the natural infrastructure and visual character of the development area be retained. as derived from existing topography, riparian corridors and other environmentally sensitive areas.
(2) That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
(3) That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
(4) That proposed development non-contiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
(5) That a mixture of housing types and densities be distributed throughout the mixed-use development.
(6) That transportation corridors be planned and reserved in coordination with land use patterns.
(7) That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
(8) That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
(9) That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
(10) That neighborhoods be compact, pedestrian-friendly, and mixed use.
(11) That ordinary activity of daily living occurs within walking distance of most dwellings.
(12) That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
(13) That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
(14) That appropriate building densities and land use be provided within walking distance of transit stops.
(15) That civic, institutional and commercial activity be embedded, and not isolated, in the development.
(16) That a range of open space including parks, squares, and playgrounds be distributed within the development.
(17) That a development have sufficient size to accommodate the mixed-use concentration of uses.

b. Building perspective.

(1) That buildings and landscaping contribute to the physical definition of streets as civic places.
(2) That the design of streets and buildings reinforce safe environments.
(3) That architecture and landscape design grow from local climate, topography, history and building practice.
(4) That public gathering spaces be provided in locations that reinforce community identity.
(5) That the preservation and renewal of historic buildings be facilitated.
(6) That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

2. General design elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and detailed site plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.

a. Neighborhoods limited in size and oriented toward pedestrian activity.
b. A variety of housing types, jobs, shopping, services, and public facilities.
c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles.
g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable and harmonious environment.
j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

3. Architectural objectives. As part of the review of the master zoning plan and detailed site plan, the architectural design shall achieve the following objectives:

   a. Architectural compatibility,
   b. Human scale design,
   c. Integration of uses,
   d. Encouragement of pedestrian activity,
   e. Buildings that relate to and are oriented toward the street and surrounding buildings,
   f. Residential scale buildings in any mixed residential area,
   g. Buildings that contain special architectural features to signify entrances to the mixed-use development, and
   h. Buildings that focus activity on a neighborhood open space, square or plaza.

4. Roadway design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of the El Paso City Code shall apply in all instances.

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking & Loading Requirements) of this Title shall apply for purposes of calculating required spaces, provided, however, that community-parking facilities are encouraged. This concept would permit the required parking for a particular use to be located anywhere within the designated land use area to promote the use of shared parking lots and pedestrian activity within the neighborhood.

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the City Council as part of the review of the master zoning plan and detailed site plan.

7. Densities. The densities, in terms of number of units per gross residential acre, and lot area requirements shall be as approved by City Council in the master zoning plan for the development.

8. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building & Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and detailed site plan approval process.

Section 20.10.365 Mobile service units.

A. Mobile service activities may be conducted only on approved parking surfaces, in zoning districts where the defined use is permitted.

B. An operator permit shall be required for each company providing mobile services. The permit shall be for a period of one year and the fee shall be as established by City Council. A renewal application must be filed with the Building Permits and Inspection Division thirty days prior to the expiration of the current permit. All operator permit applications meeting code requirements shall be approved within fifteen days of receipt.

C. The permit application shall include submittal of specifications of the mobile unit and a written authorization form signed by the property owner for each proposed location.

D. No part of the mobile service unit shall be located nearer than seventy-five feet from a residentially-zoned district.

E. The mobile service unit shall not operate in a manner which:

1. Obstructs on-site circulation, visibility or convenient ingress and egress;

2. Subjects the occupants of adjacent buildings to unacceptable noise levels; or

3. Deposits on the parking lot surface any toxic, hazardous and/or non-biodegradable materials of any type.

F. All fluids collected from any vehicle must be disposed of in compliance with federal, state and local laws.

G. All equipment utilized by the mobile unit shall be mounted on, carried or transported by a self-powered vehicle.

H. No mobile service activities shall be conducted on city streets or rights-of-way.

I. In addition to other penalties imposed by the city code, any violation of the ordinance codified in this section or other applicable laws, codes or regulations shall subject the holder to suspension or revocation of their permit.

J. Sales and service shall only be permitted on private parking lots, occupied by a single owner. Sales to the general public and sales other than to fleets of vehicles are expressly prohibited.

Section 20.10.370 Mountain development.

A. Purpose. The purpose of these regulations is to promote the following city objectives within mountain development areas:

1. To protect significant natural features of the mountain development area and preserve the city's unique visual setting as part of the comprehensive plan,

2. To provide an alternative approach to conventional flat land development by allowing transfer of residential densities through clustering of dwellings in order to preserve larger areas of open space,

3. To minimize scarring and disturbances of the natural character of the mountain development area through control of grading and cut/fill operations as defined in the grading ordinance,

4. To control water runoff and soil erosion,

5. To provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within the mountain development area,

6. To encourage sound engineering practices related to mountain development.

B. Minimum district area. The minimum area for a mountain development district where common or public open space is to be provided shall be one acre. Extensions to the original district, from a common boundary, may be considered in increments of less than one acre, provided, however, that all other requirements are observed.

C. Ownership control. Where required, the common open space shall be owned by an incorporated or unincorporated association to assure that it will be permanently maintained in its natural state. Open space may be made public if dedicated or transferred in trust to the city and the city council accepts such dedication or transfer without affecting any other provision of this Title.

D. Open Space Required. To retain the significant natural features of the mountain development area, common, public or private open space, or a combination thereof, shall be provided as part of a proposed development. The minimum amount of open space to be provided shall be based on the percent average slope of the property as shown below. The required open space within a mountain development district shall be shown on the subdivision plat and detailed site plan.

Percent Average Slope	Open Space Required/Percent of Total Gross Acreage to Remain Percent Average Slope Undisturbed
0 to 5	20
5.1 to 10	25
10.1 to 15	30
15.1 to 20	35
20.1 to 25	40
25.1 to 30	45
30.1 to 35	50
35.1 to 40	55
40.1 or more	60

E. Architectural design standards. Building and construction materials within a mountain development district shall meet the following architectural design standards:

1. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface shall be prohibited.

2. Bright untarnished copper or other metallic surfaces shall be treated to reduce reflections.

3. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.

4. Development design and construction techniques shall blend scale, form and visual character into the natural landform, and shall minimize exposed scars.

5. Exterior lighting shall be low scale and directed downward, recessed, or shielded so that the light source is not visible from the adjacent developments.

6. Reflective building materials shall be prohibited.

7. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. (The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.)

F. Property development standards. The following property development standards shall apply to all land, buildings and structures within a mountain development district:

1. Subdivision Plat. Buildings and structures in a mountain development district shall be erected only on land where a plat or replat approved by the city plan commission, has been filed of record, and indicates compliance with the provisions of this section. Each attached or detached single-family dwelling must be platted on an individual lot prior to issuance of occupancy permits.

2. Site Plan. A detailed site plan complying with all of the requirements of Chapter 20.04 (Administrative Review Procedures) shall be required for all property within a mountain development district, except where a development is for single-family detached dwellings meeting the minimum yard requirements of Chapter 20.12 (Density & Dimensional Regulations) and where common or public open space is provided to satisfy the open space requirements of this Section. If a development is to be undertaken in a series of phases, a development schedule indicating the proposed phasing shall accompany the required detailed site plan.

3. Common or Public Open Space. Where required, the total amount and distribution of common or public open space shall be shown on the detailed site plan and subdivision plat and shall be expressed as the percent of the site which will remain in its natural state. Satisfactory provisions for assuring continued retention of the common or public open space shall be provided.

4. Percent Slope. The percent slope of a proposed mountain development used to determine the common open space shall be shown on the required detailed site plan and subdivision plat.

5. Perimeter Treatment. The perimeter treatment of the proposed mountain development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible land uses and structures. A minimum setback of ten feet of separation for each story or fraction thereof shall be maintained between any structure and the outside boundary of the proposed mountain development.

G. Private Streets. Where authorized by the city plan commission in approving a subdivision plat, streets may be privately owned.

H. Preservation of the Environment. In all mountain developments, existing vegetation, animal life, arroyos, flood prone areas, steep slopes, and other natural features shall be considered in the planning, design and layout of buildings, service areas and location of streets in the allocation of open spaces reserve the natural environment.

I. Right-of-Way and Pavement Widths. The right-of-way and pavement widths for internal ways, streets and alleys within and adjacent to the proposed mountain development shall be:

1. Determined from the standards contained in the City's current subdivision regulations and any applicable ordinance governing streets,

2. In conformity with the estimated needs of the entire mountain development and the traffic to be generated thereby,

3. Adequate and sufficient in size, location and design to accommodate the maximum traffic, parking, loading needs and the access for firefighting equipment vehicles while preventing undue scarring and grading.

J. Off-street Parking and Loading. The minimum requirements for off-street parking and loading shall be satisfied as set forth in Chapter 20.14 (Off-Street Parking & Loading Regulations).

K. Utilities and Public Services. Every mountain development shall be adequately served by essential utilities and public services such as water, sanitary sewer, storm drainage, police, fire and other similar services.

L. Property grading standards. Grading in a mountain development shall be in accordance with Chapter 18.44 (Grading) of the El Paso City Code.

Section 20.10.380 Multi-Family Dwellings.

A. In the A-1 (Apartment) zoning district: single-family attached dwellings (other than duplexes) and apartments hereafter erected or structurally altered shall have:

1. No more than four units per structure;

2. The following minimum distances between structures, except that structures may be separated by carports or garages under a common roof:

   a. Structures side by side: At least ten feet,
   b. Structures side by front or rear: At least twenty feet,
   c. Structures facing front to front or front to rear: At least forty feet;
   d. Structures backing rear to rear: At least ten feet;

3. One additional foot of side yard for each unit the rear of which is on the side yard abutting the side yard of the adjoining property or a side street;

4. All yards may be used for access, service, on-site parking or other open use, except that a minimum of twenty percent of the required front yard shall be landscaped.

B. In the A-2 zoning district: single-family attached dwellings (other than duplexes) and apartments hereafter erected or structurally altered shall have:

1. One additional foot of side yard for each unit the rear of which abuts upon the side yard of the adjoining property or a side street;

2. All yards may be used for access, service, on-site parking or other open use, except that a minimum of twenty percent of the required front yard shall be landscaped.

C. In the A-3 zoning district: single-family attached dwellings (other than duplexes) and apartments hereafter erected or structurally altered shall have:

1. One additional foot of side yard for each unit the rear of which abuts upon the side yard of the adjoining property or a side street;

2. All yards may be used for access, service, on-site parking or other open use, except that a minimum of twenty percent of the required front yard shall be landscaped.

D. In the A-M (Apartment-Manufactured home) district: single-family attached dwellings (other than duplexes) and apartments hereafter erected or structurally altered shall have the following requirement:

All yards may be used for access, service, on-site parking or other open use, except that a minimum of twenty percent of the required front yard shall be landscaped.

E. Commercial Districts: No uses other than dwellings, except the office of the manager of the apartments, shall be permitted in the dwelling units or in portions of the building designed for apartment use. Listed commercial uses are permitted in an apartment building when such uses are grouped together on floors below or above those floors designated for apartment use, except that the ground floor level of an apartment building may be used for dwelling units and permitted commercial uses when the commercial uses are grouped together. Retail shops are permitted on ground level floors or basements only.

Section 20.10.390 Neighborhood Commercial Uses (SRR District).

A. No portion of any existing single-story or multistory building or structure which was rehabilitated for residential purposes, during the period from November 17, 1986 to November 14, 1995 may be used for neighborhood commercial uses pursuant to this section. For purposes of this subsection, a building or structure shall be considered to have been rehabilitated if any portion of such building or structure was restored or reconstructed to meet all applicable city building codes.

B. Within a multistory building or structure complying with this section, a special permit application for neighborhood commercial uses (see Appendix A - Table of Permissible Uses) may be made for the ground floor level only. The remaining floors shall be limited to the residential uses permitted in the SRR District.

C. Pursuant to this section, the property owner shall pay relocation costs for any tenant displaced because of a conversion from residential to neighborhood commercial uses, as provided in the city's tenant assistance policy.

Section 20.10.400 Neighborhood Conservancy Overlay.

A. Purpose. The purpose of a neighborhood conservancy overlay (NCO) is to regulate the construction, reconstruction, renovation and alteration of buildings and other structures in designated places and areas of historic, cultural, or architectural importance and significance within the City. These designated places and areas have a distinctive atmosphere or character and should be conserved through regulations that protect and enhance their significant attributes. The designation has the effect of modifying the existing development standards of the district by requiring owners of property to comply with additional reasonable design standards as part of building construction within a neighborhood. The design standards are intended to promote the conservation of the neighborhood attributes and thereby contributing to the stability or stabilization of the neighborhood. All properties within an NCO will carry the suffix "NCO," indicating that such property is subject to the design standards of both the designated zoning district and the NCO. An NCO designation shall not prohibit the use of a property that is otherwise permitted by the existing zoning.

B. Designation.

1. An application for an NCO designation may be initiated either by a property owner or group of property owners, or by the city plan commission, or by the El Paso city council. No NCO shall be designated and approved by the El Paso city council if owners of more than fifty-one percent of the total land area within a neighborhood described in the application object in writing to the designation. Signatures of the property owners evidencing their dissent must be submitted prior to approval by the El Paso city council of an ordinance designating a NCO.

2. The area described in the application shall include at least one block face. For purposes of this section, a block face shall be defined as a parcel of land entirely surrounded by public highways, streets, or alleys.

C. Application. An application for an NCO designation shall be subject to the requirements and procedures of Chapter 20.04, and shall also be accompanied with all of the following:

1. A list of all neighborhood associations and/or other organizations representing the interests of the property owners in the area described in the application.

2. A written justification which supports the requested NCO designation. The justification must contain a detailed statement of why such a designation would be in the best interest of the city as a whole, and a description of the attributes of the area which merit conservation.

D. Study Area Plan Formulation and Adoption. Prior to application for a NCO, the city shall have adopted a specific study area plan, as required by "The Plan for El Paso," for property within a neighborhood wholly or partially to be designated for mixed-use. The study area plan shall, at a minimum, include a written and graphic description of the concerns, policy objectives, guidelines and design standards for regulating the development of the area. The Development Services Department shall, upon authorization and prioritization by the El Paso city council, assist area residents and other interested parties to prepare a study area plan. Any NCO designation approved by the city shall incorporate the study area plan by express reference.

E. City Review Committee.

1. A City Review Committee (CRC) shall be created to oversee the functions within each area designated a NCO. The CRC shall have the power and authority to review and authorize the release of building permits for any new construction, reconstruction or renovation of the exterior of existing buildings or structures within a designated NCO. The Building Official shall forward all applicable building permit applications to the CRC.

2. Members of the CRC shall consist of the Deputy Director of Planning, the Building Official and the city architect (or their respective designees). The Deputy Director of Planning shall act as secretary of the committee. For quorum purposes, presence of all members of the CRC shall be required to convene a meeting and vote on any permit. Meetings shall be scheduled, with notice duly posted according to the Texas Open Meetings Law, by the secretary as necessary to review and act on permit applications. Written notice of any permit application received and pending action before the CRC shall be given, as a minimum, to any area neighborhood associations and to the immediate abutting property owners within the NCO area. The notice shall state the date and time of the scheduled meeting before the CRC.

3. The secretary shall make and maintain a detailed record of all proceedings and procedures of the CRC, setting forth the reasons for each decision, the vote of

each member participating therein, and any failure of a member to vote. Action taken at a CRC meeting shall require the affirmative vote of a majority of the members present at the meeting. The CRC shall, in every case, reach a decision without unreasonable delay.

4. All decisions of the CRC shall be reasonable under the circumstances and shall not be arbitrary or capricious. If the CRC has not disapproved an application for a building permit within twenty days after it has been properly submitted then such application shall be deemed to have been approved without further action of the CRC. All decisions shall be in writing and shall be served on the applicant by the United States mail, postage prepaid, return receipt requested, and shall be deemed given when deposited in the United States mail.

F. Contents of Application, Scope of Review, Waivers.

1. Prior to the issuance of any building permits for any new construction, reconstruction or renovation of the exterior of existing buildings on property (or any portion thereof) with an NCO designation, drawings and applications shall be reviewed by the CRC to determine if the proposed new construction, reconstruction or renovation complies with the design standards of the specific study area plan.

2. The CRC shall establish and publish a detailed list of the documents and information that must be submitted by an applicant together with the application for a building permit, copies of which shall be maintained in the Development Services Department. All applications for building permits on property with an NCO designation shall comply with the required design standards for the applicable study area plan. Approval of a permit shall indicate that the proposed construction complies with the requirements of this section and the design standards of the specific study area plan. The CRC may request assistance of other city departments to review drawings and applications. In the event that the design standards of the applicable study area plan are more restrictive or impose higher (or different) standards than the requirements of this title, the design standards of the applicable study area plan shall govern. Copies of adopted study area plans are on file in the Development Services Department.

3. The CRC is authorized and empowered, upon written request of an applicant, to grant waivers from the applicable design standards of a specific study area plan where, due to the lot itself or special conditions caused by property adjacent to the lot, a literal enforcement of the provisions of the design standards and development criteria will prevent a reasonable use of the lot or a reasonable design of a building or other improvements to be constructed on such lot. All decisions of the CRC shall be reasonable under the circumstances and shall not be arbitrary or capricious. In making its decision, the CRC may completely dispense with the application of a particular design standard where the

particular circumstances so warrant. The CRC shall render its decision on a request for waiver not later than twenty calendar days following receipt of the request and all information reasonably necessary to determine whether the waiver request is warranted. If the CRC fails to approve or disapprove the requested waiver within twenty calendar days after all required documents and information has been submitted, then the request for waiver shall be deemed approved. All decisions shall be in writing and shall be served on the applicant by the United States mail, postage prepaid, return receipt requested, and shall be deemed given when deposited in the United States mail. The CRC shall not consider a request for waiver that is the same or substantially similar to the request previously disapproved for a period of twelve months from the date of disapproval, and shall not consider any request for waiver which may be in violation of any statute, ordinance or rule and regulation to which a lot is subject.

G. Appeals of CRC Actions. Decisions of the CRC on any building permit application may be appealed to the city plan commission within fifteen calendar days after the decision is rendered by the CRC. The applicant, or an owner of a building or structure located within the designated NCO, and aggrieved by the decision of the CRC may file an appeal. The appeal shall be filed in writing with the secretary and shall be accompanied by a reasonably detailed statement of which design standard is not met in the application for a building permit with sufficient evidence to warrant the appeal. Evidence may include, but is not limited to:

1. A demonstration that the intent of a design standard has been misconstrued or incorrectly interpreted;

2. Relevant evidence was not considered by the CRC in making its decision; or

3. The alternate design is at least equivalent of that prescribed in terms of quality, effectiveness and aesthetics.

4. Written notice of any appeal filed shall be given, as a minimum, to any area neighborhood associations and to the immediate abutting property owners within the NCO area. The notice shall state the date and time of the scheduled meeting before the city plan commission.

5. In exercising its powers, the city plan commission may reverse or affirm, in whole or in part, or may modify the requirement, decision or determination appealed from a decision of the CRC. The city plan commission shall be authorized to impose any necessary conditions or safeguards to ensure that the purpose and intent of these regulations is satisfied. The grant of an appeal to a requirement pursuant to this section shall not be construed as a waiver of any other requirement of this section. Modifications concerning use shall never be

permitted under any circumstances. Any decision of the city plan commission on an appeal as provided in this section shall be final.

6. An application for appeal shall be on forms prescribed by the Planning Division, and shall be accompanied by a fee set by resolution or ordinance of the El Paso city council to help defray the cost of publication and general expenses in connection with the appeal. All decisions shall be in writing and shall be served on the applicant by the United States mail, postage prepaid, return receipt requested, and shall be deemed given when deposited in the United States mail.

H. Plan Review Not Required. For purposes of this section, review and authorization to release building permit applications for the new construction, reconstruction, or renovation of the exterior of buildings within an approved NCO shall not be required for ordinary minor non-structural repair work having a value of two thousand dollars or less.

Section 20.10.410 Off-Street Parking (Serving Another Property).

A. Any otherwise permitted use for which the off-street parking requirements of Chapter 20.14 are to be satisfied by off-street parking spaces on property which is located on a separate site from the property requiring the off-street parking spaces, and for which the following can be demonstrated:

1. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties,

2. The parking area is so arranged as to permit sufficient space for parking spaces and turning maneuvers, as well as adequate ingress and egress to the site,

3. Lighting shall comply with Chapter 18.18 (Dark Sky Ordinance) of the El Paso City Code,

4. The parking area is located in such a manner from the site generating the parking requirement to assure that such parking facility will adequately serve the use,

5. Access to be provided to the parking area shall not be through private property that is not zoned to permit the use generating the off-street parking,

6. Adequate provisions shall be made to assure that the parking area is reasonably identifiable as to the patronage it serves, the location, points of access, hours of operation and other appropriate matters made as a condition of the special permit approval,

7. The parking spaces required to be provided for the use shall be restricted to that use,

8. Any off-street parking spaces to be provided on the site generating the off-street parking requirement shall be used to accommodate required handicapped accessible spaces and patron parking,

9. The parking area shall be owned or leased by the same property owner who operates the use generating the off-street parking requirement, and any leasehold interest in the parking area shall be validly held for the duration of the use.

B. Off-street parking spaces serving another property which are located partially or totally on a separate site from the property requiring the off-street parking spaces.

Section 20.10.420 Office warehouse.

Where permitted in a zoning district, an office warehouse shall be subject to the following:

A. The facility shall include a combined use of either an office or office showroom and a warehouse for the distribution of products.

B. The office showroom component shall mean that portion of this use that provides area for the regular transaction of business and for the display of open merchandise in a finished building setting.

C. An office component of this use must comprise at least ten (10) percent of the total floor area of the use, and an office showroom component of this use must comprise at least fifteen (15) percent of the total floor area of the use.

D. Retail sales of products which are sold at wholesale on the premises is permitted as a part of this use.

Section 20.10.430 Outdoor Flea Markets.

A. Compliance Required. Where permitted in a district, outdoor flea markets shall comply with the following:

1. One (1) vendor off-street parking space and one (1) customer off-street parking space shall be provided per stall/space. Each off-street parking space shall meet the minimum requirements of Chapter 20.14 (Off-Street Parking & Loading Regulations) of this Title,

2. Site area to be paved with asphalt, cement or other dust-free surface,

3. A six-foot high wall or fence, consisting of three-feet in masonry material and three-feet in wrought iron material, shall be required around the perimeter of that portion of the site being used for the operation and use of an outdoor flea market. A waiver of this requirement may be requested pursuant to the provisions of Chapter 20.04 (Administrative Procedures) of this Title,

4. Each vendor stall/space shall provide at least one (1) covered garbage container, a minimum five-gallon garbage container shall be required for each food vendor,

5. One (1) sanitary portable facility shall be provided for every twenty-five (25) vendor stalls/spaces, or portion thereof, or the number of fixed sanitary facilities required by the Plumbing Code for the city based on the site area,

6. The operator shall be responsible for maintaining the site area to insure compliance with applicable portions of this code,

7. A ten-foot pedestrian walkway shall be provided between each row of vendor stalls/spaces,

8. A twenty-foot fire accessway shall be provided within the site area where required by the Fire Chief,

9. A minimum clear area of all sides (distance) of five feet shall be provided between a food vendor (utilizing cooking or heating facilities) stall/space and any other adjoining nonfood vendor stall/space, unless otherwise approved by the Fire Chief,

10. Only natural gas or liquefied petroleum gas shall be allowed for food cooking units, unless otherwise approved by the Fire Chief, on a case by case inspection, other cooking appliances that meet code may be approved,

11. A nonflammable shelter shall be required for all food cooking units,

12. At least one 2A10BC fire extinguisher shall be required for all food cooking units,

13. No parking or structures shall be allowed within the required setback, pedestrian walkways or fire accessway,

14. Signage for the flea market activity shall be restricted to that allowed in the applicable zoning district,

15. The noise levels of the flea market activity shall not exceed those specified in Chapter 9.40 of the El Paso City Code. No outside amplification devices shall

be permitted in conjunction with the flea market operation when the site is adjacent to any property that is used for residential purposes,

16. The operator shall be responsible for maintaining the property and abutting sidewalks, parkways and street gutters from accumulations of waste, and shall be subject to all applicable health and safety provisions of this code.

B. Operator License. An operator license or the operation of an outdoor flea market shall be required and be subject to the requirements of Title 5 (Business taxes, licenses and regulations) of the El Paso City Code. An application for an operator license shall be made to the Development Services Department.

Section 20.10.440 Pasturage.

Where permitted in a district, pasturage of horses, cattle, goats and sheep, including breeding, must additionally comply with Title 7 of this code.

Section 20.10.450 Personal Care Facilities.

A. Where permitted in a district, personal care facilities operated in a home (personal care home, private care home, adult foster care home) shall comply with the following:

1. A license shall be maintained at all times as required by law.

2. The home personal care facility shall be clearly incidental and secondary to the principal use of the property,

3. A provider shall be required, and care shall be provided to no more than 4 personal care recipients unrelated to the provider.

4. Permitted signs shall be limited to a one square foot nameplate attached to and not projecting more than one inch beyond the face of the building. The nameplate shall contain only the name and occupation of the provider.

5. The exterior of the building or grounds shall not be altered, decorated or painted in any way to distract from the residential character of the neighborhood.

6. Annual certification shall be obtained from the Fire Chief, Building Official, Director of City-county health, and the licensing agency for the state that the use and the structure comply with the requirements of their individual codes.

7. A minimum of one off-street parking space shall be provided plus one additional off-street parking space for every seven recipients or portion thereof, or for every two employees or portion thereof, whichever additional parking requirement is greater.

8. The facility shall provide per recipient a minimum floor space of eighty square feet for a single occupancy bedroom and sixty square feet for a multiple occupancy bedroom.

B. Commercial facilities - convalescent, nursing or rest homes provide nursing and convalescent care under the direction and supervision of licensed medical personnel for four or more unrelated recipients.

Section 20.10.455 Personal Wireless Service Facilities.

A. All PWSF permitted in accordance with this chapter, may be constructed within the corporate limits of the City and shall be operable in accordance with industry standards and subject to the restrictions and limitations set forth in this chapter.

B. Certification. All owners of PWSF currently in existence as of the date of the passage of this ordinance shall certify in writing, no later than thirty days after the passage of this ordinance, to the Building Official that the PWSF in existence are not a safety hazard to the public, and are in operable condition, as well as provide an address of the location of each PWSF and any other pertinent information, excluding proprietary information, required on the form prescribed by the Development Services Department.

Thereafter, for all such PWSF and additionally for all new PWSF installed and constructed after the date of passage by this ordinance and permitted in accordance with this chapter, the owner shall certify in writing, annually no later than January 31, beginning in 2008, to the Building Official that the PWSF in existence are not a safety hazard to the public, and are in operable condition, as well as provide an address of the location of the PWSF, and any other pertinent information, excluding proprietary information, required on the form prescribed by the Development Services Department.

The person who constructed the PWSF, the person who operated the PWSF or the owner of record must notify the Zoning Administrator of any change in the information or status of the PWSF as stated in the certification within thirty days after such change.

C. Removal. For any PWSF constructed after the date of this ordinance, if the PWSF is not used to transmit, receive or relay voice and data signals to or from wireless communication devices for a period of six months, then the owner of record must notify the Development Services Department and apply for a permit to remove the structure. All PWSF towers and antennas shall be restored to service or removed by the person who constructed the facility, by the person who operated the facility or by the property owner within eighteen months from

the time the PWSF ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices.

If the use of the PWSF has not been restored within an eighteen month period from the time the PWSF have ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices, the PWSF must be removed and the PWSF site restored to its original or better condition, at the property owner's expense.

For any PWSF in existence but not listed as operable on the certification form as of the date of the passage of this ordinance, the owner shall have eighteen months from the date of certification in which the PWSF must be made operable. If the PWSF is not operable within eighteen months, then the owner of record must notify the Development Services Department and apply for a permit to remove the structure. All PWSF towers and antennas shall be removed by the person who constructed the facility, by the person who operated the facility or by the property owner within six months after the aforementioned time period expires. The PWSF site must be restored to its original or better condition, at the property owner's expense.

D. PWSF located in Residential and Apartment Districts (including RF, SRR, PR-1, PR-2, & PMD) shall comply with the following:

1. Ground-mounted PWSF antenna support structures and appurtenant equipment storage facilities are permitted by special permit with the following restrictions:

a. Setbacks:

(1) A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than 1 foot for each foot of height, measured from the PSWF antenna support structure base.

(2) When the property in which the PWSF is located abuts a parcel of land that is not in a residential or apartment zoning district, a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to that property line, shall be required.

b. Modified Setbacks: The setback set forth in D.1.a.(1) may be reduced, but not below the following: one foot setback for each foot of height if the structure height is fifty feet or less; and two feet setback for each

foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet; if the City Council, based on written evidence provided by the applicant, finds that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonable serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.

c. Separation between PWSF antenna support structures: The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in D.1.d. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

d. Modified Separation between PWSF antenna support structures: The separation distance between ground-mounted PWSF antenna support structures may be reduced below one-half mile by City Council based on findings that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

e. Height Restriction: PWSF antenna support structures and appurtenant antennas shall not exceed 75 feet in height, except as provided in D.1.f.

f. Modified Height Restriction: If the applicant is collocating two or more antennas on a structure, then the maximum height for a PWSF antenna support structure and appurtenant antennas shall not exceed 100 feet.

g. Camouflage and Screening.

(1) All ground-mounted PWSF located in residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(2) Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

(3) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

(4) Landscaping shall comply with all code requirements for landscaping.

h. Other Requirements. The following must accompany a request for a special permit:

(1) A detailed site development plan showing the PWSF antenna support structure, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antenna support structure to the nearest public street; and

(2) Evidence of satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The design of related support structures for new PWSF antenna support structures and appurtenant equipment storage facilities shall incorporate materials, colors, textures, screening, or camouflaging techniques that will blend them to the extent reasonably possible into the natural setting, existing and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale.

i. Screening Fence: A six-foot high screening wall or fence of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate which provides access to the PWSF antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.

j. Access Driveway: The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the Building Official.

k. Increase in Elevation on existing PWSF Antenna Support Structure: An increase in elevation, not to exceed a maximum height of 100 feet, of an existing permitted PWSF antenna support structure may be permitted only to allow for collocation of additional antennas. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. Roof-mounted PWSF antenna support structures with appurtenant antennas and equipment storage facilities are permitted with the following restrictions:

a. Where permitted: Roof-mounted PWSF antenna support structures shall only be permitted on those residential structures consisting of five or more units or on nonresidential structures.

b. Height Restriction: Roof-mounted PWSF antenna support structures and appurtenant antennas shall not exceed 30 feet in height above the existing roofline; except that when the property on which the PWSF is

located abuts a residential zoning district the PWSF shall not exceed 10 feet in height above the existing roofline.

c. Modified Height Restriction: The height of a roof-mounted PWSF antenna support structure on property abutting a residential zoning district may be increased by special permit application, but not above 30 feet measured from the existing roofline, if the City Council finds that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(4) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. Camouflage and Screening.

(1) Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(2) Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

(3) Screening of antennas on roof-mounted PWSF antenna support structures may include the use of existing parapets, walls, or similar

architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening is not required when the height of the roofline exceeds 35 feet. Screening may be waived by the Building Official on buildings where the height of the roofline is 35 feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

e. Other Requirements. The following must accompany a request for a building permit or special permit:

(1) A detailed site development plan showing the PWSF antenna support structure, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antenna support structure to the nearest public street; and

(2) Evidence of satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility, such certification to include a verification letter that all required FAA and FCC approvals have been requested and that site-specific structural and the roof and a nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

f. Increases in elevation on existing PWSF Antenna Support Structure: Increases in elevation, not to exceed 30 feet measured from the existing roofline, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. Facility-mounted PWSF antennas and appurtenant equipment storage facilities are permitted subject to the following restrictions:

a. Where permitted: Antennas may only be mounted on a functioning facility-structure whose primary purpose is, and will continue to be, a use other than as a PWSF antenna support structure.

b. Height Restriction: Facility-mounted PWSF shall not exceed 100 feet in height, which shall include the height of the facility-structure. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use and the new facility-structure shall not exceed the greater of the existing facility-structure's height or 100 feet in height.

c. Modified Height Restriction: The height for a facility-mounted PWSF antenna support structure may be increased up to twenty-five additional feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 125 feet, which shall include the height of the facility-structure.

d. Facility-mounted PWSF shall be painted to integrate and blend with the facility-structure. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

e. Other Requirements: The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including screening, fencing, camouflage, off-street parking and access from the facility structures site to the nearest public street; and

(2) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

f. Collocation: Collocation of additional PWSF antennas on an existing facility structure is permitted. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

E. C-1, C-2 and P-C Commercial Districts, S-D Special Development

1. Ground-mounted PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. Setbacks:

(1) A setback of three feet for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district, shall be required. In the case where a right-of-way or easement separates the property from a residential or apartment district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, the setback from any abutting property line of property in a residential or apartment district shall never be less than 1 foot for each foot of height, measured from the PSWF antenna support structure base.

(2) When the property in which the PWSF is located abuts a parcel of land that is not in a residential or apartment zoning district, a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to that property line, shall be required.

b. Modified Setbacks: The setback set forth in E.1.a.(1) may be reduced, but not below the following: one foot setback for each foot of height if the structure height is fifty feet or less; and two feet setback for each foot of height if the structure height is greater than fifty feet but no greater than seventy-five feet; if the City Council, based on written evidence provided by the applicant, finds that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is used by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that the applicant is able to reasonable serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas.

c. Separation between PWSF antenna support structures: The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in E.1.d. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

d. Modified Separation between PWSF antenna support structures: The minimum separation between ground-mounted PWSF antenna support structures may be reduced below one-half mile by City Council upon approval of a special permit application based on findings that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

e. Height Restriction: Ground-mounted PWSF antenna support structures shall not exceed <u>75</u> ~~100~~ feet in height, except as provided in E.1.f.

f. Modified Height Restriction: If the applicant is collocating two or more antennas on a structure or if the structure is camouflaged, then the height for a PWSF antenna support structure shall not exceed 100 feet.

g. Camouflage and Screening.

(1) All ground-mounted PWSF shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(2) Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

(3) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

(4) Landscaping shall comply with all code requirements for landscaping.

h. Other Requirements. The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and equipment in relation to the surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antennas support site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available upon request; and

(3) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(4) The design of related support structures for new PWSF antenna support structures shall incorporate materials, colors, textures, screening, or camouflaging techniques that will blend them to the extent reasonably possible into the natural setting, existing and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale. The Building Official shall review and consider any of the five items above to mitigate negative visual impacts created by the proposed PWSF antenna support structure and may require reasonable revisions necessary to bring the application into compliance with one or more of the five items above.

i. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of a PWSF antenna support structure to provide for security. The gate which provides access to the PWSF

antenna support structure shall remain locked at all times except when being used for access by maintenance personnel.

j. The access driveway and off-street parking space for use by maintenance vehicles shall be paved as approved by the Building Official.

k. Increase in elevation on existing PWSF Antenna Support Structure: Increase in elevation, not to exceed 100 feet, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. Roof-mounted PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. Where permitted: Roof-mounted PWSF antenna support structures shall only be permitted on commercial or mixed use structures or those residential structures consisting of five or more units.

b. Height Restriction: The PWSF antenna support structure and appurtenant antennas shall not exceed 30 feet in height above the existing roofline; except that, when abutting a residential zoning district it shall not exceed 10 feet in height above the existing roofline, except as provided in E.2.c.

c. Modified Height Restriction: The height for a roof-mounted PWSF antenna support structure may be increased as follows:

(1) Up to 10 additional feet if the building exceeds 45 feet in height or 3 stories, and up to 20 additional feet if the building exceeds 60 feet in height or five stories; or,

(2) Up to a maximum height of 30 feet, measured from the existing roofline, on property abutting a residential zoning district, by approval of a special permit application, if the City Council finds that:

(a) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(b) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a

third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(c) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(d) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. Camouflage and Screening.

(1) Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(2) Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

(3) Screening of antennas on roof-mounted PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening is not required on PWSF where the height of the roofline exceeds 35 feet. Screening may be waived by the Building Official on buildings where the height of the roofline is 35 feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

e. Other Requirements: The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and appurtenant equipment in relation to the surroundings including fencing, screening and camouflage; and

(2) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office

prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

f. Collocation: Collocation or installation of additional antennas on an existing PWSF antenna support structure is permitted. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. Facility-mounted PWSF antenna and equipment storage facilities are permitted subject to the following restrictions:

a. Where permitted: PWSF may only be mounted on functioning facility-structures whose primary purpose is, and will continue to be, a use other than as a PWSF antenna support structure.

b. Height Restriction: Facility-mounted PWSF shall not exceed 100 feet in height, which shall include the height of the facility-structure. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use, and the new facility-structure shall not exceed 100 feet in height.

c. Modified Height Restriction: The height for a facility-mounted PWSF antenna support structure may be increased up to 25 feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 125 feet, which shall include the height of the facility-structure.

d. Facility-mounted PWSF shall be painted to integrate and blend with the existing facility-structure. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

e. Other Requirements. The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including fencing,

off-street parking and access from the facility structures site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

f. Collocation: Collocation or installation of additional PWSF antennas on an existing facility-structure is permitted. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

F. C-3, C-4 and C-5 Commercial Districts

1. Ground-mounted PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. Setbacks: The PWSF antenna support structure shall meet the yard standards of the district, except that a setback of one foot for each foot of height, measured from the PWSF antenna support structure base to any abutting property line of property in a residential or apartment zoning district shall be required. In the case where a right-of-way or easement separates the property from a residential zoning district, the width of such right-of-way or easement shall be included in meeting the setback requirement; provided, however, that the setback from the property line shall never be less than that required in the district yard standards.

b. Separation between PWSF antenna support structures: The minimum separation distance between ground-mounted PWSF antenna support structures shall be one-half mile, except as provided in F.1.c. Separation distance shall be measured by drawing or following a straight line between the base of any existing PWSF antenna support structure and the proposed base of a new PWSF antenna support structure.

c. Modified Separation between PWSF antenna support structures: The minimum separation between ground-mounted PWSF antenna support structures may be reduced below one-half mile by City Council upon approval of a special permit application if the City Council finds that:

(1) The applicant is reasonably unable to use property that is more than one-half mile from another PWSF antenna support structure and be able to

reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The property on which the PWSF antenna support structure is to be located is the only reasonably available property for use within one-half mile of another PWSF antenna support structure that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(3) The area designated by the applicant cannot be reasonably served in a manner that is technically feasible and commercially reasonable by locating additional antennas on the applicant's existing PWSF antenna support structures because such existing PWSF antenna support structures cannot safely support additional antennas; and

(4) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(5) The applicant shall submit a list of addresses/locations showing all existing PWSF within a one-half mile radius of the proposed site and a map depicting such locations with the special permit application.

d. Height Restriction: The PWSF antenna support structure and appurtenant antennas shall not exceed 125 feet in height, except as provided in F.1.e or F.1.f.

e. Modified Height Restriction: If the applicant is collocating two or more antennas on a structure or if the structure is camouflaged, then the height for a PWSF antenna support structure and appurtenant antennas shall not exceed 150 feet.

f. Special permit for additional height in C-3 and C-4 Commercial Districts only: The height for a ground-mounted PWSF antenna support structure and appurtenant antennas may be increased by City Council upon approval of a special permit application, if the City Council finds that that:

(1) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and

(2) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the

area designated in a manner that is technically feasible and commercially reasonable; and

(3) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and

(4) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

g. Camouflage and Screening.

(1) All ground-mounted PWSF shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging, includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(2) Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

(3) Screening of antennas on PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure.

(4) Landscaping shall comply with all code requirements for landscaping.

h. Other Requirements. The following must accompany a request for a building permit or special permit:

(1) A detailed plan showing the PWSF antennas support, antennas, and equipment in relation to the existing surroundings including screening, fencing, camouflage, off-street parking, and access from the PWSF antennas support site to the nearest public street; and,

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and,

(3) Satisfactory completion of a certification of compliance for personal wireless service providers issued by the Public Safety Technology office

prior to actual use of the proposed facility accompanied by a verification letter that all required Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and,

(4) The design of related support structures for new PWSF antenna support structures shall incorporate materials, colors, textures, screening, and camouflaging techniques that will blend them to the extent reasonably possible into the natural setting and surrounding structures. The applicant will be required to provide photographs of predevelopment views versus post-development illustrations, at ninety-degree (90°) angles for a full three hundred sixty-degree (360°) radius, shown to scale. The Building Official shall review and consider any of the five items above to mitigate negative visual impacts created by the proposed PWSF antenna support structure and may require reasonable revisions necessary to bring the application into compliance with one or more of the five items above.

i. A six-foot high screening fence or wall of other than chain-link shall be constructed around the base of an antenna support structure to provide for security. The gate which provides access to the antenna support shall remain locked at all times except when being used for access by maintenance personnel. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted after review and approval by the Building Official of a structural recertification report prepared and sealed by a licensed professional engineer.

j. The access driveway and off-street parking spaces for use by maintenance vehicles shall be paved as approved by the Building Official.

k. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted. A structural recertification report prepared and sealed by a licensed professional engineer shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

2. Roof-mounted PWSF antenna support structures with appurtenant equipment storage facilities are permitted with the following restrictions:

a. Where permitted: Roof-mounted PWSF antenna support structures shall only be permitted on commercial or mixed use structures or those residential structures consisting of five or more units.

b. Height Restriction: The PWSF antenna support structure and appurtenant antennas shall not exceed 30 feet in height above the existing roofline; except that when the property abuts a residential zoning district it shall not exceed ten feet in height above the existing roofline, except as provided in F.2.c.

c. Modified Height Restriction: The height for a roof-mounted PWSF antenna support structure and appurtenant antennas may be increased as follows:

(1) Up to 10 additional feet if the building exceeds 45 feet in height or three stories, and up to 20 additional feet if the building exceeds 60 feet in height or five stories; or

(2) Up to a maximum height of 30 feet, measured from the existing roofline, on property abutting a residential zoning district, by approval of a special permit application, if the City Council finds that:

(a) The property on which the PWSF antenna support structure is to be located is the only property reasonably available for use by the applicant for a PWSF antenna support structure of the height being proposed by the applicant that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and,

(b) The applicant is unable to collocate its antennas on an existing PWSF antenna support structure that is owned or operated by a third person or entity and located such that the applicant is able to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable; and,

(c) The applicant cannot use another PWSF antenna support structure that is located such that will enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable or that the other PWSF antenna support structures used by the applicant will not safely support additional antennas; and,

(d) Due to topographical conditions, the proposed height of the PWSF antenna support structure is reasonably necessary to enable the applicant to reasonably serve the area designated in a manner that is technically feasible and commercially reasonable.

d. Camouflage and Screening.

(1) Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it

in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

(2) Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

(3) Screening of antennas on roof-mounted PWSF antenna support structures may include the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening is not required on PWSF where the height of the roofline exceeds 35 feet. Screening may be waived by the Building Official on buildings where the height of the roofline is 35 feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

e. *Other Requirements.* The following must accompany a request for a building permit:

(1) A detailed plan showing the PWSF antenna support structure, antennas and appurtenant equipment in relation to the surroundings including screening, fencing and camouflage; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering report for the support structure and the roof and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant.

f. Increase in elevation: Increase in elevation, not to exceed 30 feet, of an existing permitted PWSF antenna support structure shall be permitted only to allow for collocation of additional antennas. A structural recertification report for both the structure and the roof, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

3. Facility-mounted PWSF antennas and equipment storage facilities are permitted subject to the following restrictions:

a. Where permitted: Antennas may only be mounted on functioning facility-structures whose primary purpose is, and will continue to be, a use other than as an PWSF antenna support structure.

b. Height Restriction: New facility-mounted PWSF shall not exceed 125 feet in height. An existing facility-structure may be replaced for structural purposes, however the use shall not be changed to another use, and the new facility-structure shall not exceed 125 feet in height.

c. Modified Height Restriction: The height for a facility-mounted PWSF antenna support structure may be increased up to 25 feet on an existing facility to accommodate collocation of additional antennas, however in no instance shall the height exceed 125 feet, which shall include the height of the facility-structure.

d. Facility-mounted PWSF shall be painted to integrate and blend with the facility-structure. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.

e. Other Requirements. The following must accompany a request for a building permit:

(1) A detailed plan showing the facility structure, antenna structures and equipment in relation to the existing surroundings, including screening, fencing, off-street parking and access from the facility structures site to the nearest public street; and

(2) A verification letter that all required FAA and FCC approvals have been requested and that site-specific structural engineering and nonionizing electromagnetic radiation (NIER) reports are available on request from the applicant; and

(3) The applicant shall provide documentation to the Building Permits and Inspections Division that the applicant has the permission from the structure owner to install the antennas(s) on the structure.

f. Collocation: Collocation or installation of additional antennas on an existing facility structure shall be permitted. A structural recertification report, prepared and sealed by a licensed professional engineer, shall be required, and such report shall be reviewed and approved by the Building Official prior to issuance of a building permit.

Section 20.10.460 Pet Shops.

Pet shops for retail sale of animals, including grooming services, must comply with Title 7 of this code, and any workrooms and cages shall be maintained within a completely enclosed, soundproof building and that such shop be operated in a manner so as to produce no objectionable noise or odors.

Section 20.10.470 Planned Residential Development.

A. A planned residential development shall occupy at least the minimum site area established in the district regulations. City Council may approve a special permit for a planned residential development with general lot sizes and setbacks below the minimum of the underlying zoning district. The proposed development shall additionally meet the following requirements necessary to protect the public health, safety and general welfare of the community and in order to foster the attractiveness of a residential development and its surrounding neighborhoods:

1. Evaluation criteria.

a. Proposed buildings shall be sited harmoniously to the terrain and to other buildings in the vicinity that have a visual relationship to the proposed buildings. For purposes of this Subsection, harmoniously shall not be deemed to require that the same architecture or same type of building materials be uniformly used.

b. With respect to vehicular and pedestrian circulation and parking, special attention shall be given to the location and number of access points to public streets, width of interior drives and access points, relationship of vehicular and pedestrian traffic, and the arrangement of parking areas that are safe and convenient.

2. General requirements.

a. Private streets and gates shall be permitted within a planned residential development and shall conform to the design standards enumerated in Title 19 (Subdivisions) of the El Paso City Code.

b. The minimum site area for a planned residential development shall be one (1) acre, within which only residential uses of the base-zoning district shall be permitted. Extensions to a planned residential development from a common boundary shall be permitted in increments of less than one (1) acre, provided that the owners of at least seventy-five (75) percent of the land within the original planned residential development are in agreement and are included as joint applicants to the request for special permit.

c. The minimum area requirement of the base-zoning district may be reduced by no more than 25% for lots within a planned residential development, provided, however, that the maximum density permitted by the base-zoning district shall apply in all cases except as otherwise approved by any applicable special permit granted pursuant to Chapter 20.04 (Administrative Provisions).

d. The setback requirements of the base-zoning district shall not apply to a planned residential development, except as follows:

(1) The distance between buildings shall be a minimum of ten (10) feet except as otherwise permitted in this Title,

(2) The length of the driveway shall not be less than twenty (20) feet as measured from the face of the garage or carport to the dwelling side of the sidewalk, or to the property line where there is no sidewalk.

e. The perimeter of the planned residential development shall be designed to insure compatibility with adjacent existing or potential development by provision of compatible uses and structures.

f. No building shall exceed the height requirements of the base-zoning district.

g. Consideration in the site plan review and evaluation process shall include the following:

(1) The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property.

(2) The adequacy of utilities, access, drainage and other necessary supporting facilities that have been or will be provided.

(3) The adequacy of the design, location and arrangement of driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

h. A planned residential development shall be an architecturally integrated subdivision, whether unified by similar use and density, design, building materials, or open space and streetscape elements.

Section 20.10.480 Poultry Hatchery.

Hatching, raising and marketing of poultry must comply with Title 7 of this Code, and are subject to the following requirements:

A. In a Ranch-Farm District - no building pertaining to this use shall be closer than 50 feet from the nearest adjoining property line.

B. In an R-1 (Residential) District - no building pertaining to this use shall be closer than 100 feet from the nearest adjoining property line. A minimum lot size of 40,000 square feet shall be required.

Section 20.10.490 Processing Facilities.

A. Light Processing Facilities. Light processing facilities are limited to baling, briqueting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials. Where permitted in a district, by special permit, light processing facilities shall comply with the following standards:

1. Facility does not abut a bridge or overpass,

2. Light processors will operate in an enclosed building except for incidental storage, or:

   a. Shall be located within an area enclosed on all sides by a screening fence or wall not less than six feet in height and landscaped on all street frontages, and
   b. Located at least one hundred fifty feet from the property lines of an existing residential use or existing R, A, PR, SRR, RMU and PMD zoning district,

3. A light processing facility shall be no larger than forty-five thousand square feet and may not shred, compact or bale ferrous metals other than food and beverage containers,

4. A light processing facility may accept used motor oil for recycling from the generator in accordance with federal, state and local regulations,

5. Setbacks and landscaping requirements shall be as provided for in the zoning district in which the facility is located or required by the city at the time of approval of the special permit,

6. Oil storage must be in containers approved by the Texas Water Commission. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing,

7. Site shall be maintained free of litter and any other undesirable materials, will be cleaned of loose debris on a daily basis and secured from unauthorized entry and removal of materials when attendants are not present,

8. Space shall be provided on site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space will be provided for a minimum of ten customers or the peak load, whichever is higher,

9. One parking space will be provided for each commercial vehicle operated by the processing center. Parking requirements will otherwise be as mandated in Chapter 20.14 of this code,

10. Noise levels shall be in compliance with Chapter 9.40 of code,

11. Any containers provided for after-hours donation of recyclable materials will be at least fifty feet from any property line of an existing residential use or existing R, A, PR, SRR, RMU or PMD zoning district, shall be of sturdy, rustproof

construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials,

12. Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. Facility shall display a notice stating that no material shall be left outside the recycling containers,

13. Sign requirements shall be those provided for in the zoning district in which the facility is located. In addition, facility will be clearly marked with the name and phone number of the facility operator and the hours of operation,

14. No dust, fumes, smoke, vibration or odor may be detectable on neighboring properties,

15. The owner/operator must obtain a permit from the city-county health district.

B. Heavy/Light Processing Facilities. Where permitted in an M-2 or M-3 district, heavy and light processing facilities shall comply with the following standards:

1. Facility does not abut a bridge or overpass and shall be located at least one hundred fifty feet from the property lines of an existing residential use or existing R, A, PR, SRR or PMD zoning district,

2. Shall be located within an enclosed building or enclosed on all sides by a screening fence or wall not less than six feet in height and landscaped on all street frontages,

3. Noise levels shall be in compliance with Chapter 9.40 of the code,

4. Heavy processing facilities may accept used motor oil for recycling from the generator in accordance with federal, state and local regulations,

5. Setbacks shall be those required for in the zoning district in which the facility is located,

6. Oil storage must be in containers approved by the Texas Water Commission.

Section 20.10.500 Quarries.

A. This district is established in order to reasonably and uniformly limit, safeguard and control future mining, quarrying, excavating, processing and stockpiling of rock, sand, gravel, clay and aggregate, for commercial or retail sales in a manner and location which is in the public interest and which is consistent with the comprehensive plan and any supplemental land use and developmental policies which are adopted by the city plan commission and city council.

Includes accessory buildings, equipment, supplies and land which are used solely for the processing, storage, maintenance and sale of materials, operating and security personnel offices, and other uses associated with quarrying, landfill and transfer station operations, also the sale, within a building, of supplies or merchandise normally used or produced in direct connection with a permitted use, or supplies normally used in direct connection with operations and products derived from permitted uses, including but not limited to supplies such as cement, rebar, mesh, wooden forms and other concrete finish equipment.

B. Application for a Q quarry district shall require submittal of the following with the rezoning application:

1. A metes and bounds description of the proposed district certified by a professional engineer or a registered land surveyor;

2. One copy of the zoning map at a scale of three hundred feet to the inch, outlining in red the area proposed for change of zoning;

3. Eight copies of a site plan drawn to a scale of not less than one hundred feet to the inch, unless a modification as to scale is authorized by the Deputy Director of the Planning Division or his designee. This site plan shall show the following:

   a. The boundaries of the proposed district;
   b. The location, arrangement and use of all existing structures or properties, utility rights-of-way and easements, local and arterial streets, schools, parks and other such features for the proposed district;
   c. Existing contours at not more than twenty-foot intervals where the natural slope is greater than five percent, and not more than two-foot intervals where the natural slope is less than five percent;
   d. Proposed use(s);
   e. Areas of excavation;
   f. Proposed contours to which the district is to be excavated.

4. Two copies of a master drainage plan showing the following:

   a. Impact on the water table;
   b. All watershed tributaries to the proposed district;
   c. Amount of storm runoff;
   d. Proposed method of controlling the expected runoff.

   This drainage plan must be accompanied by hydraulic calculations based on the city's one hundred year storm prediction and must be signed and sealed by a registered professional engineer.

5. For the purpose of erosion control and soil stabilization, a plan showing the method of stabilization. The City Engineer may waive this requirement if it is determined to be impossible or impractical.

C. Responsibilities of the owner and operator.

The landowner or his authorized agent will bear responsibility for:

1. Obtaining, when required, the services of an engineer or architect authorized to practice in Texas;

2. All of the legal duties, obligations or liabilities incidental to ownership of the property while the work is in progress or after its completion. The provisions of this chapter will not relieve any person or owner from any responsibility for damages to persons or property otherwise imposed by law, nor impose any liability upon the city or any official of the city for such damages;

3. Installing the appropriate devices, structures, landscaping and facilities and executing soil stabilization, erosion control, handling of materials and other proper measures to fulfill the intent and purpose of this chapter;

4. Providing continued maintenance and repair of all retaining walls, cribbing, drainage facilities, slopes, landscaping, soil stabilization and erosion control measures and any other protective devices located within the property;

5. Obtaining clearance from all utilities within the boundaries of the district. Failure to clear with any such utility may result in an immediate suspension of the work at the discretion of the Building Official.

D. Authority of the City Engineer and Building Official.

The Building Official, under authority of this chapter, has the authority to impose any of the following requirements to protect the interest of the property owner, the adjacent property owner and the general public during or after the extraction operation as may be reasonably necessary to cause the work to fulfill the purpose of this chapter:

1. Interim and permanent soil erosion control requirements;

2. Slope stabilization requirements;

3. Work procedures and safety requirements related to transportation of materials on public ways;

4. Fencing or other screening as may be required to protect surrounding properties.

E. Operating standards.

1. Any permitted quarry operation shall meet all applicable local, state and federal regulations.

2. Any blasting shall be done in accordance with the requirements of this code, except that no grading permit shall be required as a part of those requirements.

3. A perimeter setback of one hundred feet shall be observed from any site property line for extraction operations and a perimeter setback of twenty-five feet shall be observed from any site property line for any accessory uses.

4. If materials are washed or deposited upon streets, alleys or other public property as a result of improperly controlled activities, the Building Official shall notify the landowner or operator to remove such materials and restore the streets, alleys or other public property to their original condition. Excessive dirt which is carried from this site onto adjoining streets shall be removed by the operator the same day in which it is deposited.

5. Where the Building Official finds that a quarry operation is creating an imminent danger of death, personal injury or property damage, he may order that such quarry operation be immediately suspended until the hazardous condition is removed. Notice given under this chapter shall be in writing to the owner, operator, person or agent in charge of such operation.

6. A quarry operation as permitted in this chapter does not require a grading permit as specified in Chapter 18.44 of this code;

7. The city council may adopt by resolution a schedule of fees for inspection by city departments called for by this chapter.

F. Authority to issue citations.

1. In addition to those authorized to issue citations under this title, the following public officials shall be authorized to enforce the provisions of this chapter and shall have the power to issue Class C misdemeanor citations to any persons violating the provisions of this chapter:

   a. The City Engineer;
   b. The assistant city engineer;
   c. The subdivision and grading supervisor;
   d. The construction engineer;
   e. The assistant construction engineer;
   f. All construction inspectors; and
   g. The investigative engineer.

2. The public officials designated in subsection 1 of this section are authorized to make inspections of any property necessary to enforce the provisions of this chapter.

G. Penalty. Any person violating this chapter is deemed guilty of a misdemeanor and shall be punishable by a fine not to exceed one thousand dollars. In the case of a continuing violation, each day's violation shall be deemed a separate offense.

Section 20.10.510 Recreational Vehicle Parks.

All recreational vehicle parks shall be constructed and maintained in accordance with all applicable provisions of the City Code.

A. All recreational vehicle parks and extensions and additions to recreational vehicle parks shall be constructed and maintained in compliance with the following requirements:

1. A recreational vehicle park shall have a minimum of thirty (30) recreational vehicle spaces.

2. A recreational vehicle park shall not exceed a density of twenty-five (25) lots per acre of gross site area.

3. Each lot shall have a minimum of one thousand (1,000) square feet.

4. Recreational vehicles shall be separated from each other and from all other structures by at least ten (10) feet. For the purposes of such measurement, any accessory to a recreational vehicle, such as an awning or individual storage facility, shall be considered as part of the recreational vehicle.

5. No recreational vehicle shall be closer than twenty (20) feet to the property line adjoining a public street, nor closer than fifteen (15) feet to any property line on which the abutting property residential or apartment zoning.

6. Each lot shall provide adequate support and drainage for the placement of the recreational vehicle.

7. Exposed ground surfaces in all parts of a recreational vehicle park shall be paved, covered with stone screening or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and elimination of dust.

8. The ground surface in all parts of a recreational vehicle park shall be graded and equipped to drain all surface water in a safe and efficient manner.

B. Permanent Residential Structure requirements

1. At each recreational vehicle park, no more than one (1) existing residential structure may be retained or one (1) new residential structure constructed or installed for occupancy by the owner or operator of the park.

2. An existing structure located on a recreational vehicle park may be converted to an administrative, office or community building for use by the guests of the park. A structure so converted shall meet all City code standards for public occupancy applicable to the proposed use.

C. Internal Street and Parking requirements

1. Internal streets and/or driveways, all traffic control devices and street name signs within a recreational vehicle park shall be privately owned, built, and maintained. Internal streets and/or driveways shall be designed for safe and convenient access to all lots and to common facilities. If any portion of the recreational vehicle park is intended for overnight occupancy only, the internal streets and/or driveways should be arranged to accommodate drive-through lots.

2. Internal streets shall be kept open and free of obstruction to allow emergency vehicles to have access to all areas of the recreational vehicle park.

3. Internal streets and/or driveways shall be constructed and maintained to specifications established by City Code. They shall be kept free of cracks, holes, and other hazards. Internal streets shall be designed by a professional engineer in accordance with good engineering practices, and shall be approved by the fire chief before a construction permit is issued for the park.

4. Internal streets and/or driveways must meet requirements of the City Code.

5. Dead-end streets and/or driveway lengths shall comply with Fire Code requirements.

6. Entrances and exits to a recreational vehicle park shall be designed for safe and convenient traffic movement from adjacent public streets onto internal streets or driveways. Entrances and exits from a recreational vehicle park shall not be through a residentially zoned district, nor require traffic movement to or from the park through a residentially zoned district.

7. On all sections of an internal street where parking is prohibited under this section, the owner or operator of the recreational vehicle park shall erect and maintain traffic control signs and street markings prohibiting parking.

8. Each internal street and/or driveway shall be provided with street lighting. Light standards shall have a height and spacing to ensure an average illumination level of not less than 0.2 foot candles.

D. Recreational Vehicle Lot Requirements - Recreational vehicle park lots shall be occupied only by recreational vehicles.

E. Utilities – Utilities shall be installed in compliance with all applicable code requirements.

F. Service and Auxiliary Building Requirements - This section shall apply to all service buildings, recreation buildings, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas, commercial buildings supplying essential goods or services for park tenants, and other similar buildings in recreational vehicle parks.

1. All service and auxiliary buildings shall be located to be convenient to the recreational vehicle lots they service and shall be kept clean.

2. Each park shall contain one (1) or more service buildings providing separate sanitary facilities for men and women.

3. No lot space shall be located farther than five hundred (500) feet from such a service building.

4. The entrances to such buildings shall be clearly marked to show which gender the facilities serve.

5. Fixtures shall be provided in accordance with the Plumbing Code.

6. Each recreational vehicle park shall contain waste disposal stations for the sole purpose of removing and disposing of wastes from recreational vehicle holding tanks in a clean, efficient and convenient manner.

G. Fire Code Safety Instruction requirements

1. Each recreational vehicle park owner or operator shall ensure that its park staff is instructed in the use of park fire protection equipment and in their specific duties in the event of a fire.

2. The Fire Chief may make printed safety instructions available to all recreational vehicle park owners or operators for distribution to their guests.

H. Construction Plan requirements - A construction plan shall be submitted for review and approval by the Development Services Department prior to issuance of a building permit that identifies the following:

1. The area and dimensions of the tract of land, identifying its location and boundaries,

2. The number, location, and size of all recreational vehicle lots,

3. The location, width, and specifications of driveways, roadways, and walkways,

4. The location and details of lighting, public telephones, and electrical and gas systems,

5. The location and specifications of water and sewer lines and sewer service riser pipes,

6. The location and specifications of all buildings constructed or to be constructed within the park,

7. Existing and proposed topography of the park,

8. The location of fire mains including the size of the main, fire hydrants, and fire extinguishment equipment, and available fire flow, and

9. Such other information as may be reasonably required by the departments reviewing the construction plan.

Section 20.10.520 Recycling Collection Facilities.

A. Small Collection Facilities. Small collection facilities may be located in commercial, manufacturing and industrial zones provided they comply with the following standards:

1. Shall be established as an accessory use to a permitted commercial, manufacturing or industrial use which is in compliance with the zoning, building and fire codes of the city;

2. Shall be no larger than two thousand square feet and occupy no more than ten parking spaces, not including space that will be periodically needed for removal of materials or exchange of containers. For mobile facilities the size of the trailer shall not exceed five hundred square feet;

3. Shall be set at least ten feet from any property line and not obstruct pedestrian or vehicular circulation. However, this setback requirement may be modified by the zoning administrator following a report by the traffic engineer that a reduced setback will not obstruct visibility or create a traffic safety problem;

4. Shall accept only glass, metals, plastic containers, papers, clothing items, and any other nonhazardous materials as may be acceptable with permission from the city-county health director. Used motor oil may be accepted with permission of the city-county health district;

5. Power-driven processing equipment shall be permitted, provided the equipment does not exceed the noise standards contained in Chapter 9.40 of this code;

6. Shall use containers that are constructed of durable material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected during collection hours;

7. Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;

8. Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;

9. Attended facilities located within fifty feet of a property line of an existing residential use or existing R, A, PR, SRR, RMU or PMD zoning district shall operate only during the hours between nine a.m. and seven p.m.;

10. Containers for the twenty-four-hour donation of materials shall be at least thirty feet from any property line abutting an existing residential use or an existing R, A, PR, SRR, RMU or PMD zoning district;

11. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

12. Small collection facilities may have identification signs with a maximum of forty percent per side, in addition to informational signs and shall be restricted to on-premise advertising;

13. No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a primary use. However, one space will be provided for the attendant;

14. Mobile units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;

15. Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary use;

16. The owner/operator shall obtain a permit from the city/county health district; and

17. Small collection facilities shall not be located in an area that obstructs the visibility of oncoming traffic exiting from adjacent driveways.

B. Large Collection Facilities. Where permitted in a district, large collection facilities shall comply with the following standards:

1. Facility does not abut a bridge or overpass or the property lines of an existing residential use or an existing R, A, PR, SRR, RMU or PMD zoning district;

2. Facility will be screened from the public right-of-way by operating in an enclosed building or:

   a. Within an area enclosed by a screening fence having a minimum height of six feet; and
   b. At least one hundred fifty feet from the property line of existing residential use or existing R, A, PR, SRR, RMU or PMD zoning district, and
   c. Meets all applicable noise standards required by city code;

3. Setbacks and landscape requirements shall be those provided for the zoning district in which the facility is located, or the setbacks and landscaping imposed by the city at the time of rezoning or special permit approval;

4. All exterior storage of material shall be in study containers or enclosures which are covered, secured and maintained in good condition, or shall be baled or palletized. Oil storage must be in containers complying with state and federal regulations. No storage, excluding truck trailers and overseas containers, will be visible above the height of the fencing;

5. Site shall be maintained free of litter and any other undesirable materials, and will be cleaned of loose debris on a daily basis;

6. Space will be provided on site for six vehicles or the anticipated peak customer load, whichever is higher, to circulate and to deposit recyclable materials, except where the traffic engineer determines that allowing overflow traffic above six vehicles is compatible with surrounding businesses and public safety;

7. One parking space will be provided for each commercial vehicle operated by the large recycling facility. Otherwise, parking requirements will be as provided for in chapter 20.14 of this code;

8. Noise levels shall be in conformance with Chapter 9.40 of this code;

9. If the proposed facility is located within five hundred feet of existing residential use or existing R, A, PR, SRR, RMU or PMD zoning district, it shall not be in operation between seven p.m. and seven a.m.;

10. Any containers provided for after-hours donation or recyclable materials will be at least fifty feet from any property line of an existing residential use or existing R, A, PR, SRR, RMU or PMD zoning district, shall be of sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials;

11. Donation areas will be kept free of litter and any other undesirable material, and the containers will be clearly marked to identify the type of material that may be deposited; facility shall display a notice stating that no material shall be left outside the recycling containers;

12. Facility will be clearly marked with the name and phone number of the facility operator and the hours of operation; identification and informational signs will meet the standards of the zone; and directional signs, bearing no advertising message, may be installed with the approval of the traffic engineer, if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

13. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment may be approved at the discretion of the city-county health director if noise and other conditions are met; and

14. The owner/operator shall obtain a permit in compliance with all applicable regulations.

Section 20.10.530 Resident Watchmen Facilities.

Dwellings for resident watchmen or property caretakers employed on the premises are permitted accessory uses, not to exceed one dwelling per site.

Section 20.10.540 Residential Manufactured Home Subdivision.

The purpose of this district is to provide for needed, properly planned and well-designed manufactured home subdivisions in areas where public utilities are available

and to establish basic standards for the character of the use and to mitigate any adverse effect on surrounding properties.

A. In manufactured home subdivisions in the RMH district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table, and the following standards:

1. No more than more one manufactured home shall be located on any one subdivisions lot;

2. Skirting shall be required on all manufactured homes; and

3. All manufactured homes shall be anchored to a permanent foundation.

4. No manufactured home shall be placed for occupancy at any location without the owner or owners first having obtained a placement permit from the building official.

TABLE INSET:

Land area	4 acre minimum
Lot area	4,000 square feet minimum per unit
Lot depth	90 feet minimum
Lot width	40 feet minimum
Lot coverage	50 percent maximum
Front yard	20 feet minimum
Rear yard	5 feet minimum
Side -interior lot	5 feet minimum
Side abutting street	10 feet minimum
Height	35 feet maximum

B. All areas not covered by structures or paved surfaces shall be landscaped and maintained by the owner;

C. Prior to the sale of any lots in a manufactured home subdivision, a screening fence or wall forty-two inches in height shall be installed along all boundaries of the subdivision which abut a public right-of-way (lots fronting on a public right-of-way abutting the subdivision and driveways excepted) and a screening fence or wall no less than forty-two inches in height and no more than six feet in

height shall be installed along boundaries of the subdivision which abut property not included in the subdivision;

D. Fire protection facilities shall be provided in accordance with requirements of the city fire department.

E. At least one off-street parking space shall be provided on each manufactured home site.

Section 20.10.560 Restricted residential mixed-use development.

A. Purpose. The purpose of a restricted residential mixed-use development is to create a unique environment for a hub of activity and a focal point for a given area, reflecting the identity of the area by providing a variety of land uses that coexist in a multi-use residential setting. The mix of land uses are functionally connected to create a cohesive development which facilitates new development, but also provides for the retention and integration of existing residential types and intensities. The mixed-use area shall provide for a group of land uses that meet the daily needs of the area.

B. Designation.

1. An application for a residential mixed-use development may be initiated by a property owner or group of property owners of land within the area of request, by the city plan commission, or by the El Paso City Council.

2. The area of request shall be designated for mixed-use within the city's projected land use element of the adopted comprehensive plan, "The Plan for El Paso."

3. The area of request shall be wholly included in a city adopted specific study area plan for the area, which sets the written and graphic description of the concerns, objectives, guidelines, and design standards for guiding the development of the area.

The area of request shall be wholly designated as a neighborhood conservancy overlay as provided in Section 20.10.400 of this Title.

There shall be no minimum site requirement for a restricted residential mixed-use development, provided, however, that it is the intent of these regulations that an area of sufficient size be developed or redeveloped symbiotically with adjacent land. Extensions to a restricted residential mixed-use development from a common boundary may be considered and shall not require a minimum site area.

C. Use Regulations. In addition to the uses permitted by the underlying zoning district, buildings, structures, or premises may be used, erected, altered or

enlarged for the following uses. A special permit granted by the city should specifically enumerate which of the following uses are permitted as part of the restricted residential mixed-use development.

1. Residential dwellings, including detached single-family, two-family, attached single-family and multi-family,

2. Business and professional offices, including doctor's offices, clinics and other medical practitioners,

3. Studio for professional work or teaching of any form of commercial or fine arts,

4. Bakery,

5. Drugstore,

6. Ice cream parlor,

7. Restaurant or cafe, excluding drive-in types,

8. Grocery or convenience store,

9. Variety store,

10. Barber or beauty shop,

11. Dry-cleaning shop or Laundromat,

12. Health or fitness studio,

13. Travel agency,

14. Specialty retail uses such as an antique store, art gallery, bookstore, florist, gift shop, or hobby store,

15. Community buildings and recreational facilities (publicly or privately owned),

16. Bed and breakfast establishment,

17. Boardinghouse (rooming or lodging house),

18. Commercial day care center or nursery,

19. Accessory uses customarily found in connection with any of the enumerated permitted uses.

D. Property Development Standards. Where permitted in a district, a restricted residential mixed-use development shall comply with the development standards of the underlying zoning district and as otherwise provided in this title, except as herein modified. These provisions shall apply to and be enforceable upon any new construction, reconstruction or renovation of buildings, structures, or premises made to accommodate uses permitted as part of a restricted residential mixed-use development.

1. Residential dwellings physically integrated with offices and commercial establishments within a site are permitted, and are deemed most in keeping with the objectives of this section for the development of a balanced community.

2. All permanent storage and display operations shall be conducted within a completely enclosed building or structure.

3. Off-street parking requirements contained in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall not be required of uses permitted in a restricted residential mixed-use development, provided, however, that where adequate area within a site is available to accommodate required off-street parking (whether wholly or partially) within a rear area of a site, such off-street parking may be provided.

4. On-premises advertising for strictly non-residential uses within a restricted residential mixed-use development shall be restricted to wall or monument signs. One sign not exceeding thirty square feet in size shall be permitted per street frontage. The height of a monument sign shall not exceed six feet in height. Signs shall be pedestrian-oriented and shall not detract from the character of the area. On-premises advertising for a residential mixed-use development consisting of residential uses physically integrated with office and commercial uses, whether wholly or partially, shall be restricted in the same manner as described above except that the maximum sign area permitted per street frontage shall be twenty square feet.

5. No building shall exceed the height limitations of the underlying zoning district, except where it can be demonstrated that the additional height will not have a detrimental effect on the surrounding land uses or the visual pattern of the area.

6. Existing or proposed multi-story buildings that are intended for retail sales or variety stores shall be designed to allow for commercial usage on the ground floor level only, and a mix of residential types and intensities on the upper floors.

7. Uses shall be innovatively designed by means of emphasizing pedestrian orientation.

8. In addition to the landscape requirements contained in Title 18 (Buildings & Construction) of the El Paso City Code, any part of the total site area not required for buildings, structures, loading and vehicular access ways, parking and utility areas, pedestrian walks, and hard surfaced activity areas shall be landscaped.

9. A minimum of one-fourth of the total site area shall be provided as open space to provide visual continuity within the area, and a variety of spaces in the streetscape. Of the open space area, no more than one-half of the area maybe used for non-permeable surfaces such as parking areas or driveways.

10. The residential appearance of any portion of an existing residential building or structure within the site that is converted wholly or partially to a permitted mixed-use shall be maintained.

E. Additional Requirements. In approving a restricted residential mixed-use development, the city plan commission may recommend and the City Council may impose additional reasonable requirements necessary to protect the public interest and welfare of the community. In the event that the design standards of the applicable study area plan are more restrictive or impose higher (or different) standards than the requirements of this title, the design standards of the applicable study area plan shall govern. Copies of adopted study area plans are on file in the Development Services Department.

Section 20.10.560 Restaurants, Drive-In.

Drive-in restaurants are not permitted in a C-1 or mixed use zoning district within two hundred feet of a residential use or an R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, PR-I, PR-II or PMD zoning district.

Section 20.10.570 Retail & Service Facilities.

Retail & service uses such as newsstands, cafeterias and retail stores are permitted inside an office building when primarily for the use of occupants thereof and occupants or other buildings in the development.

Section 20.10.580 Reverse Vending Machines.

A. Reverse Vending Machine(s). Reverse vending machine(s) may be permitted in all commercial, manufacturing and industrial zones; provided, that they comply with the following standards:

1. Shall be established as an accessory use to a permitted commercial, manufacturing or industrial use and is in compliance with the zoning, building and fire codes of the city;

2. Shall not occupy required parking spaces for the primary use;

3. Shall occupy no more than one hundred fifty square feet of floor space per installation, including any protective enclosure, and shall be no more than eleven feet in height;

4. Shall be constructed and maintained with durable material;

5. Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone numbers of the operator or responsible person to call if the machine is inoperative;

6. Shall have a cumulative sign area not exceeding fifty square feet per machine, exclusive of operating instructions and shall be restricted to on-premise advertising;

7. Shall be maintained in a clean, litter-free condition on a daily basis;

8. Shall be illuminated to ensure comfortable and safe operation if the facility operates during nighttime hours;

9. The owner/operator shall obtain a permit from the city-county health district;

10. Reverse vending machines shall not be located in an area that obstructs the visibility of traffic entering or exiting adjacent driveways.

Section 20.10.590 Satellite Receiving Dishes & Antennas.

Satellite receiving dishes measuring more than one meter in diameter and other satellite receiving antennas shall comply with the following:

A. In residential and apartment districts:

1. The following setbacks shall be observed:

   a. Four feet from interior lot lines,
   b. If on a corner lot: the side street yard requirement for buildings in the district in which it is located,
   c. If in the rear yard: five feet from the rear lot line,
   d. If in the front yard: sixty feet from the front lot line,
   e. If in side yard: sixty feet from the front lot line and the side yard requirement for buildings in the district in which it is located.

2. The following standards shall be observed:

   a. Any such antennas plus other permitted accessory structures shall not occupy more than forty percent of the yard in which located.
   b. When detached structurally from the main building the maximum overall height of any such antennas from ground level shall not exceed twenty-four feet.
   c. When roof-mounted or attached to the main building, any such antennas shall conform to the height standard of the district in which located. The installation of any roof-mounted dish or antenna and those attached to the main building exceeding twenty-four feet in height shall be designed or checked and approved by a registered professional engineer or a registered professional architect.

B. In commercial, manufacturing and industrial districts:

1. The following standards shall be observed:

   a. The antenna may be located anywhere within the buildable area of the lot, with no part of the antenna projecting beyond such buildable area or onto the twenty foot visibility triangle.
   b. When installed in conjunction with commercial or public radio and television broadcasting and microwave receiving facilities, a special permit shall be required except where the commercial or public radio and television broadcasting and microwave receiving facility is a permitted use by special permit or otherwise.

C. All design, installation and construction of any such antennas shall comply with the building code of the city.

D. No form of advertising or other identification is allowed on the dish or framework other than manufacturer's identification plates or stamps not exceeding one square foot in area.

E. In historic districts, must additionally comply with Chapter 20.20 (Historic Preservation).

Section 20.10.600 Secondary Manufactured homes (Ranch-Farm District only).

Secondary manufactured home units are permitted in the Ranch and Farm zoning district on a site of at least one acre, provided the following conditions are met:

A. A placement permit is obtained from the Building Permits & Inspection Division.

B. Manufactured home meets requirements of National Manufactured Home Construction and Safety Standards,

C. All additions to the manufactured home shall be engineered and built to comply with currently applicable manufactured home construction standards,

D. Manufactured home does not exceed a height of sixteen feet,

E. Manufactured home shall have nonflammable skirting around its perimeter to screen its wheels and undercarriage from view,

F. Fire protection facilities shall be provided as required by the fire department,

G. A setback of twenty feet shall be maintained from any building or accessory structure,

H. A setback of twenty-five feet shall be maintained from any property line,

I. Such manufactured home shall be used only as a residence, and in no case shall be used for rental or commercial purposes, and

J. A special permit granted pursuant to this section shall be for a period of two years. The city council may, upon application of the owner, approve a one-year extension of this time period, but in no case shall the total time period exceed a maximum of three years. The zoning board of adjustment shall not have jurisdiction to grant any variance or exception from the requirements of this subsection.

Section 20.10.610 Self Storage Warehousing.

In A-1, A-2 & A-3 (Apartment), A-M (Apartment-Manufactured home), A-O (Apartment/Office), A/3-O (Apartment/Office High Density), RMU (Residential Mixed Use), GMU (General Mixed Use), C-1 & C-2 (Commercial) Districts the following conditions apply:

A. A minimum site area of two acres shall be required, unless adjacent to and abutting a minimum of four acres zoned C-1, C-2, C-3 or C-4, then the minimum site area shall be one acre with an average lot width of not less than two hundred feet and an average lot depth of not less than two hundred feet.

B. Individual storage spaces shall not exceed 400 square feet in area and fourteen feet in height, except in the case of storage spaces for RVs and motor homes, which shall not exceed 20 feet in width and 60 feet in length.

C. A six foot high solid masonry wall or rock wall shall be required along all property lines abutting residential or apartment uses or districts.

Section 20.10.620 Sexually Oriented Businesses.

A. No person shall own, operate or conduct any business in an adult bookstore, adult motion picture theater or nude live entertainment club within one thousand feet of the following:

1. A church;

2. A public or private elementary or secondary school;

3. A nursery school, kindergarten, child care center, day nursery or day care center;

4. A university, college, vocational or business school;

5. A boundary of any residential district;

6. A public park adjacent to a residential district;

7. The property line of a lot devoted to any residential use;

8. Another adult bookstore, adult motion picture theater or nude live entertainment club.

B. For the purposes of this section, the following definitions shall apply:

1. Conduct Any Business. Any person who does any one or more of the following shall be deemed to be conducting business:

   a. Operates a cash register, cash drawer or other depository on the adult business premises where cash funds or records of credit card or other credit transactions generated in any manner by the operation of the establishment or the activities conducted therein are kept;
   b. Displays or takes orders from any customer for any merchandise, goods, entertainment or other services offered on the adult business premises;
   c. Delivers or provides to any customer any merchandise, goods, entertainment or other services offered on the adult business premises;
   d. Acts as a door attendant to regulate the entry of customers or other persons into the business premises; and
   e. Supervises or manages other persons in the performance of any of the foregoing activities on the business premises.

2. "Entertainment" means any act or performance, such as a play, skit, reading, revue, pantomime, scene, song, dance, musical rendition or striptease, whether performed by employees, agents, contractors or customers. The term

"entertainment" shall also mean bartenders, waiters, waitresses or other employees exposing "specified anatomical areas" or engaging in "specified sexual activities" in the presence of customers.

3. "Operator" means the manager or other natural person principally in charge of an adult business regulated in this section.

4. "Owner" or "owners" means the proprietor if a sole proprietorship, all partners (general and limited) if a partnership, or all officers, directors and persons holding ten percent of the outstanding shares if a corporation.

C. For the purposes of this section, measurements shall be made in a straight line, from the nearest portion of the building or structure used as a part of the premises of a regulated use to the nearest property line of any uses listed in subsection A of this section.

D. Any adult bookstore, adult motion picture theater or nude live entertainment club lawfully in existence on February 10, 1987, and not in compliance with the zoning provisions of the city code, shall be deemed a nonconforming use and shall comply with all of the provisions of the zoning code regulating such uses by February 10, 1988. In the case of any such uses being located within one thousand feet of each other, the use first established and continually operating shall be allowed to continue to operate at its location, provided such use complies with all other provisions of the zoning code.

E. The subsequent establishment of any use set forth in subsection A of this section within one thousand feet of a previously existing use regulated by this section shall not render such use a nonconforming or unlawful use.

F. The regulations in this zoning code of adult bookstores, adult motion picture theaters and nude live entertainment clubs are intended to be land use controls meant to regulate the harmful secondary effects of such uses only, and shall not be construed as being intended to limit access by adults to sexually oriented material, activity or expression, protected by the First Amendment of the United States Constitution.

G. Signage. The owner or operator of an adult entertainment use may erect, construct and maintain signs allowed by and conforming with Chapter 20.18 of the city code.

H. If any section, subsection, clause or any portion of the regulations in this zoning code regulating adult bookstores, adult motion picture theaters and nude live entertainment clubs is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this code regulating such uses.

Section 20.10.630 Storage of Supplies (in connection with a permitted use).

Storage of supplies, merchandise, equipment or goods normally carried in stock, used or produced in connection with a permitted use is allowed within a building, or shall be screened from any abutting public street or other abutting property by a solid masonry wall or chain link fence with slats not less than six feet in height.

Section 20.10.640 Swimming Pools and Spas.

A. In any district where permitted as an accessory use, unenclosed swimming pools and spas may occupy a required rear or side yard, provided they are not located closer than five feet to a rear or side lot line. A walk space at least four feet wide shall be provided between pool walls and protective fences and building or other walls. A deck surrounding at least 65% or more of the swimming pool or spa shall be provided, however, in no case shall other structures restrict emergency access or create above deck structures that may be used as diving platforms or create other safety or sanitary hazards.

B. Swimming pools and spas listed under permitted uses in any district shall comply with the yard and other standards of the district in which located.

C. Every residential outdoor swimming pool and spa shall comply with the requirements of the Residential Code, Chapter 18.10.,

D. Every public swimming pool and spa shall comply with the requirements of Chapter 9.48 of this code.

Section 20.10.650 Temporary Buildings or Structures (incidental to construction).

Temporary buildings, or structures, including mobile or relocatable home office or storage units, the uses of which are incidental to construction operations during development being conducted on the same tract or subdivision are permitted and shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of four years of (from) the time of erection of such temporary buildings, whichever is sooner.

Section 20.10.660 Temporary Buildings or Structures (incidental to sales or rental).

Temporary buildings or structures, including a mobile or relocatable office unit for use as sales or rental office for an approved real estate development or subdivision, located on the same tract as the real estate development or subdivision are permitted and shall be removed upon completion or abandonment of the project or upon the expiration of a period of four years, whichever is sooner.

Section 20.10.670 Temporary Sales Stands.

Temporary sales standards for the sale of farm or ranch products produced on the premises, provided only one such stand may be used on each farm or ranch, and the stand shall contain not more than six hundred square feet of floor space and shall be located not less than thirty feet from the adjoining property and not less than forty feet from the roadway, and temporary off-street parking for at least five vehicles is provided, the parking area to meet the requirements of Chapter 20.14 of this code.

Section 20.10.680 Temporary Uses.

A. Intent and Purpose. The intent of this section is to accommodate reasonable requests for interim or temporary uses when such activities are desirable for the community, or are temporarily required in the process of establishing a permitted use or constructing a public facility. Temporary uses allowed under this section shall be consistent with the health, safety and general welfare of persons residing and working in the community, shall be conducted so as not to cause any detrimental effects on surrounding properties and the community, and shall not violate any other ordinance or state and federal regulations.

B. Permitted uses by issuance of a temporary commercial permit. The following temporary uses may be permitted if a temporary commercial permit is issued:

1. A Christmas tree sales lot during the period of November 1st through December 31st, provided, however, that no permit is required when such sales are operated by an established commercial business on the site.

2. A pumpkin sales lot during the period of October 1st through November 5th, provided, however, that no permit is required when such sales are operated by an established commercial business on the site.

3. A haunted house operated in conjunction with the Halloween season, provided, however, that the operation shall be limited to duration of thirty-one days.

4. A fair, circus, rodeo, festival, carnival or concert operated at a location other than a stadium, auditorium or other public assembly facility designed to accommodate such an event shall be limited to thirty days in any six-month period. The location shall be within an area zoned commercial.

5. Farmers markets, provided, however, that such markets are located in developed areas zoned commercial or ranch and farm. Such sales are limited to a maximum of three consecutive days in a week for a maximum of twenty-six weeks in any twelve-month period.

6. Sales from a mobile structure, provided, however, that such sales are conducted by the owner or lessee of the property on which it is conducted and only in

conjunction with the principal use of the property. Such sales are temporary and are limited to two consecutive weeks in any six-month period.

7. Temporary mobile structures for special purposes such as a place of amusement, or for any religious, educational, charitable or recreational purpose, reviewing stands or any other public assemblage to be conducted only in conjunction with the principal use of the property. Such uses are limited to two consecutive weeks in any four-month period.

8. Mobile structures for seasonal sales of food items, provided, however, that such structures do not exceed one hundred (100) square feet in area, are conducted in developed areas zoned commercial, are limited to the sale seasonal food items such as ice creams, consumable ice products, and prepared food products contained in sealed containers for off-premise consumption. Such uses are limited to six consecutive months and in compliance with Titles 9 and 18.

9. Mobile structures for temporary sales of non-food items out of developed lots, provided, however, that such structures do not exceed two hundred (200) square feet in area, are conducted in areas zoned commercial, are limited to the sale of non-food items. Such uses are limited to two consecutive weeks in any six-month period.

C. The following temporary uses may be permitted without issuance of a temporary commercial permit:

1. Temporary structures such as construction sheds, canopies, tents and fences used in construction work in conjunction with a building or grading permit. Such structure shall be allowed for a limited amount of time and shall be completely removed upon the completion of the work authorized by the building or grading permit.

2. Temporary structures such as construction sheds, canopies, tents and fences used in construction work in conjunction with a public works or city, county, state or federal project. Such structure shall be allowed for a limited amount of time and shall be completely removed upon the completion of the construction work.

D. Standards. Temporary use permits shall meet the following requirements:

1. Applicants for temporary use permits shall submit a site plan, including without limitation, the location of the mobile structure, setbacks from property lines, setbacks from adjacent structures and buildings, location of tie downs and guy wires, parking layout, driveways, calculations showing that the proposed temporary use will not reduce the minimum required parking requirement for all the uses located on the site, sign and fence locations if applicable, and electric meter locations or power sources if applicable.

2. Applicants shall obtain the appropriate licenses and permits.

3. Such uses shall not result in unsafe conditions.

4. Upon termination of the temporary use, the lot or parcel shall be returned substantially to its original condition. All litter, fences, borders, tie downs and guy wire materials, and other items associated with the temporary sale shall be removed within five days.

E. Application. Application shall be made by the property owner, lessee or authorized agent to the Building Permits and Inspections Division on approved forms. The fee for the permit shall be as established by City Council.

F. Prohibitions. No person shall sell merchandise or services from a motor vehicle, trailer, manufactured home, mobile structure or tent upon any property, including, without limitations, lots or portions thereof that are vacant or used for parking except as otherwise provided in this code.

Section 20.10.690 Tennis Clubs.

Where permitted in a district, tennis clubs shall comply with the following requirements:

A. Dimensional Standards. At any tennis club developed pursuant to the provisions of this section, buildings hereafter erected or structurally altered shall have:

1. A front yard on any street equal to that required in underlying zoning district. Such front yard shall not be used for the parking of vehicles,

2. A rear yard equal to that required in underlying zoning district, or twenty-five feet in depth, whichever is greater

3. Side yards equal to that required in underlying zoning district, or fifteen feet in depth, whichever is greater,

4. A building height not in excess of two and one-half stories,

5. An average lot width of not less than two hundred feet,

6. A lot or site area of not less than two acres,

7. Off-street parking as required in Chapter 20.14.

B. Permitted accessory uses:

1. Pro shop,

2. Handball courts,

3. Restaurant or bar or restaurant or combination thereof,

4. Locker room,

5. Sauna bath,

6. Swimming pool.

Section 20.10.695 Transfer of Development Rights.

A. Purpose

1. In order to provide regulatory incentives to permanently restrict urbanization of certain environmentally sensitive areas, a special permit for transfer of development rights (TDR) shall be permitted when approved by the El Paso City Council pursuant to the provisions of this section. In all cases, the transfer of development rights from sending to receiving parcels shall be at the voluntary request and a special permit application of the landowners of both parcels.

2. For purposes of this section, environmentally sensitive areas shall include areas designated as such by local, state or federal documentation. If governmental documentation cannot be produced with an environmentally sensitive designation that meets the following criteria, then the City Engineer and Director of Environmental Services may evaluate the property and determine if it meets one or more of the following characteristics. If the City Engineer and Director of Environmental Services determine it is not an environmentally sensitive area as defined herein a special permit application may not be processed.

    a. Areas with significant natural features;
    b. Areas which enhance the open space and aesthetic qualities of the land;
    c. Areas that protect agricultural resources;
    d. Areas necessary for the preservation of natural resources;
    e. Areas containing habitats for threatened or endangered species;
    f. Wetlands and wetland transition areas;
    g. Aquifer recharge and discharge areas;
    h. Archaeological sites;
    i. Waters of the state, which includes arroyos; or

j. Other areas or features that have been designated for protection due to ecological integrity, balance or character.

3. This section establishes procedures for transferring development rights from sending to receiving parcels, to allow for increased densities in the receiving parcels and reduced densities in the sending parcels.

4. The TDR system is based on the theory of carrying capacity. In other words, a finite amount of development is permitted in the areas within the sending and receiving parcels. A transfer of development rights does not increase the cumulative density possible in the sending and receiving parcels .

5. A special permit application for transfer of development rights shall be subject to the requirements of Chapter 20.04, Article V of this Title.

B. Sending Parcels.

1. Property proposed as a sending parcel may be located in any zoning district within the El Paso city limits and shall meet all of the following criteria:

a. The property proposed as a sending parcel is within an area designated as environmentally sensitive as described in subsection A.2., and
b. One hundred percent (100%) of the development potential of the sending parcel shall be transferred. For purposes of this subsection, "development potential" means the density permitted by the underlying zoning district of the sending parcel, and
c. The property is physically and legally developable at the development potential of the underlying zoning district, as certified by a registered professional engineer, and
d. All of the property in the proposed sending parcel is protected through recording of a conservation easement or otherwise restricted from any future development, and
e. Documentation of compliance with the requirements for eligibility as a sending parcel shall be submitted with the application for a special permit requesting a transfer of development rights from the sending parcel and an increase in density in the receiving parcel.

C. Receiving Parcels Designated.

1. No development rights shall be transferred to any parcel of land that is not located in a receiving district and so designated in the ordinance approving the special permit.

2. A parcel of land which receives a special permit for development rights to allow increased density pursuant to this section shall be referred to as a "receiver parcel." Only property zoned S-D (Special Development), U-P (Union Plaza),

PR-I (Planned Residential I), PR-II (Planned Residential II), RMU (Residential Mixed Use), and GMU (General Mixed Use) may be designated as receiving districts for purposes of transferring severable development rights.

3. The development rights attach to the receiver parcel upon approval of the special permit and upon recordation of a conservation easement or other documentation restricting the development of the sending parcel, and shall not be subsequently transferred to another property.

D. Special permit required.

1. No development rights shall be used on the receiving parcel until a special permit has been submitted by the property owners of both the sending and receiving parcel and approved as provided herein, and in accordance with the notice and hearing requirements of this Title.
2. The special permit shall include a finding by the City Council that the transfer of development rights will promote the purposes of this section and Title.
3. The effective date of the ordinance will be upon the recordation of a conservation easement or other documentation restricting any future development on the sending parcel and the City Council may impose additional conditions as necessary to protect the public health, safety and welfare.

E. Evidence of Restriction Required for Development Approval.

1. A developer of a receiver parcel must submit, in conjunction with any development or building permit application, evidence that the sending parcel has been restricted from development in perpetuity.

2. No plat for a subdivision in conjunction with which severable development rights are exercised shall be submitted for recording by the El Paso County Clerk, and no new building, or part thereof, or addition to or enlargement of an existing building, that is part of a development project in conjunction with which severable development rights are exercised shall be permitted, until documents have been recorded in the County Clerk Real Property Records transferring title from the owner of the severable development rights from the sending parcel to the receiving parcel.

Section 20.10.700 TV & Radio Broadcasting Antennae.

A. In residential, apartment and commercial zoning districts:

Ground-mounted radio or television broadcasting antenna support structures with antennas and equipment storage facilities shall comply with the following standards:

1. The antenna support base shall be set back one foot for each one foot of height from abutting residential districts, measured from the antenna support base to the property line.

2. The radio or television broadcasting antenna support structure shall conform with FCC and FAA height regulations within a residential zone.

3. The following must accompany a request for a special permit:

   a. A nonionizing electromagnetic radiation (NIER) report, in a format acceptable to the FCC,
   b. A structural engineering report for the antenna support,
   c. A detailed site development plan showing the antenna, supporting structures and appurtenant equipment in relation to the existing surroundings,
   d. Verification letters that an FCC application has been submitted and FAA approval has been obtained.

4. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted after review and approval by the Building Official of a structural recertification report, prepared and sealed by a licensed professional engineer, and an updated NIER emissions report.

5. Increase in elevation of an existing antenna support structure shall be permitted, so long as the setback and maximum height limitations are complied with, after review and approval by the Building Official of updated structural and NIER emissions reports.

6. Existing nonconforming antenna support structures, unable to comply with current setback limitations shall be prohibited from any increase in elevation.

B. In manufacturing and industrial zoning districts. Ground-mounted radio or television broadcasting antenna support structures, with appurtenant antennas and equipment storage facilities shall comply with the following standards:

1. The antenna support base shall be set back from any residential district or residential use one foot for each one foot of height, measured from the antenna support base to the property line. The maximum height limits shall be set by the Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) license requirements.

2. The following must accompany a request for a building permit:

   a. A detailed plan showing the antenna, support structures, and appurtenant equipment in relation to the existing surroundings including fencing, off-

street parking, and access from the antenna support to the nearest public access,

b. A nonionizing electromagnetic radiation (NIER) report, in a format acceptable to the FCC,

c. A structural engineering report for the antenna support,

d. Verification letters that an FCC application has been submitted and FAA approval has been obtained.

3. Collocation or installation of additional antennas on an existing antenna support structure shall be permitted after review and approval by the Building Official of a structural recertification report prepared and sealed by a licensed, professional engineer.

4. Increase in elevation of an existing antenna support structure shall be permitted, only when the setback limitations are complied with, after review and approval by the Building Official of updated structural and NIER emissions reports. Existing nonconforming antenna support structures, unable to comply with current setback limitations shall be prohibited from any increase in elevation.

5. The applicant shall provide a six-foot high fence or screening wall around the wall around the base of a self-supporting or guyed mast antenna support, and appurtenant equipment storage facilities, to provide for security. The gate providing access to the antenna support shall remain locked at all times, except when being used for access by maintenance personnel.

6. The access driveway and one off-street parking space, for use by maintenance vehicles, must be paved covered with an alternative all-weather material to provide for a dust-free driving surface as approved by the deputy director for engineering,

Section 20.10.710 TV & Radio Receiving Antennae.

A permitted accessory use in all districts, residential-type television or radio receiving antennae, roof mounted, shall not exceed twenty feet in height above the highest point of the roof.

Section 20.10.720 Unenclosed Parking Space Shelters.

Where specifically listed as a permitted accessory use in a district, unenclosed parking space shelters may be erected as shelters for motor vehicles in conformance with the following:

A. The structure shall not encroach into the required front yard or side street yard.

B. No part of the structure shall be closer than one foot from an adjacent property line within a required side yard or rear yard, except that when the property abuts

an R-1, R-2, R-2A, R-3, R-3A, R-4 and R-5 zoned property or a single-family attached dwelling in any other zone existing at the time of erection of the parking space shelter, the structure shall not be closer than ten feet from the adjacent property line.

C. The height, measured from the floor of the parking space to the ceiling or lowest clearance, shall not exceed ten feet, and provided that the overall height shall not exceed eleven feet.

D. The structure shall cover only the affected parking space or spaces. It shall not encroach onto the parking lot access driveways and shall not exceed a depth of twenty feet over each parking space.

E. All water runoff shall be controlled to drain into the property on which the structure is located.

Section 20.10.730 Utility Facilities.

Utility facilities shall comply with the following:

A. Minor Utility Facilities. Minor utility facilities shall be exempt from all requirements of this Title and shall be a permitted use in any zoning district of the City.

B. Communication Utility Facilities and Water and Wastewater Utility Facilities. Communication utility facilities and water and wastewater utility facilities shall be permitted uses in any zoning district of the city and shall be exempt from all requirements of this Title, except as follows:

1. Facilities with less than or equal to three hundred (300) square feet of floor area:

   a. No off-premise advertising shall be permitted.
   b. A minimum setback of ten feet from any property line abutting a public or private street right-of-way shall be provided.

2. Facilities with a floor area greater than three hundred (300) square feet:

   a. No off-premise advertising shall be permitted.
   b. The communication utility facility or water and wastewater utility facility shall be required to meet all requirements of the base zoning district.

C. Major Utility Facilities. Major utility facilities shall be permitted by special permit in any zone, and shall be required to meet all requirements of the base zoning district.

D. The requirements of this Section shall apply to a public utility or a privately owned and operated utility facility, as otherwise herein defined and regulated, and any other applicable standards contained within the El Paso City Code.

Section 20.10.740 Vehicles.

A. Not more than one commercial vehicle shall be allowed as accessory to a dwelling. Such commercial vehicle shall not have a manufacturer's rated carrying capacity exceeding two tons, shall not exceed twenty-six feet in length, or seven feet eight inches in width or nine feet in height. Except for minor emergency repairs, maintenance and repair of such commercial vehicle on premises, such as would constitute the use of premises for an automotive repair garage, shall not be permitted.

B. No person shall dismantle, repair or otherwise perform any work upon any vehicle, machine, motor, or other similar device, other than to effect minor emergency repairs to a motor vehicle, on any property in an apartment or residential zoning district unless such activity is incidental to a permitted or conditionally permitted use and is conducted within a building.

C. No vehicle (except those upon which minor emergency repairs are being effected), machine, motor, appliance or other similar device from which any part has been removed, or which is inoperable for any reason, including junked or wrecked motor vehicles, shall be stored, maintained or kept on any property in an apartment or residential zoning district as an activity incidental to a permitted or a conditionally permitted use except within a building.

Section 20.10.750 Yard or Garage Sales.

Yard sale or garage sale for disposal of used household items, provided such sales are not held more frequently than three times a calendar year on the same lot, and each time is not conducted for more than two days at a time.

CHAPTER 20.12

DENSITY AND DIMENSIONAL STANDARDS

20.10.010 Purpose.
20.12.020 Table of Density and Dimensional Standards.
20.12.030 Supplemental height regulations.
20.12.040 Yards.
20.12.050 Supplemental density regulations.
20.12.060 Vision clearance at intersections.

20.12.010 Purpose.

This Chapter is adopted to regulate and restrict the location, height, and size of buildings hereafter erected or structurally altered, the size of yards and open spaces, and the density of population.

20.12.020 Table of Density and Dimensional Standards.

The Table of Density and Dimensional Standards found in Appendix B, adopted in its entirety and incorporated herein by reference, sets forth the regulations for minimum zoning district areas, minimum lot sizes, densities and heights, required setbacks, and other general standards as applicable to specific zoning districts. Where calculation of cumulative yard setbacks is permitted, all the individual minimum yard requirements (front, rear and side) as well as the minimum cumulative requirements must be satisfied. The minimum yards, height limits and open spaces, including lot areas required by this Chapter, shall not be encroached upon or considered as required yard or open space for any other building, nor shall any lot area or lot dimension be reduced below the requirements of this ordinance, except as hereinafter provided. Additional Development Standards for specific uses and Special Purpose Districts are also found in Chapter 20.10 of this Title. In case of a conflict the more restrictive standard shall apply.

20.12.030 Supplemental Height Regulations.

Height regulations as set forth in the Table of Density and Dimensional Standards – Appendix B, may be modified as follows:

A. No new building may be erected or existing building increased in height in such a manner as to shade a solar heating or power facility licensed in the following manner:

1. Where any building installs a heating, cooling or power system using sunlight as a power source sufficient to supply ten percent or more of the building's total energy requirement, the owner of the building may apply to the Building

Official for a license for the system which the Building Official shall issue once satisfied that the system does supply the above minimum energy requirements.

2. After issuance of the license, no building in adjacent areas may be erected to a height that will cast a shadow on the solar receiver components so licensed. In determining the permitted heights, the December 22nd arc and declination of the sun shall be used. Location of licensed solar power systems shall be shown on the zoning district maps.

B. Public, semipublic or public service buildings, hospitals, institutions, or schools when permitted in a district, may be erected to a height not exceeding one hundred feet, and churches and temples may be erected to a height not exceeding seventy-five feet if the building is set back from each yard line at least one foot for each foot of additional building height above the height limit otherwise provided in the zoning district in which the building is located.

C. Church spires, belfries, monuments, tanks, water and fire towers, windmills, stage towers or scenery lofts, cooling towers, ornamental towers and spires, chimneys, elevator bulkheads, stacks, conveyors and flagpoles may exceed height limits if approved by the Building Official.

20.12.040 Yards.

A. Yards Generally. More than one principal building may be located on a lot in the following instances, however, the provision of these exceptions shall not be construed to allow any building to be constructed outside the buildable area of the lot:

1. Institutional buildings;

2. Public or semipublic buildings;

3. Multifamily dwellings or groups of single-family attached buildings;

4. Commercial or industrial buildings;

5. Homes for the elderly.

B. Front yard regulations may be modified as follows:

1. Where the frontage of a parcel of land is divided among districts with different front yards, the deepest front yard requirement shall apply to the entire frontage.

2. Where forty percent or more of the lot frontage is occupied by two or more buildings, then the required front yard for a new structure is established in the

following manner, except that a front yard in excess of district regulations shall not be required:

a. Where the building farthermost from the street provides a front yard not more than ten feet deeper than the building closest to the street, then the front yard for the frontage is and remains an average of the then existing front yards.
b. Where subsection (a) does not apply and a lot is within one hundred feet of a building on each side, then the front yard is a line drawn from the closest front corners of these two adjacent buildings.
c. Where neither subsection (a) or (b) apply and the lot is within one hundred feet of an existing building on one side only, then the front yard is the same as that of the existing adjacent building.
d. The above calculations shall only apply to those buildings providing the required rear yard.

4. Gasoline and diesel or other fueling pump and pump islands may occupy required yards; provided, however, that they are not less than twelve feet from all lot lines. A freestanding canopy with support columns centered on the pump or pump island may encroach up to fifteen feet into the required front yard; provided, that it shall not extend closer than two feet to any lot line.

5. On a dwelling or apartment site an unenclosed porch, carport or entranceway patio with a wall up to six feet high, each not more than one hundred fifty square feet in floor area may extend not more than ten feet into a required front yard. Chimney backs, bay windows, eaves and cornices may extend not more than thirty inches into the required front yard except that cornices and eaves of the main building may extend not more than four feet into the front yard.

6. For apartment houses and other nonresidential structures only, a canopy or other sunshade over a walkway shall be permitted in the front yard or any yard abutting a street, even if wholly supported by attachment to the main structure, providing such canopy or sunshade is not otherwise enclosed. Columns or tiedown struts, if used, shall not be greater than three inches in diameter, and shall not be spaced closer than six feet apart on either side of the walkway. The canopy or sunshade may extend to within two feet of the property line.

D. Right-of-Way Dedication Requirements. Whenever a new nonresidential building is erected or an existing residential building converted to a nonresidential use, no building or occupancy permit is to be issued until a determination is made by the traffic engineer as to the need for dedication of additional right-of-way in accordance with state law. If it is determined that additional right-of-way is needed, such shall be dedicated to public use prior to issuance of any building or occupancy permit.

E. Side and rear yard regulations may be modified as follows:

1. For residential buildings existing on or before August 1, 1979, carports may extend up to three feet into a required side yard, but only when screened by a masonry wall not less than five feet in height erected along the lot line. Carports that extend into the required side yard shall not be enclosed.

2. Sills, eaves, belt courses, wing-walls at heights above six feet, window air conditioning units, chimney backs, bay windows, cornices and ornamental features may project a distance not to exceed twenty-four inches into a required side yard, and thirty inches into a required rear yard.

3. Open fire escapes, fireproof outside stairways and balconies opening from fire towers, and the ordinary projections of chimneys and flues into a rear yard may project into a required yard for a distance of not more than three and one-half feet, when placed so as to not obstruct light and ventilation.

4. Open, unenclosed porches that do not exceed one hundred eighty (180) square feet in area may extend twelve feet into a required rear yard.

5. Terraces which do not extend above the ground level and that do not exceed one hundred fifty (150) square feet of floor area, with a wall up to six feet in height may project five feet into a required yard, provided these projections be located at least two feet from the adjacent lot line.

6. Where an industrial tract abuts railroad property containing a spur track on the rear or side property line, a railroad loading dock, or the building itself, may extend to the property line for the purpose of receiving service from the railroad spur track.

7. In the R-1, R-2 or R-2A districts where a residential property abuts a dedicated public right-of-way, other than a street right-of-way, owned by the city, the building may extend into the side yard to within five feet of the property line.

F. Side street yard regulations may be modified as follows:

1. For residential buildings existing on or before August 1, 1979, carports may extend to five feet into a required side street yard. Carports that extend into the required side street yard shall not be enclosed.

2. Sills, eaves, belt courses, wing-walls at heights above six feet, window air conditioning units, chimney backs, bay windows, cornices and ornamental features may project a distance not to exceed twenty-four inches into a required side street yard.

3. Accessory structures may extend up to five feet into a required side street yard.

20.12.040 Supplemental Density Regulations.

Density regulations may be modified in the following instances:

A. Lot area per unit requirements shall not apply to dormitories, fraternities, sororities, nursing homes or other similar group quarters where no cooking facilities are provided in individual rooms or apartments.

B. In any special use permit for a planned residential development, and in any instance where site plan approval is required in an RMH, PMD, SD, PR-I, PR-II or A-4 district for residential use, density regulations may be modified as follows:

The maximum number of permitted dwelling units as required in the district regulations may be increased:

1. By five percent if twenty-five percent or more of the site is used for common open space;

2. By five percent if one square foot or more of recreation area is provided for every five square feet of residential floor space; balconies, patios, atriums and clubrooms may be counted as recreation area;

3. By five percent if one-half or more of the required parking is enclosed;

4. By five percent if a panoramic view is provided for the living room of seventy-five percent or more of the dwelling units;

5. By five percent if ten percent or more of the energy use is to be from solar power;

6. By five percent if individual units are soundproofed in accordance with an impact noise rating (I.N.R.) of five or more as described in the publication "A Guide to Airborne, Impact, and Structure Borne Noise-Control in Multifamily Dwellings" by Berendt, Winzer, and Burroughs, US Department of Housing & Urban Development, US Printing Office 1967;

7. By five percent if the area devoted to landscape planting is in excess of thirty-five percent of the site area.

The increase in permitted density resulting from application of the provisions of this subsection shall be limited to a total of thirty-five percent.

C. Where the total floor area of a building is limited by a floor area ratio, the maximum floor area may be increased by four square feet of additional floor area for each square foot of landscaped open space on the lot above the

minimum required by Code. The maximum floor area may be increased by an additional one percent for each ten percent of the building's energy requirement that is provided by solar power.

20.12.060 Vision Clearance at Intersections.

On any corner lot, within that area of a triangle (twenty-foot triangle) formed by the intersecting property lines and a diagonal line joining the property lines at points twenty feet from their intersection, the following conditions shall apply in any front yard, rear yard or both yards:

A. It is unlawful for any person to place, construct or reconstruct any building or structure, including a fence or wall, on a corner lot if the top of such building or structure is more than three feet above the level of the centerline of the nearest abutting street, and such building or structure is within the above twenty-foot triangle; provided, this subsection shall not apply to a retaining wall necessary for the support of the lot, nor to a wall of a building when the building legally extends into such triangle.

B. It is unlawful for any person to locate motor vehicles or motor vehicle parking spaces on a corner lot if the top of any motor vehicle parked there is more than three feet above the level of the centerline of the nearest abutting street, and such motor vehicles or motor vehicle parking space is within the above twenty-foot triangle.

C. Where special conditions exist, or where practical difficulties in the development and adequate use of land would result from the literal enforcement of the terms of this section, the Traffic Engineer is authorized to grant a modification of the requirements set forth in this section; provided, that any such modifications so granted shall be in harmony with the general intent of this section, and consistent with the public interest, safety and general welfare. Approval of such modifications shall be in writing and shall set forth the specific details, special circumstances and/or conditions of the approval.

CHAPTER 20.14

OFF-STREET PARKING, LOADING AND STORAGE STANDARDS

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CHAPTER 20.14

OFF-STREET PARKING, LOADING AND STORAGE STANDARDS

ARTICLE I VEHICULAR PARKING

Section 20.14.010 Purpose.

The requirements in this Chapter are intended to provide reasonable standards for the provision of off-street parking of motor vehicles, not including bicycles, trucks with three axles or more, semi-trailer trucks and cabs, and the storage of vehicles for sale. These standards are designed to provide compliance with the El Paso Comprehensive Plan and to achieve the following objectives:

A. Regulate off-street parking requirements according to the use of the facility.

B. Expand tabular display of uses and parking needs.

C. Clarify and simplify required parking calculations.

D. Provide for shared parking (non-simultaneous) arrangements.

Section 20.14.020 Scope.

A. Applicability. The off-street parking requirements of this Chapter shall be applicable to all uses, except as modified herein, including:

1. New development, including new buildings or facilities;

2. Addition to or enlargement of an existing building or facility;

3. Change of use of an existing facility.

4. Change of use and hours of operation of the property generating the parking need or the shared parking property of a shared parking arrangement.

B. Location of Spaces. The location, design and number of required off-street parking spaces shall conform to the provisions of this Chapter. Except as authorized by administrative review in certain districts or as permitted under the shared parking provisions of this Chapter, off-street parking required by this Chapter shall be located on the same lot as the use generating the parking need. Parking spaces provided in excess of the required parking spaces shall also comply with the requirements of this Chapter.

C. Responsibility for and Use of Spaces. The provision and maintenance of off-street parking shall be the responsibility of the owner of the use, building, structure and/or property on which the use generating the parking need is

located. Required parking spaces shall be utilized only for the parking of motor vehicles, and shall not be utilized for another use or purpose for the duration of the use requiring such off-street parking. Required parking spaces shall not be utilized for repair, storage, dismantling or servicing of vehicles, equipment, materials or supplies. Required parking spaces shall not be rented or leased to persons other than those for whom the parking is intended. The number, design or function of required off-street parking spaces shall not be altered or reduced in a manner that violates the requirements of this Chapter.

D. Use of Excess Spaces. Where the number of off-street parking spaces provided at a site exceeds the required number of off-street parking spaces in accordance with this Chapter, the excess parking spaces may be utilized for another permitted use or purpose in accordance with this code, including shared parking arrangements, or agreed to off street parking for another use.

E. Failure to Maintain Required Number of Spaces. Failure to maintain the required number off-street parking spaces may, after written notice to the owner or operator, result in the revocation of the Certificate of Occupancy for the building or facility in addition to other penalties as described in Chapter 20.04.

F. Storage of Other Types of Vehicles. The parking requirements in this Chapter are in addition to required space for storage of trucks, campers, recreation vehicles, or other similar vehicles used in connection with any use.

Section 20.14.030 Definitions.

The following definitions are specific to this Chapter and control if in conflict with other provisions of the El Paso City Code:

A. Base Course/Sub Grade: A minimum 4" thick layer of chosen and compacted soil below the wearing surface layer of the parking area whether asphalt, concrete, screenings, gravel, or other approved material. The base course layer should be a course mixture with aggregate no larger than 3" in diameter unless otherwise designed by a Professional Engineer. A gravel/screening-leveling course may be used atop a rocky compacted and/or semi cemented conglomerate base course/sub grade.

B. Desilting Area: Where on-site ponding is not provided, for the purposes of gravel/screening surfaces desilting areas are defined as depressions incorporated into the parking or landscaping upstream of any discharge onto public streets for the purpose of desilting and stilling runoff. Desilting basins shall have a minimum capacity of 0.05 cubic feet per square foot of gravel parking surface (5 CF of desilting per 100 SF parking) unless otherwise designed by a Professional Engineer and approved by the City Engineer.

Example: 1 parking space 9' x 20' = 180 SF x 0.05= 9 CF desilting basin

Use: 2 FT x 3 FT x 1.5 FT deep or triangular swale
(Entire site may have other requirements).

C. Gravel/Screenings: A coarse aggregate mixture of pebbles and/or rock fragments coarser than sand with fifty percent (50%) volume greater than or equal to ½".

D. Hard Surface: For the purposes of gravel/screenings surfaces, hard surfaced areas are defined as any rigid durable surface such as concrete, asphalt, pavers, or composite surface which may include the incorporating of strip drains, drain fields, spacers between pavers, etc., for permeable qualities (porous, allowing in this case for water to pass through) and storm water harvesting.

E. Motor Vehicle: For the purposes of this chapter, a motor vehicle is defined as a passenger vehicle or light truck with a carrying capacity rated at 1 ton or less intended for highway use;

F. On-Site Ponding: On-site ponding is defined as privately maintained ponding areas or as storm drainage retained on-site as inherent in low lying areas such as but not limited to valley areas of the City. For the purposes of gravel/screening surfaces, for non-residential sites, the defined pond shall be designed for a 50 year storm, however the rest of the unoccupied area (excluding enclosed buildings) shall be designed to contain a 100 year storm, with no additional capacity for emergency, silt, or freeboard storage required, and fencing requirements if any are to be determined by a Professional Engineer based on the conditions and design of the ponding area.

G. Utility Facility: Equipment, mains, lines, and required infrastructure and appurtenances for the transmission of power, fuel, water, sanitary sewer, or communication not including office and administrative building uses.

Section 20.14.040 Design and Construction.

Required parking spaces shall conform to the following:

A. Minimum Dimensions and Arrangement. Except for compact vehicle spaces, all spaces shall have minimum dimensions of nine (9) feet in width, eighteen (18) feet in length, and six feet 8 inches (6'-8") of unobstructed height, exclusive of access or maneuvering area, ramps, and other appurtenances, except parking spaces reserved for the use of persons with disabilities shall comply with the Building Code, Chapter 18.08. Parking spaces arranged in tandem and including not more than two spaces in a row shall be permitted for single or two-family detached or single or two-family attached dwelling units. No portion of an off-street parking space shall encroach onto a public right-of-way.

B. Compact Vehicle Spaces Permitted. Where the number of required off-street parking spaces for permitted uses and accessory uses, if any, exceeds thirty spaces (30), no more than twenty percent (20%) of the required spaces may be reserved for compact vehicle parking. Compact vehicle parking spaces shall be a minimum of eight feet (8'-0") in width, sixteen feet (16'-0") in length and six feet 8 inches (6'-8") of unobstructed height for each space and shall be designated for the exclusive use by compact cars only. Spaces reserved for compact vehicles shall be so indicated by appropriate signage with a minimum of six-inch (6") high letters provided by the owner or operator. The owner and operator shall be responsible for preventing the unauthorized use of compact vehicle parking spaces by vehicles other than compact vehicles that extend beyond the dimension of the space thereby creating a safety hazard.

C. Angle Parking Dimensions. Minimum aisle widths and space depths shall be per Table, Section 20.14.040.F and shall be based upon the degree of the angle of the parking. (Space length is the length of the parking space measured parallel with the parking space. Space depth is the projected depth of the parking space measured perpendicular to the aisle providing access to that space.)

D. Access to Lots. Access to off-street parking spaces shall be provided by aisles or driveways complying with Title 19 (Subdivisions), Title 13 (Streets, Sidewalks and Public Places), and this Chapter. An aisle is the traveled path providing vehicular access to two or more parking spaces. Access shall be subject to approval by the Development Services Director and shall be arranged to minimize turning movements onto and from the public right-of-way. Aisles and driveways providing access to off-street parking spaces shall connect to a dedicated public or private street or easement. Property zoned R, A, or RMU may not be used for access to a parking area on a separate site for a use that is not permitted in the R, A or RMU zone.

E. Acceptable Surfaces. Surfacing of required off-street parking spaces shall be with asphalt paving, brick, brick pavers, concrete, concrete pavers or other comparable dust-free surfacing subject to the approval of the Development Services Director. Gravel screening may be an acceptable surface for required parking spaces provided that it complies with provisions of Section 20.14.080 and Appendix C. Surfaces shall be maintained in good condition, free of weeds, dust, trash and debris.

F. Table

PARKING SPACE DIMENSIONS
[REGULAR SIZE AUTOS & LIGHT TRUCKS]

ANGLE	STALL DEPTH	AISLE WIDTH	INTERLOCK REDUCTION	OVERHANG
45 degrees	19' – 1"	13' – 0"	2' – 4"	2' – 1"
60 degrees	19' – 6"	16' – 0"	1' – 8"	2' – 7"
75 degrees	19' – 9"	20' – 0"	1'	2' – 11"
90 degrees	18' – 0"	24' – 0"	0' - 0"	3' – 0"

PARKING SPACE DIMENSIONS
[COMPACT SIZE VEHICLES]

ANGLE	STALL DEPTH	AISLE WIDTH	INTERLOCK REDUCTION	OVERHANG
45 degrees	15' – 3"	11' – 6"	2' – 0"	1' – 5"
60 degrees	16' – 4"	13' – 4"	1' – 5"	1' – 9"
75 degrees	16' – 6"	16' – 0"	.9'	1' – 11"
90 degrees	16' – 0"	20' – 0"	0' - 0"	2' – 0"

G. Storm Water Drainage. Drainage of storm water from required off-street parking spaces and parking lots shall conform to good engineering practices and shall be subject to the approval of the Development Services Director.

H. Lighting. Required off-street parking spaces or parking lots used during hours of darkness shall be provided with adequate lighting. Lighting shall comply with Title 18.

I. Signage. Signs complying with the requirements of Chapter 20.18 (Sign Regulations may be provided at a parking lot describing the ownership of the lot, its permitted use(s) and the charges or rates for the use of the parking lot, ingress and egress drives, etc.

J. Barriers to encroachment. Barriers shall be provided to prevent a motor vehicle using a parking space or parking lot from encroaching upon the public right-of-way, including sidewalks. Barriers shall be a minimum of six (6) inches in height, of sufficient length, and located to prevent any portion of the motor vehicle from encroaching. Barriers shall be of an approved design, anchored properly, and fabricated of concrete, asphalt or other approved material.

K. Landscaping and Screening. Parking areas shall be screened in accordance with the requirements of Chapter 20.16 (Screening and Fencing Regulations).

Parking areas shall be landscaped in accordance with the requirements of the City Code.

Section 20.14.050. Required Parking.

A. Parking Requirements. Table, Section 20.14.050.C establishes the minimum number of motor vehicle parking spaces and bicycle parking spaces required for the uses indicated. The Development Services Director or designee shall be authorized to interpret and establish parking requirements for uses not shown in Table, Section 20.14.050.C.

B. Method of Computation. Calculations to compute the minimum number of required parking spaces shall be based upon the following formulae:

1. Where the calculation of the required parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.

2. For a building or facility with more than one use, the parking requirement shall be determined by the sum of the number of parking spaces required for each individual use computed separately. A shared parking arrangement may be approved for a mixed use building, shopping center, or facility where the uses have different hours of operation or parking usage, in which case the parking requirement shall be based upon the calculation for the individual use or group of simultaneous uses that result in the largest number of off-street parking spaces required.

3. For a site with both permitted uses and accessory uses, the parking requirement shall be determined by the sum of the number of parking spaces required for each individual use, permitted or accessory, computed separately. A shared parking arrangement may be approved for a site where the permitted uses have different hours of operation or parking usage from those of the accessory uses, in which case the parking requirement shall be based upon the calculation for the individual permitted use or group of simultaneous permitted uses that results in the largest number of off-street parking spaces required.

4. The additional parking requirements for an addition to or enlargement of an existing building or facility shall be calculated on the basis of the addition or enlargement and shall be added to the parking requirement for the existing building or facility prior to the expansion. In the event the existing parking provided for the existing building or facility is non-conforming with the requirements of this Chapter, refer to Chapter 20.22 (Non-Conforming Situations).

5. For a change of use(s) of an existing building or facility, or a portion thereof, the parking requirements shall be calculated on the basis of the sum of the

current code required parking as applied to the changed use(s), plus the prior code requirements applied to the unchanged portion(s) of the existing building or facility; or on the basis of the current code for the entire building or facility, whichever is less.

6. Where the parking calculation is determined by the Gross Floor Area (GFA) of the building or facility, the GFA shall be measured to the exterior of the walls for every occupied floor. GFA of a building or facility shall not include areas used solely for off-street parking of motor vehicles or bicycles and associated driveways, and shall not include areas reserved for off-street loading berths.

7. Where the parking calculation is determined by the number of seats or the number of occupants of a building or facility, the occupant load shall be per Title 18, Building and Construction, Chapter 18.08.

8. The GFA of a restaurant, nightclub, bar or cocktail lounge with an outdoor seating area shall also include the gross floor area of such outdoor seating area.

9. The GFA of a shopping center or other similar uses shall be based upon the entire shopping center, including the gross floor area of covered atrium and mall areas. The GFA of a shopping center shall not include the open well areas of the upper levels of a multi-story atrium or mall.

10. Up to five percent (5%) of the total required vehicular parking spaces may be substituted with motorcycle parking spaces at the rate of one vehicular parking space for each three-motorcycle parking spaces provided. Motorcycle parking spaces shall be a minimum of 75 inches X 30 inches each exclusive of access aisles.

C. Table of Parking Requirements. The parking standards and requirements are established in the Parking Table, located in Appendix C, adopted in its entirety and incorporated herein by reference, and unless otherwise provided for here in all parking shall the Parking Table.

Section 20.14.060 Shared Parking.

A. Submission of Request. Whenever a shared parking arrangement is proposed to comply with the requirements of this Chapter, the shared parking arrangement shall be subject to the prior approval of the Development Services Director and shall not require a Special Permit for off-site, off-street parking. To obtain approval of a shared parking arrangement, the owner or operator of the property on which the parking need is generated shall submit an application containing the following information to the Development Services Director. The fee for processing the application shall be as set by City Council resolution.

1. The number of required parking spaces, in accordance with this Chapter, for the use(s) at the property generating the parking need, the number of parking spaces provided, and the hours of operation of the uses(s).

2. The number of required parking spaces, in accordance with this Chapter, for the use(s) at the shared parking property, the number of parking spaces provided, and the hours of operation of the uses(s).

3. Proof of ownership for both properties (copy of a warranty deed or other document demonstrating legal title) and a signed and notarized copy of an agreement between the owner of the property generating the parking need and the owner of the shared parking property providing permission for the shared parking arrangement. Such agreement shall contain a provision requiring written notice to the Development Services Director before modifying or terminating the shared parking arrangement. Such agreement shall be filed of record once approval of the shared parking has been granted.

4. A scaled drawing showing the location of the property generating the parking need, the location of the shared parking property and the pedestrian travel distance measured in feet along straight lines between the two properties.

5. A drawing showing the location and wording of the signage to be utilized to direct patrons and employees to the shared parking property.

B. Conditions for Approval. A shared parking arrangement shall be approved only when the arrangement meets all of the following conditions:

1. The parking arrangement complies with this Chapter; and

2. The owner or operator demonstrates that the parking requirements can be met by the shared parking arrangement; and

3. The owner or operator demonstrates that the use(s) of the property generating the parking need and the use(s) of the shared parking property are non-simultaneous or that the proposed shared parking spaces are in excess of the parking required for the use(s) of the shared parking property, or a combination of each option; and

4. The shared parking property is within 300 feet of the property generating the parking need and the access is provided between the two properties; and

5. The parking area is compatible with the general development of the neighborhood and does not adversely affect the use of adjacent properties; and

6. The required information has been satisfactorily submitted.

C. Modification of Arrangement. A modification of a shared parking arrangement shall be subject to the same standards for review and approval by the Development Services Director as the original arrangement, and may be subject to an additional fee.

D. Termination of Arrangement. The termination of a shared parking arrangement agreement may, after written notice to the owner or operator, result in the revocation of the Certificate of Occupancy for the building or facility of the property generating the parking need, in addition to other penalties as described in this Title.

E. Sharing with City Owned Property. A shared parking arrangement in which the City is the owner of the shared parking property shall be permitted provided the owner complies with all of the requirements of this Section, and additionally obtains a lease from the City for such use of City property.

Section 20.14.070 Parking Reductions.

The amount of off-street parking required for a specific use may be reduced below the minimum required in Section 20.14.210, if a special permit is approved by City Council, as provided in this Section:

A. Existing Development. Up to a one hundred percent reduction for a use involving an existing structure(s) located within an older neighborhood of the city that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located in an older neighborhood of the city that has been legally subdivided and developed for at least thirty years; and

2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking; and

3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure; and

4. That no vacant areas exist within three hundred feet (300') of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

B. New Development in Redevelopment Areas. Up to a one hundred percent (100%) reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or

transit oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within one of the following redevelopment areas: the Downtown area (defined as the area between the Union Depot, Paisano Drive, St. Vrain Street, Olive Street, St. Vrain Street, the southern boundary of the Southern Pacific RR Reservation, Campbell Street and Interstate 10), the South El Paso area (defined as the area south of Paisano Drive, and lying between Santa Fe Street and Cotton Street), and any other redevelopment area or transit oriented development corridor as may be recommended by the City Plan Commission and approved by the City Council; and

2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and

3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

C. Parking Reduction Application Procedures. An applicant requesting consideration of a parking reduction shall comply with all of the following:

1. A special permit application for an off-street parking reduction shall not be construed as an automatic approval by the city and shall require the review and approval of the City Council as set forth herein; and

2. The applicant shall submit adequate documentation to ensure compliance with the provisions of this section. City Council shall make the final determination following a recommendation of the City Plan Commission and may impose conditions and safeguards necessary to protect the public welfare and to conserve and protect property.

3. A completed special permit application for an off-street parking reduction shall be submitted to the Development Services Department, and shall be accompanied with all of the following:

    a. One copy of a completed application signed by the property owner(s); and
    b. Eight copies of a detailed site plan of the subject property and all properties within three hundred feet adjoining the subject property, drawn to scale and showing the following:
        i. Legal description, and
        ii. Property lines with dimensions, and
        iii. Location and arrangement of existing and proposed structures, and

iv. Location and arrangement of existing and proposed off-street parking areas, and

v. Location and arrangement of existing and proposed on-street parking areas within a three hundred (300') radius from the perimeter of the lot of the facility requesting the reduction, and

vi. Calculation of the number of required off-street parking spaces for the existing and proposed use(s) of the property, and

vii. Off-street loading and unloading berths, where applicable, and

viii. Off-street parking spaces and driveways not subject to reduction, if applicable, and

ix. Streets abutting the property, including the location and dimensions of sidewalks, and

x. Areas within the property where landscaping is provided, if any; and

c. One copy of a parking reduction impact study or of the letter from the City Engineer waiving the parking reduction impact study; and

d. One copy of a letter from the Director of Sun Metro indicating that the main entrance to the property is within one thousand feet of a mass transit system route; and

e. One copy of a proof of ownership document; and

f. One copy of a current tax certificate sealed and having the signature of the city tax assessor/collector, for each parcel of property described in the application for an off-street parking reduction.

4. An off-street parking reduction granted pursuant to this section shall be particular to the use for which it was granted. A change in use that results in a change of parking requirements or hours of operation shall automatically terminate the off-street parking reduction.

5. Structure(s) for which an off-street parking reduction has been granted shall be in accordance with all other applicable codes.

6. An application for an off-street parking reduction shall demonstrate that all of the following circumstances apply:

a. That a reduction in the off-street parking requirement will not result in the unreasonable parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets, as demonstrated by findings of a parking reduction impact study where required by the City Engineer. A parking reduction impact study, where required, shall be prepared in accordance with the standards required by the City Engineer; and

b. That a reduction in the off-street parking requirement will not create a safety hazard or other condition inconsistent with the objectives of this title;

c. That the property where the proposed use is to be located has sidewalks and the main entrance is within one thousand feet (1,000') of a mass transit system route, as determined by the Director of Sun Metro;

d. That off-street parking not subject to a reduction shall comply with all other city ordinances governing off-street parking, including accessibility for the disabled.

Section 20.14.080 Gravel/Screening Surface Parking.

A. Allowed Uses

1. Office, Educational or Institutional (less than or equal to 5,000 SF building):

   a. Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices, for parking in excess of the required parking, and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.

   b. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Development Services Director; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".

2. Office, Educational or Institutional (greater than 5,000 SF building):

   a. Gravel or screenings surfaced parking may be incorporated for parking in excess of the required parking only.

   b. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Development Services Director; and signage shall be installed indicating "Overflow Parking Only".

   c. All access drives to required parking shall be hard surfaced.

3. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/ High Traffic Uses:

   a. Gravel/screenings surfaces may be incorporated for parking in excess of the required parking, for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.

   b. All required parking for visitors, customers, employees, or patrons shall be hard surfaced.

   c. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method

as approved by the Development Services Director; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.

d. All access drives to required parking shall be hard surfaced.

e. All Loading Docks and all other loading areas shall be hard surfaced.

4. Recreation, Amusement, and Entertainment:

a. For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Parking Table, Appendix C). For indoor facilities, gravel surface parking areas may be incorporated for parking in excess of the required parking, and for required parking where on-site ponding or permanent desilting basins are provided.

b. Gravel/screenings surfaces may be incorporated for parking in excess of the required parking and for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.

c. The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the Development Services Director.

d. All access drives to required hard surfaced parking shall be hard surfaced.

5. Temporary Uses

a. Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the Development Services Director.

b. Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.

c. The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the Development Services Director.

6. Utility, Miscellaneous and Governmental Facilities

a. Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the Development Services Director

b. Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.

c. Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the Development Services Director.

7. Agricultural and related uses. Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises, and for parking in excess of the required parking.

8. Residential

   a. Gravel/screenings surfaces may be incorporated for:

      (1) Required parking located at a distance no less than 20 feet from the front property line

      (2) For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and

      (3) For all parking in excess of the required parking within side and rear yards.

   b. The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Development Services Director.

B. Non-Allowed Uses and Restrictions

   1. Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.

   2. Gravel/screenings surfaces shall not be incorporated for either required or excess parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).

   3. Gravel/screenings surfaces may be not be incorporated for either required or excess parking in excess of ninety-nine (99) spaces.

   4. No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.

   5. No parking is allowed on top of landscaping or areas not specifically designated for parking.

6. Parking surfaces with more than five parking spaces shall be paved or uniformly covered with gravel. This provision shall not apply to temporary parking lots defined as lots used for less than one month, after which access is prohibited. Such temporary lots shall be required to apply water or suitable oil or chemical.

C. General Requirements for All Allowed Uses:

1. All driveway aprons from public streets to any gravel/screenings surfaced areas shall be concrete, asphalt (where applicable), or composite thereof. Driveway apron shall extend a minimum of twenty feet (20') from the property line.

2. Where possible, gravel/ screenings surfaced parking areas shall be graded at slopes from zero percent (0%) to two percent (2%). Gravel surfaced parking areas exceeding two percent (2%) slope shall provide for appropriate gradation to be designed by a Professional Engineer. All gravel/screening shall be a minimum thickness on top of the base course/sub grade as defined in D.2. Alternatively, as otherwise allowed or required by base course/sub grade conditions and as evaluated by a Professional Engineer and geotechnical engineering evaluation. In all cases, unless otherwise approved by the Development Services Director, surface drainage of that parking should be directed either to an on-site ponding area or to a permanent desilting/stilling area (planter, landscaping etc) prior to any discharge to a public street.

3. Site drainage should be directed away from gravel/screenings surfaced parking areas.

4. On-site ponding shall be provided for the surface area of any gravel/screening parking area if ponding for both the pre-existing undeveloped and the difference (if any) to the developed storm water runoff from that site has not been previously provided for that site whether on-site or off-site.

5. All TAS parking shall be hard surfaced and comply with TAS requirements; gravel/screenings surfaces may be incorporated for driveways and areas not utilized for accessible routes;

6. The perimeter of all gravel/screening parking and drives shall be delineated by edging, curbing, abutting hard surface or other method as approved by the Director of Development Services.

7. The property owner shall maintain all gravel/screening surfaced parking and drive areas, on-site ponding, and/or desilting basins in clean and good condition.

ARTICLE II BICYCLE PARKING

Section 20.14.090 Bicycle Parking Required.

Bicycle parking facilities shall be provided for new buildings or facilities, additions to or enlargements of existing buildings, or for changes in the use of buildings or facilities that result in the need for additional auto parking facilities in accordance with the parking requirements in Article I of this Chapter and where required in Table, Section 20.14.050.C. The Development Services Director is authorized to approve modifications to these standards when the applicant successfully demonstrates that the proposed alternative layout, location, design or type of racking meets the intent of these standards.

Section 20.14.100 Number of Bicycle Spaces.

The number of required bicycle parking spaces shall be calculated as shown in Table, Section 20.14.050.C of this Chapter. Where the calculation of the required bicycle parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.

Section 20.14.110 Standards.

A. Individual bicycle parking spaces shall be a minimum of seventy-five inches long by twenty-four wide (75" X 24") for each space. Where double-sided multi-racks are utilized resulting in overlapping of bicycle parking spaces, the minimum bicycle parking space for two (2) bicycles shall be one hundred inches long by thirty-six inches wide (100" X 36").

B. Bicycle parking racks shall be located in areas visible from public ROW and, shall be provided with adequate lighting if intended for use after dark. Lighting shall comply with Title 18.. A minimum of fifty percent (50%) of the required number of bicycle parking spaces shall be located within 50 feet of a public entrance to the building requiring bicycle parking spaces.

C. Bicycle parking racks shall support the bikes in a stable, upright position, without damage to wheels, frame or other components.

D. Bicycle parking racks shall support the frame of the bicycle and at least one wheel. Racks shall allow the frame and one wheel to be locked to the rack, regardless of whether the front wheel is removed or not. Racks shall be securely anchored. Racks shall accommodate a wide variety of sizes and types of bicycles, including those with water bottles or without kick stands.

E. Bicycle parking racks shall be permanently mounted/installed within private property on solid surfaces. Racks placed adjacent to sidewalks shall not

encroach upon required pedestrian access ways, accessible routes or accessible passing space areas.

F. Access shall be provided to each required bicycle parking space. Aisles shall have a width of at least three feet (3') to the front, rear or side of the bicycle parking spaces.

G. Racks shall be placed a minimum of twenty-four inches (24") away from walls and other elements that may create an obstacle to accessing the bike parking spaces.

Section 20.14.120 Bicycle Parking on City Right-of-Way.

Where the required bicycle parking spaces cannot be properly located upon the lot generating the need for bicycle parking, the owner or applicant of the property generating the need for bicycle parking may apply for Shared parking per 20.14.060 or a Special Privilege from the City for permission to locate the bicycle parking on City Right-of-Way.

Section 20.14.130 Substitution of Bicycle Parking.

New and existing building and facilities may substitute up to ten percent (10%) of the required vehicular spaces for additional bike parking. Substitutions shall be made based on one (1) vehicular parking space for at least six (6) bicycle parking spaces. Substitutions shall be subject to the requirements of Section 20.14.100 and shall be in addition to the number of bicycle parking spaces required by this Chapter.

Section 20.14.140 Shared Bicycle Parking.

Whenever a shared bicycle parking arrangement is proposed to comply with the requirements of this Chapter, the shared bicycle parking arrangement shall be subject to the prior approval of the Development Services Director. To obtain approval of a shared bicycle parking arrangement, the owner or operator of the property on which the parking need is generated shall comply with the requirements of Section 20.14.060.

ARTICLE III LOADING STANDARDS

Section 20.14.150 Loading Berths/Spaces Required.

Loading berths and loading spaces for truck trailers shall be provided for new buildings or facilities, additions to or enlargements of existing buildings, or for changes in the use of buildings or facilities that result in the need for additional loading berths or spaces where required in Section 20.14.050.

Section 20.14.160 Truck Trailer Parking.

The owner or operator of a building or facility shall be responsible for providing adequate parking and maneuvering areas for truck trailers as required for the proper operation of the use(s) present in the building or facility, in addition to the spaces required under Section 20.14.150. Such parking and maneuvering areas shall be designed in accordance with sound engineering practices. Areas designated for the parking of truck trailers are not required to be marked or striped.

Section 20.14.170 Standards.

A. Location of Spaces. The location, design and number of required off-street parking spaces shall conform to the provisions of this Chapter. Off-street truck trailer loading or parking required by this Chapter shall be located on the same parcel as the use generating the loading or parking need. Parking spaces provided in excess of the required parking spaces shall also comply with the requirements of this Chapter, except Section 20.14.170.A.

B. Responsibility for and Use of Spaces. The provision and maintenance of off-street truck trailer loading and parking shall be the responsibility of the owner of the use, building, structure and/or property on which the use generating the loading or parking need is located. Required loading or parking spaces shall be utilized only for the loading, unloading or parking of truck trailers, as appropriate, and shall not be utilized for another use or purpose for the duration of the use requiring such off-street loading or parking. The number, design or function of required off-street loading or parking spaces shall not be altered or reduced in a manner that violates the requirements of this Chapter.

C. Failure to Maintain Required Number of Spaces. Failure to maintain the required number off-street truck trailer loading or parking spaces, may, after written notice to the owner or operator, result in the revocation of the Certificate of Occupancy for the building or facility in addition to other penalties as described in Section 20.04.

Section 20.14.180 Design and Construction.

A. Minimum Dimensions and Arrangement

1. Required off-street truck trailer loading spaces shall comply with the following minimum dimensional requirements: for truck trailer and cab combinations equal to or less than sixty feet (60'-0") in length, truck trailer parking spaces and berths shall be a minimum of twelve feet (12'-0") wide by sixty feet (60'-0") long with a minimum of fifty feet (50'-0") maneuvering area (Total area = 12'-0" x 110'-0"); for truck trailer and cab combinations greater than sixty feet (60'-0") in length, truck trailer parking spaces and berths shall be a minimum of 12

feet (12'-0") wide by seventy five (75'-0") long with a minimum of fifty feet (50'-0") maneuvering area (Total area = 12'-0" x 125'-0").

2. Layouts utilizing shared maneuvering area between two or more rows of truck trailer loading spaces shall be acceptable. Alternate maneuvering area sizes may be accepted by the Building Official where an appropriate layout providing adequate truck trailer maneuvering can be demonstrated. Loading berths, loading spaces and the maneuvering areas to enter and exit from each berth or space shall have a minimum of fourteen feet (14'-0") unobstructed height. No portion of an off-street truck trailer loading or parking space shall encroach onto a public right-of-way.

B. Reductions. No reductions shall be permitted to the number of truck trailer loading and parking spaces and facilities required in Section 20.14.050.

C. Access to Lots. Access to off-street truck trailer loading and parking spaces shall be provided by aisles or driveways complying with Title 19 (Subdivisions), Title 13 (Streets, Sidewalks and Public Places), and this Chapter. An aisle is the traveled path providing vehicular access to two or more parking spaces. Access shall be subject to approval by the Development Services Director and shall be arranged to minimize turning movements onto and from the public right-of-way. Aisles and driveways providing access to off-street parking spaces shall connect to a dedicated public or private street or easement. Property zoned R, A, or RMU shall not be used for access to a parking area on a separate site for a use that is not permitted in the R, A or RMU zone. The maneuvering of truck trailers into and out of loading, parking and associated maneuvering areas shall not encroach upon public right-of-way or restrict, reduce, or obstruct traffic flow by vehicles or pedestrians.

ARTICLE IV. STORAGE STANDARDS

Section 20.14.190 Purpose.

The requirements of this Article are intended to provide reasonable standards for the keeping of outdoor, off-street, on-site storage.

Section 20.14.200 Applicability.

A. This Article shall apply to the outdoor storage of motor vehicles and wheeled portable units, including, but not limited to: automobiles, non-commercial trucks, light trucks, storage containers, bicycles, motorcycles, semi-trailer trucks and cabs, recreational vehicles, motor-homes, trailers, boats, buses, mobile homes, industrial housing units, etc. These requirements shall also apply to the outdoor storage of materials, products, junk, equipment or merchandise, regardless of screening from view from a public right-of-way or alley.

B. Exceptions:

1. Incidental outdoor storage of materials related to construction sites with a valid building permit.

2. Outdoor storage of live plants on lots of not less than one (1) acre.

3. Outdoor storage of landscaping gravel, rocks, etc. for wholesale or retail sales.

4. Outdoor storage of goods incidental to agricultural uses.

5. Outdoor storage for sale of monuments for graves, including headstones, markers, statues, etc.

6. Outdoor storage of junked vehicles and vehicle parts, junk yards or wrecking yards, when located on property with a valid Certificate of Occupancy for that use at that address.

7. Outdoors storage of wheeled units that are construction or heavy equipment designed primarily to be utilized off-road, such as earth moving equipment, road graders, etc.

C. Outdoor storage shall only be located where permitted as a principal use or an accessory use in accordance with the Table of Permitted Uses in Chapter 20.08.

Section 20.14.210 Standards.

A. General. Outdoor storage of all types shall comply with the following:

1. The maintenance of outdoor storage areas shall be the responsibility of the owner of the use, building, structure and/or property on which the storage is located.

2. Outdoor storage areas shall not be utilized for repair, dismantling or servicing of the stored items.

3. Outdoors storage shall not utilize areas designated or required for off-street parking, off-street truck trailer loading, maneuvering areas, landscaping, accessible routes or similar required elements.

4. Outdoor storage areas shall be adequately sized to ensure that all outdoor storage is located on approved surfacing.

B. Motor Vehicles and Wheeled Units – For Sale

1. Outdoor storage areas for the following items offered for sale at the same premises - motor vehicles, storage containers, mobile homes, industrialized housing units and other wheeled units shall comply with the surfacing requirements of Section 20.14.030.E.

2. Such outdoor storage areas shall be landscaped where required in accordance with the Landscaping Ordinance, including the provision of canopy trees and landscape irrigation systems.

3. Such outdoor storage of motor vehicles, not including junked or wrecked vehicles or vehicles parts, shall not be required to be screened unless required by Chapter 20.16 or other provisions of Title 20.

C. Motor Vehicles and Wheeled Units – Not For Sale

1. Outdoor storage areas for the following items not offered for sale at the same premises - motor vehicles, storage containers, mobile homes, industrialized housing units and other wheeled units shall comply with the surfacing requirements of Section 20.14.210.D.

2. Such outdoor storage areas shall be landscaped where required in accordance with the Landscaping Ordinance, including the provision of canopy trees and landscape irrigation systems.

3. Such outdoor storage of motor vehicles, not including junked or wrecked vehicles or vehicles parts, shall not be required to be screened unless required by Chapter 20.16 or other provisions of Title 20.

D. Outdoor Storage Standards

1. Outdoor storage areas for materials, products, junk, merchandise, equipment that is not a motor vehicle offered for sale and not another wheeled unit offered for sale, shall comply with the following requirements:

   a. Ingress and egress aprons shall comply with Title 19.
   b. Storage spaces or areas, drives and aisles shall be constructed of a minimum of six inches (6") of sub-grade material uniformly compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM D-1557 and a minimum of two inches (2") of gravel / screenings .
   c. The gravel/screenings shall be maintained by the owner, operator to the satisfaction of the Development Services Director, including re-grading or restoration as needed due to traffic use, or storm related degradation.

2. Such outdoor storage areas are not required to be landscaped.

3. Such outdoor storage areas shall be required to be screened from view from adjacent properties and public streets by screening walls or fences in accordance with Chapter 20.16 or other provisions of Title 20.

4. Outdoor storage of materials, products, merchandise, etc. that is offered for sale at a licensed flea market shall comply with the surfacing requirements of Section 20.14.030.E.

CHAPTER 20.16

SCREENING & FENCING

20.16.010 Applicability.
20.16.020 Mandatory Walls.
20.16.030 Permitted Walls.
20.16.040 Masonry Walls.
20.16.050 Vision clearance at intersections.
20.16.060 Maintenance.

20.16.010 Applicability.

Fences and walls shall be constructed and maintained in accordance with the requirements set forth in this chapter.

20.16.020 Mandatory Walls.

A. Where both properties are vacant, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected by the owner of whichever property first builds upon it;

1. Between all R (including Ranch-Farm) and A districts;

2. Between all R (including Ranch-Farm) and C districts;

3. Between all R (including Ranch-Farm) and manufacturing or industrial districts;

4. Between all A and C districts;

5. Between all A and manufacturing or industrial districts by the owner of whichever property that first builds upon it or uses it for outside storage;

6. Between all R (including Ranch-Farm) or A districts and all special purpose districts as part of the approved site plan for the special purpose district.

7. In R districts (including Ranch-Farm), between residential uses and those non-residential uses permitted in R districts by the owner of the property having the non-residential use when he builds upon it.

8. Within mixed-use districts, between residential uses and non-residential uses or pursuant to the approved master zoning plan.

B. In existing developments, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected;

1. Between all R (including Ranch-Farm) and A districts by the owner of the A property when he builds upon it;

2. Between all R (including Ranch-Farm) and C districts by the owner of the C property when he builds upon it;

3. Between all R (including Ranch-Farm) and manufacturing or industrial districts by the owner of the M or I property when he builds upon it;

4. Between all A and C districts by the owner of the C property when he builds upon it;

5. Between all A and manufacturing or industrial districts by the owner of whichever property first builds upon it or uses it for outside storage;

6. Between all R (including Ranch-Farm) or A districts and all special purpose districts as part of the approved site plan for the special purpose district.

7. In R districts (including Ranch-Farm), between residential uses and those non-residential uses permitted in R districts by the owner of the property having the non-residential use.

8. Within mixed-use districts, between residential uses and non-residential uses by the owner of the property having the non-residential use or pursuant to the approved master zoning plan.

C. A six-foot-high tubular or wrought iron fence or a six-foot-high masonry wall or a combination thereof shall be erected along any property line adjacent to drainage structures or irrigation canals when buildings are erected on such properties or before the property is used for other than agricultural uses, or if the property on which the drainage structures are located on is utilized as a park/pond approved by the city; except that this requirement may be waived by the Director of Development Services if the property owner provides an alternative design to ensure the public health and safety. Such alternative design shall not include a chain link fence and shall be prepared and sealed by a professional engineer in accordance with the following conditions:

1. The side slope is equal to or less than 3:1

2. The flow depth is equal to or less than 3 feet at the deepest point

3. The velocity of the runoff is equal to or less than 4 feet per second

D. Walls and fences as required in subsections A, B and C of this section shall be installed before the issuance of certificates of occupancy and compliance for any building constructed on the property or before any use is made of such property.

E. Any property used for off-street parking by special permit shall be screened from any adjacent property by a six-foot-high screening wall, if such adjacent property is R-zoned. "Adjacent" means the nearest or closest to, whether or not separated by an intervening street or alley. The screening wall shall be built in accordance to all applicable code requirements including those for visibility triangles. No openings for vehicular or pedestrian ingress or egress shall be allowed unless specifically authorized and designated on the approved site plan. The 6' height requirement may be reduced only upon a determination by the Traffic Engineer that a reduction is needed for safety or visibility purposes, and the reduction in wall height shall be so designated on the approved site development plan

F. A six-foot-high screening wall shall be required for a transportation terminal type A or B, passenger station, freight station, motor-carrier terminal, warehouse, railyard, airport, intermodal facility, heliport, airpad, helistop, interlocking tower, diesel maintenance facility and railroad repair shop as provided in Section 20.10.240.

G. Exception: Upon receipt of a written application from the property owner, the zoning administrator may approve a revised location for a mandatory wall within the same property to achieve an equal or improved use of the screen; or may waive the requirement when topographic conditions negate the visual screening effect of the wall; or where the property is adjacent to non-residential uses or common recreational areas, such as golf courses, parks or other areas designated as open area under the provisions of this title. No masonry wall shall be required where a street is the boundary line between the districts except that this does not apply to properties used for outside storage. A fee for processing requests to amend the requirement for a mandatory wall shall be adopted by resolution of city council.

20.16.030 Permitted Walls.

A. In residential or apartment districts or for residential or apartment uses in other districts, a screening wall or fence not in excess of eight (8) feet high may be erected around that part of the lot behind the front wall of the main building or behind the front yard line whenever the main building is located further back. A screening wall or fence not in excess of forty-two inches high may be erected in that part of a lot in front of the front line of the main building, except that no screening wall or fence may be more than thirty-six inches high within twenty feet of a street intersection or where visibility of vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter.

For the purposes of this regulation, a wall or fence may exceed the heights set forth in this subsection up to a total height of ten feet, except within twenty feet of a street intersection or where vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter. This provision applies when the vertical surface of the wall or fence above the eight feet or forty-two inches, whichever applies, is not less than seventy-five percent open, and which does not otherwise impede the vision clearance for motor vehicle or pedestrian traffic at intersections or driveway exits. The wall or fence may include wrought-iron fences with or without masonry columns, chain link, picket, split rail and other similar type fences not otherwise prohibited.

B. In commercial, manufacturing and industrial districts where storage is a permitted accessory use with screening, and where not otherwise prohibited, a screening wall or fence not in excess of eight feet high may be erected along or behind any lot line; provided, that where any access driveway is located, the height of such wall or fence shall not exceed forty-two inches in height within ten feet of the street lot line; and provided that such wall or fence shall not exceed forty-two inches in height for visual clearance at other locations as determined by the traffic engineer. No screening wall or fence shall be more than thirty-six inches high within twenty feet of a street intersection as specified in Section 20.16.060 of this chapter.

C. If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the City is the adjoining property owner, written approval of the Zoning Administrator must be requested and submitted with the application for a building permit.

20.16.040 Masonry Walls.

A. A masonry wall may exceed the height standard up to a maximum of eight inches for the purpose of rounding off the wall.

B. Masonry walls over six (6) feet in height must be designed by a professional engineer.

20.16.050 Maintenance.

Fences and walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound.

20.16.060 Vision Clearance at Intersections.

On any corner lot, within that area of a triangle (twenty-foot triangle) formed by the intersecting property lines and a diagonal line joining the property lines at points

twenty feet from their intersection, the following conditions shall apply in any front yard, rear yard or both yards:

A. It is unlawful for any person to place, construct or reconstruct any building or structure, including a fence or wall, on a corner lot if the top of such building or structure is more than three feet above the level of the centerline of the nearest abutting street, and such building or structure is within the above twenty-foot triangle; provided, this subsection shall not apply to a retaining wall necessary for the support of the lot, nor to a wall of a building when the building legally extends into such triangle.

B. It is unlawful for any person to locate motor vehicles or motor vehicle parking spaces on a corner lot if the top of any motor vehicle parked there is more than three feet above the level of the centerline of the nearest abutting street, and such motor vehicles or motor vehicle parking space is within the above twenty-foot triangle.

C. Where special conditions exist, or where practical difficulties in the development and adequate use of land would result from the literal enforcement of the terms of this section, the property owner may be authorized to deviate from the requirements set forth in this section by the Traffic Engineer upon a determination that the deviationis in harmony with the general intent of this section, and consistent with the public interest, safety and general welfare. Such determinations shall be in writing and shall be maintained by the Traffic Engineer.

CHAPTER 20.18

SIGN REGULATIONS

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ARTICLE I. GENERAL PROVISIONS

20.18.010 Title.

This chapter shall be known as the sign ordinance for the City of El Paso, Texas.

20.18.020 Applicability.

A. This chapter shall apply to the incorporated area of the City of El Paso, Texas. No person shall hereafter erect, construct, reconstruct, alter, locate or relocate a sign, or remove or demolish an off-premise sign except in accordance with the provisions of this chapter, and failure to comply with this section shall constitute a violation of the Code. The regulations contained in this chapter may be subject to other requirements stated elsewhere within the code, and if in conflict, the stricter provision shall control. Nothing in this chapter shall be interpreted or construed to conflict with Texas Local Government Code Section 216.903 (Regulation of Political Signs by Municipality).

B. This chapter shall not apply to any permanent or temporary sign, notice, marker or symbol required or authorized by the local, state or federal government or a governmental agency and shall be permitted as required or authorized in any zoning district classification within the City. Such signs shall include, but not necessarily be limited to:

1. Traffic control signs, signals, or devices lawfully erected by a governmental agency.

2. Signs permitted by franchise on trash receptacles and bus benches; and signs located on buses and trolleys.

3. Any sign or public notice required by any governmental agency or court of law.

20.18.030 Purpose.

The purpose of this chapter is to provide minimum standards for signage in order to protect the health, safety, and general welfare of the city. It is the intent of these regulations to achieve the following:

A. Enhance the aesthetic value of the City's landscape by reducing visual clutter that is potentially harmful to property values and economic development;

B. Protect adjacent and nearby properties from the impact of signage;

C. Protect the safety and efficiency of the city's transportation network by reducing confusion or distractions to motorists while enhancing motorists' ability to see pedestrians, obstacles, other vehicles, and traffic signs; and,

D. Preserve, protect and enhance areas of designated historical, architectural, and scenic value.

20.18.040 Findings.

In adopting this chapter, the city council makes the following findings:

A. That the number, sizes and height of signs, both off-premise and on-premise, in the city is excessive, is unduly distracting and confusing to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct the public;

B. That the appearance of the city, particularly that of its residential and light commercial districts, is marred by the excessive number of signs;

C. That the aforementioned effects detract from the pleasure, safety and economic well being of the community, and that the number of distracting signs ought to be reduced in order to lessen the detrimental effects; and,

D. That the regulations contained in this chapter are the minimum amount of regulation necessary to achieve its purposes.

ARTICLE II. ADMINISTRATION

20.18.100 Permit required

Where a permit is required by this Chapter, no person shall hereafter erect, construct, reconstruct, alter, locate or relocate a sign, or remove or demolish an off-premise sign without first having secured such written permit from the building official of the city in accordance with provisions of Title 18, and having paid all required fees as established by formal action of City Council. Portable sign permits shall not be issued for a period of more than three hundred sixty-five days. Where the building official determines that a permit was issued in accordance with the law in effect at the time the sign was erected and that such permit was lost or destroyed, the building official shall provide a replacement permit when the sign is still valid under such law.

20.18.110 Application procedure

In addition to the requirements of Title 18, the application for a sign permit shall include the following:

A. Name, address and City or state sign electrical contractor license number of applicant;

B. The certification of an engineer licensed to practice in the state on plans submitted for signs over twenty-four feet high; and

C. Sign plan showing the following information:

1. For off-premise billboard signs:
a. Building locations and dimensions, and property lines,
b. Size, location, height, setbacks and construction of both existing and proposed signs,
c. Nearest street intersections and abutting arterials,
d. Site plan, elevation plan and legal description of the property,
e. Zoning,
f. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

2. For on-premise signs:
a. Building locations and dimensions, and property lines,
b. Size, location, height, setbacks and construction of both existing and proposed signs,
c. Nearest street intersections and abutting arterials,
d. Site plan, elevation plan and legal description of the property,
e. Zoning,
f. An elevation of the building for wall signs or canopy signs,
g. An elevation of the sign for wall or freestanding signs,
h. For portable signs the certification of the sign contractor that the sign is in compliance with the provisions of 20.18.500.D of this chapter, and,
i. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

3. For off-premise billboard sign demolitions:
a. Size and location of sign to be removed,
b. A copy of the original permit for the sign to be removed or a copy of documentation maintained by the building official demonstrating the sign legally exists at its current location.

4. For off-premise billboard sign replacement permits for billboards removed after July 2, 2002:
a. Completed application with site plan and structural calculations,
b. Size(s), location(s) and type(s) of sign(s) removed; and,
c. Copy of the demolition permit(s) for the sign(s) removed.

5. Issuance of building permits and revocation of permits shall be done in accordance with provisions of Title 18.

20.18.120 Maintenance

Every sign, including those specifically exempt from this code in respect to permits and permit fees, shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof except those portions that are galvanized or of rust-resistant material. The building official shall

inspect all signs and shall have the authority to order the painting, repair, alteration or removal of any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance or dilapidation. The owner of the property on which a sign is located and the owner of the sign shall be jointly responsible for the conditions of the area occupied by the sign and shall be required to keep the area clean, sanitary and free from rubbish; and failure to comply with this section shall constitute a violation of the Code.

20.18.130 Removal of signs

A. The procedures stated herein shall control if in conflict with provisions of Title 18.

B. After inspection by the Building Official, the following signs may be subject to removal by the City, in accordance with the procedure enumerated herein:

1. Signs or their supporting structures appear to the building official to have become abandoned, neglected or made unattractive by missing letters, panels, lights, faded or peeling paint or graffiti.

2. Any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance or dilapidation, but does not cause an immediate danger.

C. Procedure. Except as provided herein, prior to the removal of a sign by the City, the Building Official shall follow the following procedure:

1. The building official shall inform the permit holder, if a permit has been issued, if no permit has been issued, the building official shall send a written notice to the owner, if the owner is known, by mailing a written notice to the last known address of the owner, or lessee of the sign if that person is identified on the sign or is otherwise known to the building official, to remove such sign and structure or to cure the defect resulting from its neglect within a period of ten days after receipt of notification of violation of this chapter.

2. If the permit holder, owner, or lessee is unknown, the building official shall publish a legal notice identifying the sign, its location and the corrective action required. The legal notice shall be given by any contemporary means of information sharing, including but not limited to publication in a newspaper of general circulation in the City or placement on a web site. If no response is received by the building official within five working days after the date of publication, the building official may remove the sign at the owner's or lessee's expense. If the owner does respond to this notice, the owner shall have ten days after the date of response to correct the defect, except that in any case where a sign has been erected without a permit, the sign may be removed as otherwise provided in this chapter.

3. The building official must notify the owner or lessee within thirty days after the removal in accordance with the procedures established above in this subsection and shall include in the notice a statement of the cost of the removal, a date payment is due and a brief description of the reason for removal.

D. Any sign for which the building official or his designee has made the following determination, shall be subject to immediate removal without further notice to any party who may be affected by that removal:

1. That the sign is located or erected on property either owned by the city or held by the city for public use, including but not limited to property such as medians, parkways, streets, sidewalks, alleys and parks.
2. That the sign was not erected pursuant to a city ordinance, resolution, valid sign permit or other official city authorization.

3. If the building official determines that a sign is an immediate danger to the public, whether because of its location, the manner of its construction, its potential for causing fire, or any other reason, and must be removed to prevent potential danger to the public.

E. If the sign subject to regulation in subsection D. is removed without prior notification to the owner, the owner shall still be liable and pay for all costs incurred by the City for the removal of such sign. In such cases, the building official must notify the owner within thirty days after the removal in accordance with the procedures established above in Subsection C., and must include in the notice a statement of the cost of the removal, a date payment is due and a brief description of the danger which was caused by the sign.

F. To the extent permitted by law, the building official may forward a request to the City Council to place a lien on the real property in which the removed sign was located in order to collect any costs incurred by the City in the removal of the sign.

G. An on-premise sign or sign structure shall be removed by the owner within six months after the first anniversary of the date the business, person, or activity that the sign or sign structure identifies or advertises ceases to operate on the premises on which the sign or sign structure is located. If the premises containing the sign or sign structure is leased, the sign shall be removed within six months after the second anniversary after the date the most recent tenant ceases to operate on the premises. If the sign is not removed within the time periods set forth in this subsection it shall be subject to removal by the city under the applicable provisions of this section.

20.18.140 Prohibited signs

In addition to the list of prohibited signs stated below, any sign erected in violation of the city's building, electrical, lighting, or other applicable local, state or federal regulations, not expressly authorized by the Code, a sign which has not been reviewed and approved by the City Street Department as part of a Adopt a Median program,

which is located on the public right-of-way, including on public streets, alleys, medians and parkways, or a sign not specifically authorized by action of City Council or specifically exempted from the provisions hereof, is prohibited within the corporate limits of the City.

A. Off-premise billboards, except for replacement or relocation of existing billboards to new sites in accordance with the provisions of this chapter.

B. Off-premise wall signs, except as permitted in accordance with the provisions of this chapter.

C. Off-premise portable signs or any portable sign that is electrical or is more than seven feet in height including the support structure.

D. Wall signs that extend beyond the elevation of the building.

E. Roof signs and roof-mounted signs.

F. Any sign which resembles an official traffic sign or signal or that bears the words "Stop," "Go," "Slow," "Caution," "Danger," "Warning" or similar words, or that bears symbols communicating similar meanings in a manner which causes the sign to appear to be an official traffic sign.

G. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed to be a traffic control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any street or traffic sign, signal or device.

H. Any banner, handbill whether commercial or noncommercial, advertisement, notice, circular poster, piece of paper, figure, word, or letter, or any other kind of sign printed, painted, cut, branded, stamped, marked, written, posted, pasted, installed, or affixed in any way upon any utility post or stand, upon traffic control signs or signals, or upon any public property, including but not limited to public buildings, sidewalks, parkways, easements and curbs; unless such sign is installed or affixed pursuant to authorization granted a special privilege license or by a city ordinance, resolution, or other valid official city authorization, or is otherwise permitted or regulated in the Code. Signs may be located in the public right-of-way without the requirement of a permit, which meet the following criteria:

1. the sign is constructed of wood, metal, plastic or hardboard material, or is entirely fixed to a background constructed of any of these materials; and,
2. the sign is located within the parkway and is not permitted in the median; and,
3. the sign is freestanding; and,

4. the sign may only be located in the parkway within the hours of 10:00 a.m. and 7:00 p.m.; and,
5. the sign area is no larger than five square feet and is no greater than thirty-six inches (36") in any dimension, and does not exceed thirty-six inches (36") in height; and,
6. the sign owner shall be responsible for all claims, causes of action, liability, damages or expense for any damage to or loss of any property, or any injury to any person resulting from use of city right-of-way.

J. Signs on vehicles or trailers that are parked or located for the primary purpose of displaying the sign. It shall be prima facie evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on a site for a continuous period exceeding seventy-two (72) hours.

K. Mobile billboards.

L. Festoons, including tinsel, strings of ribbon, streamers, and pinwheels.

M. Signs erected or maintained upon trees, painted or drawn upon rocks or other natural features.

N. Satellite dishes, operable or inoperable, used as signs.

O. Revolving signs that revolve or rotate at a speed greater than ten (10) revolutions per minute.

P. Animated, flashing, running light or twinkle signs, not including signs that display time and temperature or other public interest electronic message signs which otherwise conform to the provisions of this chapter.

Q. "V" type signs with a face that protrudes from the opposite face at an interior angle greater than twenty-five (25) degrees. This restriction shall not be construed to prohibit oval, cylindrical or box type signs.

R. Signs located on or attached in any manner to fences or between or on the poles of another sign or light fixture, except as may be permitted herein.

Article III. Billboard regulations

20.18.200 Zoning districts

A. Billboards may be erected, under the conditions prescribed in Section B. (Replacement Standards), in the following zoning districts: C-2, C-3, C-4, M-1, M-2 and M-3. No billboard shall be erected in any area designated in this chapter as designated as a Special Control Area.

B. Replacement Standards. A permit for a new billboard shall be issued only upon permanent removal of a billboard, provided all of the following conditions are met:

1. After obtaining a demolition permit, at least one existing billboard, legally permitted and erected, shall be permanently removed after July 2, 2002, for each new billboard permitted; and,

2. The existing billboard shall be removed no later than six (6) months after the issuance of a demolition permit. The demolition permit shall expire six (6) after the issuance unless extended prior to the expiration date in accordance with the provisions of Title 18; and,

3. The new billboard shall comply with the regulations of the code; and,

4. The type of new billboard permitted shall be the same as the type of billboard removed, except that only the following shall be allowed:
a. One bulletin billboard shall be permitted for two poster billboards removed,
b. One poster billboard shall be permitted for four junior billboards removed,
c. One bulletin billboard shall be permitted for eight junior billboards removed; and

5. The complete application for the replacement permit for the new billboard is submitted to the Development Services Department within three months of the issuance of the demolition permit(s) for the removed billboard(s). If a complete application for a replacement permit is not submitted within three months after the issuance of an approved demolition permit, then a replacement permit shall not be issued for the removed billboard and no credit shall be given for the removal of such billboard.

20.18.210 Cleanliness of billboard site

Billboard sites shall be kept free from the accumulation of filth, weeds, trash and all other debris.

20.18.220 Time for construction

Construction of off-premises signs must be completed within six months after issuance of a sign permit. One six-month extension may be granted by the building official.

20.18.230 Size and height

A. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on freeways, expressways, or interstate regulated highways, up to six hundred seventy-two square feet in area plus fifteen percent for cut-outs, forty-two and a half feet above the grade of the freeway, expressway, or interstate regulated highway. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, up to six hundred seventy-two square feet in area plus fifteen percent for cut-outs, forty-two and a half feet above the grade of the roadway on Loop 375 from

Interstate Highway 10 to Montana Avenue not to exceed a total of eight bulletin billboards.

B. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on major arterials, super arterials, or higher category arterials, up to three hundred square feet in area, thirty-five feet above ground level. Except billboards with less than three hundred square feet in area, shall be prohibited on Loop 375 from Interstate Highway 10 to Montana Avenue.

C. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on minor arterials or higher category arterials, up to seventy-two square feet in area, twenty-five feet above ground level. Except billboards with less than seventy-two square feet in area shall be prohibited on Loop 375 from Interstate Highway 10 to Montana Avenue.

20.18.240 Setback requirements

A. Signs up to seventy-two square feet in area must be thirty-five feet from the property line of the following zoning districts when located on the same side of the street: C-1 and C-5.

B. Signs up to seventy-two square feet in area must be one hundred feet from the property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RII, P-RI, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

C. Signs larger than seventy two square feet must be fifty feet from the property line of the following zoning districts when located on the same side of the street: C-1 and C-5.

D. Signs larger than seventy two square feet and up to three hundred square feet in area must be three hundred and fifty feet from property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

E. Signs larger than three hundred square feet in area must be three hundred and fifty feet from property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

F. All requirements for front yard setbacks which are applicable to structures under this title of the code shall also apply to signs regulated under this chapter, except that signs which do not exceed seventy-two square feet shall be subject only to a minimum front yard setback of five feet in all zoning districts.

G. No signs are allowed within the area of a triangle formed by intersecting public right-of-way boundary lines at any intersection and a diagonal joining such boundary lines at points fifty feet from their intersection except that junior billboards are allowed

within such area up to the diagonal line joining such boundary lines at points twenty feet from their intersection.

H. No signs are allowed within thirty-five feet of a freestanding on-premise sign on the same side of the street.

20.18.250 Spacing

A. Off-premise signs on the same side of the roadway shall be spaced as follows:

From:	To:		
	Junior	Poster	Bulletin
Junior	750	1,000	1,000
Poster	1,000	1,000	1,000
Bulletin	1,000	1,000	1,000
Bulletin (on Loop 375 from I-10 to Montana Avenue)	Prohibited	Prohibited	6,000

B. All measurements made under this subsection are in feet and along a line parallel to the roadway to which the sign is oriented.

C. Spacing requirements shall not be diminished by separation of any signs by an arterial, structure or natural feature.

20.18.260 Special Control Areas

A. Significant Landmarks Designated by the United States, the State of Texas, or the City of El Paso.	No off-premise signs allowed within 500 feet of any designated historical landmark, site, or building property line.
B. All Historic Districts	No off-premise signs are permitted within the boundaries of the district and no off-premise signs shall be installed within 500 feet of the center line of streets forming the boundaries of the district.
C. Designated Special Districts	

Central Business District	No off-premise signs are permitted within the area bounded by Interstate Highway 10 on the north, St. Vrain/Virginia Streets on the east, Paisano Drive on the south, and by a line tangent to the west facade of Union Depot, running north to south from Interstate Highway 10 to Paisano Drive.
South El Paso	No off-premise signs are permitted within the area bounded by Paisano Drive on the north, Rio Grande International Boundary on the south, Park Street on the east, and Santa Fe Street on the west.
Ysleta Mission Area (includes the Tigua Indian Reservation)	No off-premise signs are permitted within a 1,200 feet radius from Mission steeple.
Mountain Development Area (MDA)	No off-premise signs are permitted on such lands as defined by the Zoning, Grading, and Subdivision Ordinances of the City of El Paso for the protection of the Franklin Mountains.
D. Freeway Interchanges	Areas Restricted From Signage
I-10 at U.S. 54	No off-premise signs are permitted within 1,000 feet from right-of-way line from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.
U.S. 54 at Loop 375 (Cesar Chavez Border Highway)	No off-premise signs are permitted within 1,000 feet from right-of-way line from junction of I-10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.
I-10 at Loop 375 (Transmountain Road)	No off-premise signs are permitted within 1,000 feet of this intersection.
I-10 at Loop 375 (Americas Avenue)	No off-premise signs are permitted within 1,500 feet of this intersection.

E. Designated Scenic Corridors	No off-premise sign shall be placed within 1,000 feet from either right-of-way line of an arterial within the following scenic corridors:
Woodrow Bean-Transmountain Road	
Loop 375 (Cesar Chavez Border Highway and Americas Avenue) from Santa Fe Street to I-10	
Zaragoza Road from Zaragoza Port of Entry to Alameda Avenue	
I-10 from Schuster Drive to the Central Business District	
Mesa Street from Sun Bowl Drive to the Central Business District	
Rim Road	
Scenic Drive	
Schuster Drive/Murchison Drive	
McKelligon Canyon Road	
Alabama Drive/Magnetic Drive	

Airport Drive

Fred Wilson Avenue

U.S. 54 from Hondo Pass Avenue to the Texas/New Mexico State line

Alameda Avenue from Loop 375 (Americas Avenue) to Zaragoza Road

Ord Gary-Artcraft Road/Paseo del Norte Road

Country Club Road/Westside Drive

Diana Drive from U.S. 54 to Dyer Street

Doniphan Drive

El Paso Street

Hondo Pass Avenue

Martin Luther King Jr. Boulevard

McCombs Street from U.S. 54 to the Texas/New Mexico state line

McKinley Avenue	
Northeast Parkway	
Paisano Drive from Sunland Park Drive to Alameda Avenue	
Santa Fe Street	
Airway Boulevard	
Loop 375 from Montana Avenue to Railroad Drive	
Stanton Street	
F. Park/open space	No off-premise sign may be installed within 1,000 feet of the property line.
G. School, Church or Hospital	No off-premise sign may be installed within 500 feet of the property line.
H. Ports of Entry	
Santa Fe/Stanton	No off-premise sign shall be placed within the following area at the Santa Fe Port of Entry: Bounded by the alley in Block 43, Campbell Addition, running north-south from Paisano to the International Border, the centerline of Paisano Drive, running east-west; the centerline of the alley in Block 139, Campbell Addition, running north-south from Paisano to the centerline of Sixth Street, running east to the centerline of Block 74 thence said line running south to the International Border, the International Border being the southern boundary.

Stanton	No off-premise sign shall be placed within the following area at the Stanton Street Port of Entry: Bounded by the centerline of the alley of Block 47, Campbell Addition, running north-south from the International Border to the centerline of Paisano Drive, the east-west to the centerline of the alley of Block 137 Campbell Addition, running north-south to the border line being the southern boundary.
Zaragoza	No off-premise sign shall be placed within 500 feet of the centerline of Zaragoza Road, running from the bridge abutment to Socorro Road.
Cordova (including I-10/U.S. 54 and U.S. 54/Loop 375 freeway interchanges)	No off-premise signs are permitted within 500 feet from the State right-of-way from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south. No off-premise signs are permitted within 500 feet from the State right-of-way line from junction of I-10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.
New Ports-of-Entry	No off-premise signs are permitted within 1,000 feet from the property line of a port-of-entry.

20.18.270 Construction of signs

The following general principles shall govern the construction of signs:

A. Stacked signs are prohibited;

B. Side-by-side signs, other than V-shape signs, are permitted, providing no more than two signs are placed side-by-side and the combined face area of the two signs does not exceed the sign area authorized at the location; and

C. V-shape signs with an angle of construction greater than forty-five degrees are prohibited. Where two structures are used for the construction of a V-shape sign, such structures shall not be separated, at their closest point, by more than two feet.

20.18.280 Lighting

Billboard illumination shall comply with Chapter 18.18 (Outdoor Lighting Ordinance) of the code. Signs which contain, include or are illuminated by any flashing, intermittent or moving light or lights are prohibited.

Article IV. On-Premise Sign Regulations

20.18.400 General

A. Freestanding signs (pole signs and monument signs), shall comply with the following requirements in addition to specific requirements of the zoning district in which the sign is located, provided that the most restrictive regulation shall apply:

1. Where permitted, either pole signs or monument signs, in accordance with this chapter, shall be permitted at a premise, but not both.

2. Signs shall be located at least fifteen feet measured from the curb line and shall be contained entirely within private property lines, with no encroachment over public rights-of-way.

3. Spacing from other signs: at least fifty feet from any pole sign, thirty-five feet from any monument sign.

4. Spacing from billboards: at least fifty feet from any billboard located on the same property.

5. A minimum street frontage of thirty feet is required to permit a freestanding sign.

6. Signs shall be located a minimum of thirty feet from any residential district or apartment zoning districts.

7. If the base of a sign is located within fifty feet of a residential or apartment zoning district, monument or pole sign area shall not exceed forty square feet.

8. The sign structure width for monument signs shall not be greater than the maximum height for that sign.

20.18.410 R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH, PR-I, PR-II, and PMD districts

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per dwelling

3. Maximum sign area: one square foot

4. Placement: not projecting more than two inches beyond the face of the building

5. Illumination: not permitted

6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Identification signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign or one monument sign

3. Maximum sign area: twenty square feet

4. Maximum sign height: five feet for a monument sign

5. Location: minimum of three feet from top of building and sides of building for wall signs;
monument sign shall be in the front yard and shall have a minimum setback of five feet from any property line, except that such setback shall be fifteen feet where the property line is located at the curbline

6. Illumination: internal or indirect; may not be flashing or intermittent.

7. Additional standards: shall only be a wall sign or monument sign only for non-residential uses, and are not permitted for a home occupation.

20.18.420 A-1, A-2, A-3, A-4, A-M, PR-I, PR-II, and SRR districts

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per dwelling

3. Maximum sign area: one square foot

4. Placement: not projecting more than two inches beyond the face of the building

5. Illumination: not permitted

6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Identification signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign or one monument sign

3. Maximum sign area: twenty square feet

4. Maximum height: five feet for a monument sign

5. Location: minimum of three feet from top of building and sides of building for wall signs;
monument sign shall be in the front yard and shall have a minimum setback of five feet from any property line, except that such setback shall be fifteen feet where the property line is located at the curbline

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall only be a wall sign or monument sign for non-residential uses or a mobile home park, and are not permitted for a home occupation

C. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign for each apartment complex per street frontage and public entryway not to exceed three signs per complex

3. Maximum sign area: eighty square feet per sign

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: only permitted for apartments in A-1, A-2, A-3, A-4, A-O, A-3/O, A-M, PR-I, PR-II and SRR districts; shall comply with Section 20.18.400 of the El Paso City Code

D. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex

3. Maximum sign area: eighty square feet per sign, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: only permitted for apartments in A-1, A-2, A-3, A-4, A-O, A-3/O, A-M, PR-I, PR-II and SRR districts

20.18.430 A-O, A-3/O and S-D districts

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per dwelling

3. Maximum sign area: one square foot

4. Placement: not projecting more than two inches beyond the face of the building

5. Illumination: not permitted

6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per street frontage, not to exceed of two signs per premise; for apartments, one sign for each apartment complex per street frontage and public entryway not to exceed three signs per complex

3. Maximum sign area: eighty square feet per sign

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: only permitted for apartments and non-residential uses in the A-O, A-3/O and S-D districts, and are not permitted for a home occupation; shall be subject to the requirements of Chapter 20.10 (Supplemental Use Standards) of the El Paso City Code if located in the S-D zoning district; shall comply with Section 20.18.400 of the El Paso City Code

C. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

D. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: for non-residential uses, one sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex

3. Maximum sign area: eighty square feet per sign, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: only permitted for apartments and non-residential uses in the A-O, A-3/O, and S-D districts, and are not permitted for a home occupation

20.18.440 C-OP, C-1, P-C, P-I, R-MU, G-MU and I-MU

A. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per street frontage, not to exceed three signs per premise

3. Maximum sign area: eighty square feet per sign

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

C. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one wall sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex

3. Maximum sign area: fifteen percent of the building façade on each elevation, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

20.18.450 C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts

A. Monument Signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with arterial frontage	Yes	One per street frontage for premises less than six acres, not to exceed three signs per premise; two per street frontage for premises of six acres or more, not to exceed four signs per premise	30 feet	200 square feet
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with interstate or freeway frontage	Yes	One per street frontage for premises less than six acres, not to exceed three signs per premise; two per street frontage for premises of six acres or more, not to exceed four signs per premise	35 feet above ground at the sign or the pavement grade of the freeway, whichever is greater	200 square feet
Signs in C-2, C-3, C-4, M-1, M-2, and M-3 without arterial frontage	Yes	One per premise	25 feet	120 square feet
Detached buildings in shopping centers	Yes	One per detached building	25 feet	80 square feet

in C-2, C-3, C-4 M-1, M-2, and M-3				
Manufacturer identification signs in C-3 and C-4, where 70% or more of the business inventory for sale is in an outdoor location that is accessible to customers	Yes	One per licensed manufacturer	30 feet	Combined squar footage of all manufacturer signs shall not exceed 300 square feet

1. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

2. Illumination: internal or indirect; may not be flashing or intermittent

3. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Pole Signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with arterial frontage	Yes	Premises up to one acre, not more than one per premise; premises over one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises over six acres, not more than two per street frontage not to exceed four per premise.	25 feet	150 square feet
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with interstate or freeway frontage	Yes	Premises up to one acre, not more than one per premise; premises over one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises over six acres, not more than two per	35 feet above ground at the sign or the pavement grade of the freeway, whichever is greater	200 square feet

		street frontage not to exceed four per premise.		
Detached buildings in shopping centers in C-2, C-3, C-4 M-1, M-2, and M-3	Yes	One per detached building	25 feet	80 square feet
Manufacturer identification signs in C-3 and C-4, where 70% or more of the business inventory for sale is in an outdoor location that is accessible to customers	Yes	One per licensed manufacturer	25 feet	Combined square footage of all manufacturer signs shall not exceed 300 square feet

1. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

2. Illumination: internal or indirect; may not be flashing or intermittent

3. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

C. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

D. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one wall sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex

3. Maximum sign area: twenty percent of the building façade on each elevation, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

E. Secondary Advertising Signs. Secondary Advertising Signs shall be free standing or attached to light fixtures on private property, and shall not extend over the public right-of-way. Secondary Advertising Signs shall not be calculated as part of the total permitted sign area.

1. Sign Area.

a. Each Secondary Advertising Sign shall maintain a minimum eight feet of clearance between the bottom of the sign and ground level

b. No single Secondary Advertising Sign shall exceed a maximum height of eight feet and width of three feet on each side of the pole.

2. Permit Required.

a. Secondary Advertising Signs may be used continuously so long as a valid permit has been issued and not revoked.

b. Permits shall be issued subject to installation in a manner that sign stability is ensured while in use and subject to approved engineering principles to withstand the minimum wind load requirements of the city as defined in the El Paso building code.

c. Changes in location of Secondary Advertising Signs, even if relocated on the same property, but not including a change of the sign face, shall require a new permit.

d. Property owner's written authorization is required as part of a completed application.

3. Spacing. A Secondary Advertising Sign must have a minimum of twenty-nine feet spacing from any other secondary advertising sign without regard to whether another Secondary Advertising Sign has been properly permitted by the same or another business, and whether the signs are located on the same property.

4. Illumination. No additional illumination of any kind shall be permitted for the purpose of illuminating Secondary Advertising Signs.

5. A maximum of two signs will be allowed per acre.

6. Secondary Advertising Sign will be allowed only in commercial zoning districts, and if seventy percent (70%) or more of the business inventory for sale is in outdoor locations that are accessible to customers.

20.18.460 C-5 district

A. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per street frontage, not to exceed three signs per premise

3. Maximum sign area: seventy-two square feet per sign; vertical dimension of the sign face shall not exceed eight feet

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

C. Shingle signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: four per building

3. Maximum sign area: six square feet

4. Location: no portion of the bottom edge of the shingle sign shall be more than two feet below the edge of the canopy; no portion of the shingle sign shall not extend beyond the edge of the canopy; shall maintain an eight foot clearance shall be maintained between the bottom edge of the shingle sign and the ground; shall be placed perpendicular to the front wall of the building and not project more than twenty-four inches over public rights-of-way

5. Illumination: not permitted

6. Additional standards: only permitted for business identification

D. Store front signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per ground floor tenant within a multi-tenant building

3. Maximum sign area: thirty-two square feet

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure and shall only be located no higher than the ground floor level.

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall be included as part of the calculation for the maximum wall sign area permitted for the building

E. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per street frontage not to exceed four signs per building

3. Maximum sign area: twenty percent of the building façade on each elevation, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

20.18.470 U-P district

A. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per street frontage, not to exceed of two signs per premise

3. Maximum sign area: eighty square feet

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: may be directly or internally illuminated with the light source not visible from the adjacent street or public right-of-way. No flashing or intermittent illumination shall be permitted

7. Additional standards: shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall only be permitted as a wall sign; shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

C. Shingle signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: four per building

3. Maximum sign area: six square feet

4. Location: no portion of the bottom edge of the shingle sign shall be more than two feet below the edge of the canopy; no portion of the shingle sign shall not extend beyond the edge of the canopy; shall maintain an eight foot clearance shall be maintained between the bottom edge of the shingle sign and the ground; shall be placed perpendicular to the front wall of the building and not project more than twenty-four inches over public rights-of-way

5. Illumination: not permitted

6. Additional standards: shall comply with the Union Plaza architectural and design guidelines

D. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per street frontage

3. Maximum sign area: ten percent of the building façade on each elevation, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

20.18.480 Historic overlay zones, historic districts and designated significant landmarks

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per dwelling

3. Maximum sign area: one square foot

4. Placement: no portion of the sign shall project more than two inches beyond the face of the building

5. Illumination: not permitted

6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per premise

3. Maximum sign area: thirty square feet in C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; ten square feet in all other districts

4. Maximum sign height: three feet in all districts, except six feet in C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: indirect only; may not be flashing or intermittent

7. Additional standards: shall only be for a non-residential use, and are not permitted for a home occupation; administrative review approval is required from the development services department in accordance with Chapter 20.20 (Historic Landmark Preservation) prior to the issuance of a permit

C. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per building

3. Maximum sign area: thirty square feet in C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; ten square feet in all other districts

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure; shall not be higher than the window sill of the second story, shall be a minimum of three feet from the top and sides of the building; shall not cover any character defining architectural features or elements

5. Illumination: indirect only; may not be flashing or intermittent

6. Additional standards: shall only be for a non-residential use, and are not permitted for a home occupation; administrative review approval is required from the development services department in accordance with Chapter 20.20 (Historic Landmark Preservation) prior to the issuance of a permit

20.18.490 Additional on-premise signs

A. Auxiliary signs shall comply with the following requirements:
1. Permit required: Yes.

2. Maximum number: 4

3. Maximum sign area: ten square feet per sign

4. Maximum sign height: three feet for freestanding auxiliary signs

5. Location:
a. Freestanding auxiliary signs, no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line;
b. Wall auxiliary signs, no portion shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

6. Illumination: not permitted

B. Awning and canopy signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per awning or canopy per premise

3. Maximum sign area: shall be included in the maximum wall sign area calculation permitted for all wall signs; for gasoline service stations, twelve square feet or fifty percent of the awning face area, whichever is less

4. Maximum height: Not higher than the fascia of the canopy

5. Location: Not outside the fascia of the canopy

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Permitted districts: only permitted in U-P or C-5 districts and for gasoline stations where permitted; tenants in the C-5 district are permitted a storefront sign or awning and canopy sign, but not both

C. Building marker signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per building

3. Maximum sign area: two square feet

4. Maximum sign height: two feet

5. Location: no portion of the sign shall project more than two inches beyond the face of the building

6. Illumination: indirect

7. Permitted districts: all

D. Community Service signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: two per street frontage, not to exceed four per premise

3. Maximum sign area: thirty-two square feet

4. Maximum sign height: eight feet

5. Location: On walls, fences or freestanding signs, and no portion of the sign shall extend beyond the property line

6. Illumination: not permitted

7. Permitted districts: All.

8. Additional standards: Not more than twenty percent of sign area may include advertising of the name, logo, phone number or address of the sponsoring company; a minimum of 20 feet spacing from any other monument or freestanding sign

E. Marquee signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per street frontage

3. Maximum sign area: shall be included in the maximum wall sign area calculation permitted for all wall signs

4. Location: attached to the building, and if extends onto city property or city rights-of-way as authorized by a special privilege license or as otherwise authorized by the City

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Permitted districts: Commercial districts

F. Subdivision identification signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: two per subdivision entrance

3. Maximum sign area: fifty square feet per sign

4. Maximum sign height: five feet

5. Location: the location of subdivision identification signs shall be subject to the approval of the building official; no portion of a subdivision identification sign shall be within a public right-of-way or public easement, except where authorized by special privilege license granted by city council; a copy of the restrictive covenants or other documentation, recorded in the El Paso County real property records, shall be submitted with the sign application which creates a neighborhood association or other entity which shall provide for the perpetual maintenance of the sign if proposed to be

located within a public right-of-way or public easement, or imposes a duty of maintenance of the sign on the property owner on which the sign is located.

6. Illumination: internal or indirect, may not be flashing or intermittent

7. Additional standards: shall only be a monument sign and only include the name, logo or other identification of the subdivision

G. Menu signs shall comply with the following requirements:

1. Permit required: no, if installed and inspected with the installation of additional signage on the property. A permit is required if the only signed installed on the property is the menu sign.
2. Maximum number: two
3. Maximum sign area: thirty-two square feet per sign
4. Maximum sign height: eight feet
5. Location: the location of the menu sign shall be subject to the approval of the building official; however, the sign is strictly for on-site informational purposes and, therefore, shall be oriented so as to not be readable from the fronting public street.

20.18.500 Temporary on-premise signs

A. Temporary real estate signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per street frontage

3. Maximum sign area: thirty-two square feet for C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; six square feet for all other districts, exclusive of two riders not in excess of an area of six inches by thirty inches each

4. Maximum sign height: ten feet for C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; six feet for all other districts

5. Location: not less than three feet from public property and not less than thirteen feet from the curb

6. Illumination: not permitted

7. Permitted districts: all

8. Additional standards: shall only be for the purposes of sale, lease or rent of the property; shall be removed within fourteen days of sale or lease

B. Temporary subdivision identification signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per each subdivision of ten lots or less; and, two per each subdivision of eleven lots or more

3. Maximum sign area: sixty-four square feet for C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; thirty-two square feet for all other districts

4. Maximum sign height: sixteen feet for C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; eight feet for all other districts

5. Location: not less than three feet from public property and not less than thirteen feet from the curb

6. Illumination: not permitted

7. Permitted districts: all

8. Additional standards: shall not be displayed prior to the date of recording of the plat, and shall be removed no later than three months after the last building permit has been issued

C. Temporary construction signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one sign per street frontage, not to exceed two signs per premise

3. Maximum sign area: sixty-four square feet for C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; thirty-two square feet for all other districts

4. Maximum sign height: sixteen feet for C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; eight feet for all other districts

5. Location: not less than three feet from public property and not less than thirteen feet from the curb

6. Illumination: not permitted

7. Permitted districts: all

8. Additional standards: only permitted at construction sites and must be removed within thirty days after the issuance of a certificate of occupancy for the last permit of the project on the same property.

D. Temporary portable signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per premise for property less that one acre; two per premise for property one acre to five acres; three signs per premise for property greater than five acres

3. Maximum sign height: seven feet for C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts

4. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line; On corner lots, portable signs shall not be located in the area of a triangle formed by the intersecting property lines and a diagonal line joining the property lines at points twenty (20) feet from their intersection

5. Illumination: not permitted

6. Permitted districts: C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; not permitted on property within historic overlay zones, historic districts or with designated significant landmarks

7. Additional standards: portable signs shall comply with the following:
a. Maximum duration of a display at any one time shall be limited to ninety (90) consecutive days
b. Minimum of thirty days between permitted displays
c. Portable signs shall be placed a minimum of fifteen feet from any driveway
d. Portable signs shall be placed a minimum of three hundred feet spacing from any other portable sign
e. Portable signs may be placed immediately adjacent to or not closer than fifty feet away from any freestanding sign
f. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

E. Temporary banner signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex

3. Maximum sign area: one hundred square feet which is included in the maximum wall sign area calculation permitted for all wall signs

4. Location: shall be securely attached to a building façade, masonry wall, or fence; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure no portion shall extend beyond the roof plane or outside the building envelope when attached to a building

5. Illumination: not permitted

6. Permitted districts: C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3; only for apartments in A-1, A-2, A-3, A-4, A-O, A-3/O, A-M, PR-I, PR-II and SRR districts; not permitted on property within historic overlay zones, historic districts or with designated significant landmarks

7. Additional standards: limited to 30 days only with a minimum of 30 days between displays; shall only be for the purposes of grand openings or other types of special events on the property

F. Temporary inflatable signs

1. Shall be installed by a licensed business as provided under Title 5 (Business, Taxes, Licenses and Regulations);
2. Shall require business to apply, obtain and pay for a sign permit for each display;
3. A display shall be for a prescribed time period using the same device at a designated location on a lot;
4. Maximum of one sign per lot at any one time;
5. Limited to property zoned C-1 (commercial), C-2 (commercial), C-3 (commercial), C-4 (commercial), M-1 (light manufacturing), M-2 (heavy manufacturing) and M-3 (unrestricted manufacturing);
6. Height of sign shall be limited to no more than the height permitted for freestanding signs on the lot;
7. Sign to be displayed for a cumulative total of no more than one hundred twenty days during any one calendar year;
8. Maximum duration of a display at any one time shall be limited to thirty consecutive days;
9. Minimum of seven days between permitted displays;
10. Location of sign shall not restrict traffic visibility onto any portion of the street frontage;
11. No sign shall be located within twenty-five feet of any high voltage electrical overhead conductor (power line);

12. Sign shall be properly secured to its moorings and other anchoring devices in accordance with applicable provisions of the Recommended Industry Minimum Standards outlined by the Inflatable Advertising Dealers Association as determined by the Building Official;
13. Sign shall not block any interior trapdoor or scuttle cover that leads to the roof of a building, block any ingress into the building, obstruct any fire lane or fire protection apparatus, including but not limited to, fire hydrants and other fire protection connections.

G. Temporary active motion inflatable signs.

1. Permit: No.
2. Maximum of four signs per lot at any one time;
3. Signs shall be properly maintained in a safe condition at all times without ripping, tearing or other holes;
4. Sign shall be properly secured to its moorings and other anchoring devices in accordance with applicable provisions of the Recommended Industry Minimum Standards outlined by the Inflatable Advertising Dealers Association as determined by the Building Official; and,
5. Sign shall not block any interior trapdoor or scuttle cover that leads to the roof of a building, block any ingress into the building, obstruct any fire lane or fire protection apparatus, including but not limited to, fire hydrants and other fire protection connections.

Article V. Non-Commercial Sign Regulations

20.18.510 Non-commercial signs

Non-commercial signs shall be permitted in all zoning districts, provided such non-commercial signs shall not include those signs prohibited in Section 20.18.150 (Prohibited Signs) of the code. The area of such non-commercial messages located in zoning districts other than residential and apartment zoning districts shall be included in the determination of the total permitted sign area, number of signs and height regulations of that district. Noncommercial messages located in residential or apartment zoning districts shall be limited to a combined total sign area of five square feet per common address, shall not require a permit, shall not exceed eight feet in height, and shall be located no more than five feet from the dwelling unit. This paragraph shall not apply to signs otherwise regulated in this chapter.

Chapter 20.20

HISTORIC LANDMARK PRESERVATION

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20.20.010 Declaration of policy.

A. The City Council finds and declares as a matter of public policy that the protection, enhancement, preservation and use of historic landmarks is a public necessity and is required in the interest of the culture, prosperity, education, safety and general welfare of the people. The purposes of this chapter include the following but are not limited to:

B. To protect, enhance and perpetuate historic landmarks which represent or reflect distinctive and important elements of the City's, region's, state's or nation's architectural, archaeological, cultural, social, economic, ethnic and political history and to develop appropriate settings for such places;

C. To safeguard the City's historic and cultural heritage, as embodied and reflected in such historic landmarks by appropriate regulations;

D. To stabilize and improve property values in such locations;

E. To foster civic pride in the beauty and accomplishments of the past;

F. To protect and enhance the City's attractions to tourists and visitors and provide incidental support and stimulus to business and industry;

G. To strengthen the economy of the City;

H. To promote the use of historic landmarks for the culture, prosperity, education and general welfare of the people of the City and visitors to the City;

I. To prevent the uprooting of architectural products of distinct periods, which may occur without regard to the feasibility of preserving and continuing the use of such landmarks, and without consideration of the irreplaceable loss to the people of the City of the cultural, historic and aesthetic values represented by such landmarks.

20.20.020 Definitions.

A. In addition to the definitions of Chapter 20.02, the following definitions apply only to this chapter of the code, and control if in conflict with Chapter 20.02.

1. "Addition" means a completely new structure or new component to an existing structure.

2. "Administrative Review" means the approval process by which the Historic Preservation Officer (HPO) or his/her designee administratively approves or denies submitted applications in accordance with the Administrative Review Design Guidelines.

3. "Alteration" means any construction or change of the exterior of a building, site or structure including, but not limited to, the erection, construction, reconstruction or removal of any structure or of an interior space designated as a landmark. Alteration shall include, but not be limited to, the changing of roofing or siding materials; changing, eliminating or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs or other ornamentation; the changing of paint color; re-grading; fill; imploding or other use of dynamite. Alteration shall not include ordinary repair and maintenance.

a. "Alteration, major" an alteration shall be deemed to be major if it is the kind of work, which is customarily done with the aid of plans or specifications.

b. "Alteration, minor" an alteration shall be deemed to be "minor" if it is the kind of work which is customarily done without the aid of plans and which would not substantially change the external appearance of the building, site, or structure, and if new material added does not exceed one hundred (100) square feet of floor area.

4. "Appurtenance" means any accessory or subordinate building, object or structure, fence, street furniture, fixture, vending machine, fountain or artwork, located on the grounds of an historic landmark or in an historic district.

5. "Archaeology" means the science or study of the material remains of past life or activities and the physical site or context in which they are found.

6. "Architectural Style" means the architectural character and general composition of a structure, including but not limited to, the kind, color and texture of the building material and the type, design and character of all windows, door, light fixtures, signs and appurtenant elements.

7. "Area" means a specific geographic division of the City of El Paso.

8. "Building" means a structure created to shelter people or things, such as a house, barn, church, hotel, warehouse or similar structure, including a historically related complex, such as a courthouse and jail or a house and barn.

9. "Cemetery" means any site, as defined by Texas statute, which contains at least one burial, marked or previously marked, dedicated to and used or intended to be used for the permanent interment of the human dead, to include perpetual care and non-perpetual care cemeteries.

10. "Certificate of Appropriateness" means the certificate issued by the Historic Landmark Commission after review of a submitted application, and it is determined that the proposed project is appropriate for the Historic District for which it is requested. It is not considered or defined as a building permit.

11. "Character-defining architectural element" means a distinctive architectural feature, quality, or combination thereof, that distinguishes one structure from another or which is unique to that structure.

12. "Cluster" means a group of cultural resources with compatible buildings, objects or structures geographically or thematically relating to and reinforcing one another through design, setting, materials, workmanship, congruency and association.

13. "Construction" means the act of adding new material to an existing building, structure or site.

14. "Contributing property" means a building, object, site or structure, in an historic district or "cluster" that contributes to the district's or cluster's historical significance through location, design, setting, materials, workmanship, and/or association.

15. "Cultural" means the quality in a society that arises from an interest in or an acquaintance with what is generally regarded as excellence in arts, literature, architecture, manners, or scholarly pursuits and/or the socially transmitted behavior patterns, arts, beliefs, institutions, and all other products of human work that are considered as the expression of a particular period, class, community, or population.

16. "Cultural resources" means districts, sites, or structures that possess integrity of location, design, setting, materials, workmanship, congruency, and association in such a way that they are symbolic of excellence in North American, Texas, or El Paso history, architecture, archeology, or culture.

17. "Demolition" means any act or process that destroys, razes, or permanently impairs the structural integrity, in whole or in part, of any mobile or immobile structure governed by this chapter.

18. "Design guidelines" means the written standards adopted by the City Council which are intended to provide guidelines to the Historic Landmark Commission and Historic Preservation Officer to govern construction to preserve the historic, cultural and architectural character of an area or of a building, object, site or structure.

19. "Economic return" means a financial profit or capital appreciation from use or ownership of a building, object, site or structure.

20. "Effect" means a change in the quality of the historical, architectural, archaeological, or cultural significance of a resource, or in the characteristics that qualify the resource as historically important.

21. "Effect, Adverse" means a negative change in the quality of the historical, architectural, archaeological or cultural significance of a resource, or in the characteristics that qualify the resource as historically important.

22. "Enclosure" refers to fences, walls or other physical features used to contain open space or provide privacy.

23. "Historic district" means an area designated by City Council, state or federal authority and which contains within definable geographic boundaries one or more "H-overlay" properties or clusters, including their accessory buildings, fences and other appurtenances, and natural resources having historical, cultural and archaeological significance, and which may have within its boundaries other non-contributing buildings or structures.

24. "Historic interiors" means an architecturally or historically significant interior space which remains substantially intact in terms of: (1) original configuration, (2) original volume, and/or (3) original architectural ornamentation and decoration; which exhibit surviving original historical finishes or has the potential for accurate restoration of such finishes; and which is open, to be used by, or may be used by the public.

25. "Historic landmark" also referred to as an "H-overlay" property, means those buildings, objects, sites or structures of historical, cultural, architectural or archaeological importance and whose demolition or destruction would constitute an

irreplaceable loss to the quality and character of El Paso; certain inventoried interior spaces which are accessible to the public; such buildings, objects, sites or structures, their appurtenances, and the property which they are located, having been so designated by City Council.

26. "Historic Landmark Commission ("HLC")" the Commission appointed by the Mayor and City Council to assist in the preparation of the City's Historic Preservation Plan, to create and review guidelines for historic districts, to review and approve, approve with conditions or deny applications relating to historic properties and to perform other functions as delineated in Title 2.

27. "Historic Preservation Program" City program under the direction of the City Manager's office to encourage historic preservation through education, advocacy and incentives, and to oversee the application and enforcement process for historic properties.

28. "Historic Preservation Officer ("HPO")" means the person or persons designated by the City Manager for the City of El Paso to coordinate the Historic Preservation Program; to review and administratively approve applications, refer violations as appropriate to the enforcement authorities and provide administrative staff support to the Historic Landmark Commission. The HPO will coordinate the development and implementation of the Historic Preservation Plan and the City's efforts to encourage participation in the Plan.

29. "Historic Preservation Plan" is a supplement to the Plan for El Paso relating to the preservation of historic properties.

30. "Intrusion" means a building, object, site or structure which detracts from a district's or cluster's historical significance because of its incompatibility with the district's or cluster's sense of time, place, and historical development; or its incompatibility of scale, materials, texture or color, whose integrity has been irretrievably lost; or whose physical deterioration or damage makes it infeasible to rehabilitate.

31. "Inventory" means a systematic listing of cultural, historical, architectural or archaeological resources prepared by a City, state or federal government, following standards set forth by federal, state and City regulations for evaluation of cultural properties.

32. "Landscape architectural feature" means the general arrangement of grounds including, but not limited to, the topographic grade water pooling and runoff, types and sites of plant materials, type and sites of surface materials such as decorative bark, rock, stone, gravel, concrete asphalt, brick, and the types and sites of constructions not otherwise deemed to be structures per se, such as fences, retaining walls, decks and other miscellaneous fixtures.

33. "Minor Modification" means a change or changes to an approved application that is in substantial conformity with the approved plans and application.

34. "National Register" means the National Register of Historic Places maintained by the Secretary of the Interior.

35. "National Historic Landmark" means a historic property that the Secretary of the Interior has designated a National Historic Landmark.

36. "Non-contributing property" means a building, object, site or structure in an historic district which does not contribute to the district's or cluster's historical significance through location, design, setting, material, workmanship, feeling and association, but due to its proximity to historic landmarks and contributing properties, has the potential to affect the character of the historic district or cluster that it is located within.

37. "Object" means a material thing of functional, aesthetic, cultural, historical, archaeological or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

38. "Ordinary repair and maintenance" means any work, the purpose and effect of which is to correct or prevent any deterioration or decay of or damage to a building, object or structure or any part thereof and to restore same, as nearly as may be practicable, to its condition prior to such deterioration, decay or damage, using the same materials or those materials which are, in appearance, as close as possible to the original.

39. "Reconstruction" means the act or process of reassembling, reproducing or replacing by new construction, the form, detail and appearance of a destroyed or vanished property and its setting as it appeared at a particular period of time by means of the removal of later workmanship, or by the replacement of missing earlier work, or by reuse of original materials.

40. "Rehabilitation" means the act or process of returning a building, object, site or structure to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the building, object, site or structure that are significant to its historical, architectural and cultural values.

41. "Relocation" means any change of the location of a building, object or structure in its present setting to another setting.

42. "Resource" means a source or collection of buildings, objects, sites, structures or areas that exemplify the cultural, social, economic, political, archaeological or architectural history of the nation, state or City.

43. "Restoration" means the act or process of accurately recovering the form and details of a building, object, site or structure and its setting as it appeared at a particular period of time by means of the removal of later work or by the repair or replacement of missing earlier work.

44. "Significant historic landmark" means

a. Those buildings, objects, sites, site improvements, appurtenances or structures of the highest and most unique historical, cultural, architectural or archaeological importance whose demolition or destruction would constitute a an irreplaceable loss to the quality and character of El Paso; and

b. Inventoried interior spaces designed or intended to be occupied as part of the structure and which are accessible to the public.

c. Significant historic landmarks are also referred to as landmarks in this chapter.

45. "Site" means the location of a significant event, a prehistoric or historic occupation or activity, or a building, structure or cluster, whether standing, ruined or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing structure.

46. "Stabilization" means the act or process of applying measures designed to reestablish a weather-resistant enclosure or the structural stability of an unsafe or deteriorated building, object, site or structure while maintaining the essential form as it exists at present.

47. "Substantial conformity" means the revisions to approved applications that do not significantly alter the historic character or alter additional physical elements of the structure as approved in the original application.

48. "Thematic group" means a finite group of resources related to one another in a clearly distinguishable way, by association with a single historic person, event or developmental force, as one building type, design or use, as designed by a single architect, as a single archaeological site form, or as a particular set of archaeological research.

49. "Unreasonable economic hardship" means an economic burden imposed upon the owner which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property.

50. "Vista" means a view through or along a right-of-way opening, including those along the river's banks, which, as a view corridor, frames, highlights or accentuates a prominent building, object, site, structure, scene or panorama, or patterns

or rhythms of buildings, objects, site or structures; to include views of areas at a distance, such as a remote view of the downtown or the mountains.

51. "Zone" means a designated area, within an historic district, which is unique in character, tone, theme, architecture, and/or culture. A district may be divided into zones, to assist property owners and the HLC in structuring design guidelines and further evaluating applications for certificates of appropriateness.

20.20.030 Administration of the Historic Preservation Program

The Historic Preservation Program will be administered under the direction of the City Manager's Office including appropriate staffing and administrative support of the program subject to budget appropriations approved and authorized by the City Council

20.20.040 Procedure for Designation of Historic Landmarks and Districts.

A. The City Council may designate buildings, structures, sites, districts, areas and lands in the City as historic landmarks and define, amend and delineate the boundaries thereof. Requests for designation may be made by the City Council, HLC or by the public on a form obtained from the City. Completed request forms shall be returned to the City for processing.

B. The HLC shall review and forward any recommendations to the City Plan Commission within forty-five days, to be forwarded to the City Council for final action. In the event the HLC does not recommend an applicant's request for designation of a resource the applicant may petition the City Plan Commission for a hearing, following procedures set forth in 2.08 of the El Paso City Code.

C. The HLC shall hold a public hearing on all proposed ordinances relating to historic properties. Notice shall be given as required by Section 211.007, Texas Local Government Code.

D. The designation of an historic landmark or historic district may be amended or removed using the same procedure provided in this section for the original designation.

E. The suffix "H" shall appear after the zoning designation of those buildings, structures, sites, districts, areas and lands which the City Council designates as historical landmarks, and shall be reflected on the zoning map. Such designation shall be in addition to any other designation established under this Title. Use of classifications as to all property which may be included by a historic landmark designation shall continue to be governed by the comprehensive zoning ordinance of the City and the procedures established therein.

F. Council may use the following designations for individual buildings, objects, sites or property and which are in an historic district or designated with an "H" overlay:

1. Significant historic landmark;
2. Contributing property; and
3. Noncontributing property

as those terms are defined in Section 20.20.020.

G. Upon passage of an historic landmark designation ordinance, the City Clerk shall file a copy of the ordinance with the City and County tax assessors and in the Official Records of Real Property of El Paso County together with a notice verifying H-Overlay designation of the subject property. The City Clerk shall also send a copy of such notice to the owner or owners of the subject property.

20.20.050 Historic Landmarks Designation Criteria.

In making designations set forth in this Chapter, the HLC, the City Plan Commission, and City Council shall consider, but shall not be limited to, one or more of the following criteria:

A. Character, interest or value as part of the development, heritage or cultural characteristics of the City, State or the United States;

B. Recognition as a Recorded Texas Historic Landmark, a National Historic Landmark, or entry into the National Register of Historic Places;

C. Embodiment of distinguished characteristics of an architectural type or specimen;

D. Identification as the work of an architect or master builder whose individual work has influenced the development of the City;

E. Embodiment of distinguished elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation;

F. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif;

G. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

H. Archaeological value, in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;

I. Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, state or the United States;

J. Location as the site of a significant historic event;

K Identification with a person or persons who significantly contributed to the culture and development of the City, region, state or the United States.

20.20.060 Acquisition of Historic Landmarks.

The following options shall be available to the HLC, for recommendation to the City Council of El Paso, for acquisition of historic landmarks:

A. If the HLC finds that buildings, structures, sites, districts, land or areas cannot be preserved without acquisition, the HLC shall recommend to City Council that the fee simple or lesser property interest of the historic landmark in question be acquired by gift, devise, purchase, eminent domain, or otherwise pursuant to the City Charter and state and federal law;

B. The HLC may recommend to City Council, within ten days of the hearing before the HLC, or at the Council's next regular meeting, that the historic landmark or site be acquired. Council will have thirty days to state an affirmative intent to negotiate with the property owner and, if successful, the Council shall complete such a purchase within a reasonable time thereafter.

C. Formulate a program for private and public action which will state the role of various City departments in acquisition of historic landmarks or sites;

D. Suggest sources of funds for preservation and restoration activities and acquisitions, to include federal sources, state sources private and foundation sources, as well as municipal sources;

E. Recommend, to the proper agencies, incentives designed to encourage historical preservation.

20.20.070 Historic Landmark Recognition.

A. When approved by City Council resolution, the HLC may honor property owners with an Historic Building Plaque Award. The award will be based on the following:

1. Nominations will be open to the public sector, private sector, and general public each calendar year that funding for the plaques is available. The deadline for submission of nominations will be September 1st. Nomination forms will be made available by the Historic Preservation Officer. An HLC subcommittee may recommend not more

than five (5) structures to the HLC. Final decision, by the HLC, will be made at a regularly scheduled meeting.

2. The HLC shall award a maximum of five (5) plaques each calendar year.

3. Criteria for awarding an Historic Building Plaque Aware are as follows:

a. The building must be at least fifty (50) years old;

b. The building must have an H-overlay, be a recorded Texas Historic Landmark, or listed on the National Register of Historic Places;

c. The building must have been rehabilitated and/or maintained in good condition, and plans prepared for the work approved by the HLC, evidenced by issuance of a Certificate of Appropriateness;

d. If the building was rehabilitated using state, federal, or Community Development Block Grant funding, plans must have been reviewed and approved by the State Historic Preservation Officer (SHPO);

e. At the time of the award, the building must be in compliance with all municipal codes and ordinances.

f. Award winners may be honored at a subsequent City Council meeting.

g. Recipients are required to display the award in a publicly visible location on the facade of the structure. Any replacement plaques will be acquired at the owner's expense.

20.20.080 Alterations and changes to landmarks and H-overlay properties.

A. No person or entity shall construct, reconstruct, alter, change, remove, demolish or fail to maintain, any of the following, unless a Certificate of Appropriateness or a certificate of demolition has been approved by the HLC or approval granted through Administrative Review;

1. Any permanent feature on a property listed as a Texas Antiquities Landmark or on the National Register of Historic Places;

2. Any building, object, site, landscape architectural feature, or group of such designated with an H-overlay or as a historic landmark as defined by this chapter and designate by the City Council.

B. No building permit shall be issued for such proposed work until a Certificate of Appropriateness has first been issued by the Historic Landmark

Commission or approval granted through Administrative Review. The Certificate of Appropriateness or Administrative Review approval shall be in addition to and not in lieu of any building permit that may otherwise be required.

C. Certificates of Appropriateness, Certificates of Demolition and applications for Administrative Review shall be granted, granted with modifications, or denied based on the following criteria:

1. When City Council has adopted architectural and design guidelines for a particular district, those guidelines shall control provided they are not in conflict with other requirements of the City code, except that the HLC may approve exceptions to the guidelines in an effort to maintain the historic integrity of an H-overlay property, in which case the exception shall control in that particular case.

2. When no guidelines have been adopted for a particular district, the guidelines from the district most similar in character, design, materials, workmanship, time of construction shall apply; or as identified in the "Guide to the Identification and Preservation of El Paso's Cultural, Historic and Architectural Resources."

3. When the preceding does not provide guidelines applicable to the project, then the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall apply (36 CFR Part 68) (U.S. Department of the Interior, National Park Service, Preservation Assistance Division. U.S. Government Printing Office Document Number: 1994 0 - 160-280 QL 3, Washington, D.C., or most current revision).

D. Application content.

1. For the exterior of a designated historic landmark, or a designated historic interior, the applicant shall submit the following:

a. One (1) copy of completed Application for Administrative Review, Certificate of Appropriateness or Certificate of Demolition form. Applications must be typewritten, printed in ink, or electronically submitted in legible form. Completed applications shall be accepted and reviewed administratively or scheduled for HLC hearing, as applicable, on a first-come first-serve basis. Incomplete applications shall not be processed and shall be returned to the applicant.

b. One (1) copy of a detailed site development plan and construction documents drawn to scale, as applicable, showing the following:

i. Legal description of the property;
ii. Lots lines with dimensions of the areas;
iii. Location and arrangement of structures and fencing;

iv. Location, type, and arrangement of windows, doors, & other openings where applicable; (Include sample of each type of window or door from brochure, catalog or manufacturer);
v. Square footage of structure(s), including number of dwelling units;
vi. Required yards and setbacks;
vii. Proposed building materials (i.e., concrete, stucco, wood, metal);
viii. Sample of proposed color(s) & texture (i.e., color swatch with name, manufacturer, & number);
ix. Material and product samples from brochure, catalog or manufacturer;
x. Open spaces, where applicable;
xi. Landscaped planted areas including square footage;
xii. Architectural design of buildings, modification, addition, or new construction (floor plan(s) and elevations);
xiii. Construction details for roof, walls, floor, and foundation.

c. Photographs showing current conditions of the site and/or structures.

d. One (1) copy of a proof of ownership or other legal document demonstrating that the individual(s) or corporation submitting the application is the current property owner such as a certificate from a title company or warranty deed. An individual or entity who has a contract to purchase property may also submit an application with the owner's written authorization. This requirement shall not apply to Administrative Review applications.

e. A copy of any deed restrictions, existing or proposed, on the property shall also be submitted. This requirement shall not apply to Administrative Review applications.

f. One (1) 8½" x 11" copy of the detailed site development plan and scaled construction drawings. The copy must contain the address and legal description of the property. This requirement shall not apply to Administrative Review applications.

E. Administrative Review and Approval

1. The Historic Preservation Officer shall review and approve, approve with modifications or deny all Administrative Review applications in accordance with the administrative review design guidelines, for the following types of requests:

a. Landscape materials including vegetation, irrigation, and xeriscaping, in the front, rear, side yards and parkways; to include the following:
i. Open spaces, where applicable, including square footage;
ii. Landscaped planted areas, where applicable, including square footage;

iii. Type of landscape or surface material to be replaced; to include a sample of the proposed surface material.

b. New fencing on the front, rear and side yards; to include the following:

i. Location and type of proposed fencing;
ii. Type of proposed fencing including material and color;
iii. Chain-link fence is not an acceptable material for approval under Administrative Review.

c. Wrought iron security coverings for windows and doors; to include photographs and showing the following:

i. Location of proposed security grills;
ii. Type of proposed security grill including material and color.

d. Exterior accessibility ramps when placed in non-character-defining façades; to include the following:

i. Location of proposed accessibility ramp;
ii. List of materials and colors.

e. Skylights and air-conditioner units when placed in non character-defining facades or visible from the front facade; to include the following:

i. Location of proposed skylight or air-conditioner unit;
ii. List of materials and colors;
iii. Sample of skylight or air-conditioner unit. (include sample from brochure, catalog or manufacturer).

f. Off-premise and on-premise commercial and residential signs within historic districts in accordance with Chapter 20.18 as applicable; to include the following:

i. Location of proposed signage;
ii. List of materials and colors;
iii. Sketch of signage including total square footage.

g. Replacement of garage or household exterior doors that match the original doors; to include sample of door from brochure, catalog or manufacturer.

h. Walkways, driveways, and aprons; Include location and materials.

i. Swimming pools and tennis courts where permitted by sufficient area in the side and rear yard.

j. Routine maintenance, including but not be limited to: painting, re-roofing, repair of walks, driveways, fences.

k. Placement of fire escapes when placed in non-character-defining façades and where allowed by other City Ordinances.

l. Installation of windows similar to the original in appearance and purpose, regardless of construction materials Include sample of window from brochure, catalog or manufacturer.

m. Installation of an accessory structure when placed in non character-defining facades, not in the front or side yards, and when no other accessory buildings exist on the site. Accessory structure shall not exceed one hundred twenty (120) square feet in size. Colors shall complement the existing historic structure.

n. Installation of outdoor playground equipment when placed in non character-defining facades and not in the front or side yards.

o. Painting of previously painted surfaces other than brick or any type of stone with colors compatible with the historic district.

p. Installation of outdoor lighting fixtures and security fixtures when such elements complement the design context of the structure.

q. Minor alterations in a non character-defining façade and not visible from the street. Any alteration found to have a detrimental impact on the historic character of the structure or historic district shall be subject to the requirements for approval for a Certificate of Appropriateness as outlined in 20.20.130 Subsection (C).

3. Photographs showing current conditions of the property may be required to be furnished by the applicant for all Administrative Review requests.

4. The applicant may appeal decisions of the HPO to the HLC, through the application process.

F. Certificate of Appropriateness and Certificate of Demolition.

Any and all changes or alterations to landmarks and H-overlay properties, as described in 20.20.140 Subsection (A), that are not eligible for Administrative Review shall require an application for Certificate of Appropriateness or Certificate of Demolition to be reviewed and approved by the HLC.

G. Historic Landmark Commission Review

1. The Historic Landmark Commission, upon ten days' written notice to the applicant, shall hold a hearing on the application. Upon review, if the HLC finds the

proposed work of a nature which will not adversely affect any significant architectural or historical feature of a designated historic landmark, and is appropriate and consistent with the spirit and purposes of this section, it shall forward a Certificate of Appropriateness to the applicant within ten days after the public hearing.

2. If the Historic Landmark Commission finds that the proposed work will adversely affect or destroy any significant architectural or historical feature of the designated historic landmark or historic interior, or is inappropriate or inconsistent with the spirit and purposes of this section, it shall render a denial of the request and forward the disapproved application to the applicant within ten days after the public hearing. The HLC shall state the reason(s) for its disapproval.

3. If no action has been taken by the Historic Landmark Commission within forty-five (45) days of the receipt of a completed application, the application shall be approved as submitted, and a Certificate of Appropriateness shall be issued by the HLC. However, a certificate of demolition shall never be issued before the expiration of sixty (60) days of receipt of a completed application.

4. No change shall be made in the application, issuance, or execution of any building permit after the issuance of a Certificate of Appropriateness, without submittal of a request for minor modification as provided for in Section 20.20.150, otherwise, a new application to the Historic Landmark Commission and approval thereof in the same manner as previously provided shall be submitted.

5. After a decision is reached by the Historic Landmark Commission denying an application for Certificate of Appropriateness, no application for a Certificate of Appropriateness for a given property may be resubmitted within twelve months from date of action by the HLC unless the HLC finds that a substantial change in conditions has occurred, or that applicant has resubmitted in conformance with subsection 3.

6. Applicants aggrieved by a decision of the Historic Landmark Commission may appeal to City Council, using the procedure identified in Section 20.20.190.

20.20.090 Modification of Certificate of Appropriateness.

A. If an applicant desires to make minor modifications to the Certificate of Appropriateness when they prepare final working drawings, they may apply to the Historic Preservation Officer for a minor modification of the approved Certificate of Appropriateness.

B. If the Historic Preservation Officer finds the minor modifications are in substantial conformity with the approved Certificate of Appropriateness, the Historic Preservation Officer shall approve the minor modifications and amend the Certificate of Appropriateness.

C. Changes other than such minor modification shall require a new hearing and new approval in the same manner as for review of the original Certificate of Appropriateness.

20.20.100 Economic Hardship Application Procedure.

A. After receiving written notification from the HLC of the denial of any application, an applicant may commence the economic hardship application process discussed herein at no additional cost. No building permit or demolition permit shall be issued through this procedure unless the HLC makes a finding that, through no fault of his own, the owner cannot otherwise realize a reasonable rate of return on, or sell his property at a reasonable price to an individual or entity interested in preserving it.

B. The applicant and the HLC shall consult in good faith in a diligent effort to seek an alternative that will result in preservation of the property.

C. The HLC shall hold a public hearing on the application within thirty (30) days from the date the complete application is received by the HLC.

D. If the HLC approves the application it shall forward a Certificate of Appropriateness to the Applicant within ten days after the public hearing. However, a certificate of demolition shall not be provided to the applicant until at least sixty days following the date of submittal of a completed application.

E. If the HLC denies the application, it shall forward the disapproved application to the applicant within ten days after the public hearing. The HLC shall state the reasons for its disapproval

F. If no action has been taken by the HLC within sixty days of the original receipt of the economic hardship application by the HLC, a Certificate of Appropriateness or certificate of demolition shall be deemed to have been issued by the HLC, and the Historic Preservation Officer shall so advise the applicant.

G. No change shall be made in the application for any building permit after the issuance of a Certificate of Appropriateness without submittal of a new application to the HLC and approval thereof as previously provided.

H. After a decision is reached by the HLC denying an application, a re-submittal of application shall not be accepted for additional hearing within a twelve-month period from the date of the final decision, unless the HLC determines, after reviewing a written request of the applicant, that there has been a change in conditions sufficient to warrant an earlier rehearing.

I. Applicants aggrieved by a decision of the HLC may appeal to City Council, using the procedure identified in Section 20.20.190.

20.20.110 Enforcement.

A. All work performed pursuant to a Certificate of Appropriateness or administrative review shall conform to any requirements included therein. It shall be the duty of the Historic Preservation Officer to inspect any such work to assure compliance. In the event work is found that is not in accordance with the Certificate of Appropriateness or Administrative Review, the Historic Preservation Officer shall notify the Building Official, who may issue a stop work order, a citation, or pursue other prosecution in accordance with the El Paso City Code or any other applicable statute or law. All further work by the applicant shall be subject to the requirements of the City Code or other governing statute or law.

B. If a Certificate of Appropriateness is issued, a project is completed, and if the property qualifies for a tax abatement per Title 3 of the City Code, then the Historic Preservation Officer shall inspect the premises on an annual basis to ensure compliance with the Certificate of Appropriateness for the duration of the tax abatement. If the Historic Preservation Officer determines that conditions have changed to make the project non-compliant with the Certificate of Appropriateness, they shall notify the owner in writing and submit a report to the HLC providing details of the alleged non-compliance.

C. The HLC shall hold a hearing and notify the property of the date, time and place of the hearing so that the property owner may attend and present evidence of compliance with the Certificate of Appropriateness. The HLC shall make a finding, based upon the evidence presented by the Historic Preservation Officer and the property owner, whether or not the project is or is not in compliance with the original Certificate of Appropriateness. If the HLC finds that the project is not in compliance, the Historic Preservation Officer shall notify the taxing authority, and the tax abatement for the project shall cease immediately. The property owner may present an alternate plan in order to comply with the Certificate of Appropriateness, and the HLC may amend and approve the modifications. The property owner may appeal the HLC's decision to the City Council as provided for herein.

20.20.120 Historic Landmark Demolition or Removal.

A. An application for demolition or removal of any portion of a designated historic landmark or H-overlay property shall be filed with the Historic Preservation Officer who shall forward it to the HLC within five days of receipt. The HLC shall then hold a public hearing on the application after at least ten days written notice to the applicant. The HLC shall consider the historic value, state of repair, reasonableness of the cost of restoration or repair, the existing and potential usefulness, including economic usefulness of the building, purposes behind preserving the structure as a historic landmark, neighborhood character, and all other factors it finds appropriate. The HLC shall delay the proposed demolition for a period of at least sixty (60) days from the date of submission of a completed application. After such time period, the HLC may

approve or deny the application in whole or in part, or suspend action on it for a period not to exceed six months.

B. If the HLC determines, based on the evidence presented, that the cost of restoration or repair would render the property incapable of earning a reasonable return, the HLC may recommend to City Council, within ten days of the hearing before the HLC, or at the Council's next regular meeting, that the property be acquired pursuant to Section 20.20.120(A). Council will have thirty days to state an affirmative intent to negotiate with the property owner and to act on such a purchase within a reasonable time thereafter. If Council does not act affirmatively, or the HLC determines that the interest of preserving historical values will not be adversely affected by such demolition or removal or that the interest of preserving historical values can best be served by the removal of the structure to another specified location, it shall issue a certificate of demolition or a certificate of removal to the applicant within ten days there from, or sixty days of receipt of a completed application, whichever comes later.

C. If no action has been taken by the HLC within ninety (90) days of original receipt by the HLC of the application, it shall be deemed approved as submitted and a certificate of demolition or a certificate of removal shall be issued by the HLC and the Director of Development Services shall so advise the applicant.

D. After a decision is reached by the HLC denying an application for a certificate of demolition or a certificate of removal, a re-submittal of an application for such certificate will not be accepted for a twelve-month period from the date of final decision, except upon written request of the applicant indicating that there has been a change in conditions sufficient to warrant an earlier rehearing.

E. Subsections A through E of this section shall not apply whenever the Building Official or the Fire Chief or their designee proceeds under Chapter 18.50. In such case, the Building and Standards Commission after the appropriate notice and hearing, may order the building or structure or part thereof secured, repaired, removed or demolished without regard to the "H" designation on the building or structure or part thereof; but in no event may the Building and Standards Commission take such action unless it determines that the building or structure or part thereof is unsafe and dangerous so as to endanger persons or property or is a fire hazard, and that such danger or hazard is so great and so immediate that subsections A through D of this section should be circumvented to prevent immediate and substantial harm to persons or property. Such a determination by the Building and Standards Commission shall be final except as provided for by State law.

20.20.130 Prevention of Demolition by Neglect.

A. Applicability. All historic landmarks and properties with an "H" overlay shall be preserved against detrimental deterioration and kept free from certain structural defects by the owner or legal custodian who shall repair such building, object, site, or structure if it is found to have any of the following defects:

1. Deterioration of roofs or other horizontal members;
2. Deterioration of chimneys;
3. Deterioration or crumbling of stucco or mortar;
4. Ineffective waterproofing of exterior walls, roof or foundations, including broken windows or doors; or
5. Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

B. Upon the HLC's receipt of a claim of detrimental deterioration of a landmark, it shall notify the owner in writing, informing the owner of the complaint and specifics of the alleged detrimental deterioration, requesting that the owner appear before the HLC for a fuller and more accurate determination of the existence of detrimental deterioration.

C. If the HLC determines after public hearing that there is detrimental deterioration as described in subsection A, the owner or legal custodian shall be given a reasonable time and opportunity to cure. The owner or legal custodian must comply with all requirements of requesting a Certificate of Appropriateness from the HLC.

20.20.140 Penalty for demolition or alteration without a permit.

A. It is unlawful to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish or raze any historic landmark in violation of this chapter. The City, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful violation and to restrain, correct or abate such violation, to prevent any illegal act, business or maintenance in and about such premises.

B. In addition to any remedies allowed pursuant to Chapter 20.24 or other law and exercised under subsection A, a person, corporation or entity is liable to the City if the person demolishes, or causes to be demolished, or otherwise adversely affects the structural, physical or visual integrity of an historic landmark without first obtaining a permit from the building services department and a certificate of demolition from the HLC as required by this chapter. The structure or property must have a designated "H" overlay, individually or as part of an historic district.

C. If the structural, physical or visual integrity of the historic landmark is adversely affected to the extent that it may not feasibly be substantially restored to its original level of historic significance, damages are equal to the cost of constructing, using as many of the original materials as possible, a new structure that is a reasonable facsimile of the historic landmark as well as the cost of attorney's, architect's and appraiser's fees and other costs related to the enforcement of this section. If it is feasible to restore the structural, physical or visual integrity of the historic landmark substantially to its former level, the damages are equal to the cost of the restoration, using as many of the original materials as possible and the cost of attorney's, architect's and appraiser's fees and other costs related to the enforcement of this section.

D. Instead of accepting monetary damages, the City Council may permit the liable person to construct, within a reasonable time and using as many of the original materials as possible, a structure or property that is a reasonable facsimile of the demolished historic landmark or to restore, using as many of the original materials as possible, the historic landmark and to pay the cost of attorney's, architect's and appraiser's fees and other costs related to the enforcement of this section.

20.20.150 Ad Valorem Tax Incentives for Historic Properties.

The City will provide applications for the ad valorem tax incentive program to promote preservation and restoration of historic properties.

20.20.160 Notice.

Any notice required to be given under this chapter shall be by deposit in the U. S. Postal Service, postage prepaid, to the addressee at his last known mailing address.

20.20.170 Severability.

The terms and provisions of this chapter are severable and shall be governed by Section 1.04.060.

20.20.180 Zoning board of adjustment.

This chapter is not to be construed as conferring any jurisdiction on the zoning board of adjustment in matters pertaining to historic landmark preservation.

20.20.190 Appeal to the City Council.

Any applicant or the owner of any property located within three hundred feet of any landmark, or the owner of any property within the same historic district as the subject of the appeal, who is aggrieved by a ruling of the HLC concerning that landmark under the provisions of this section, may within fifteen days after the ruling of the HLC, appeal to the City Council by filing written notice of such appeal with the City clerk. Following a public hearing to be held within sixty days of the filing of such notice of appeal, the City Council may, by a simple majority vote, uphold or overturn any ruling of the HLC made pursuant to this chapter.

CHAPTER 20.22

NONCONFORMING SITUATIONS

20.22.010 Policy.
20.22.020 Nonconforming lots.
20.22.030 Nonconforming uses.
20.22.040 Nonconforming structures.
20.22.050 Nonconforming dwellings in commercial and manufacturing districts.
20.22.060 Newly Annexed Areas.
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20.22.090 Nonconforming Signs.
20.22.100 Nonconforming Personal Wireless Service Facilities.

20.22.010 Policy.

Nonconforming situations may continue, so long as the conditions within this chapter and all other applicable sections of the Code are met; however, the City encourages the eventual replacement of nonconforming uses which are potentially undesirable and incompatible with surrounding conforming uses and require compliance with the regulations of the El Paso City Code, having due regard for the property rights of the persons affected, the public welfare, compatibility, and the character of the surrounding area. This Chapter does not require the removal of or destruction of property in existence at the time when any zoning regulation first became effective and is actually and necessarily used in a public service business.

20.22.020 Nonconforming lots.

A single-family dwelling may be erected on a lot recorded in the real property records, even though of less width, depth, or area than required by the regulations for the district in which it is located, if such lot was separately owned at the time when any zoning restrictions as to its required width or area (whether under this title or any other ordinance or amendment) first became effective, if the owner of such lot does not own any other lot, parcel or tract immediately adjacent thereto, and so long as the lot is registered and verified by the Zoning Administrator as a nonconforming lot.

20.22.030 Nonconforming uses.

A. Any use of a building, structure, or property or if a valid building permit has been issued for the use of the structure in that district, legally in existence at the time when any zoning restrictions as to use, area, yards, setbacks, or off-street parking (whether under this or any other ordinance or amendment) first became effective as to such use, and which does not conform to the regulations described in this title may continue the

use so long as the use is registered and verified by the Zoning Administrator as nonconforming and subject to the following limitations:

1. A nonconforming use of a structure may not be enlarged or increased, except a nonconforming use may be extended to any portion of a building which portion was arranged or designed for such nonconforming use on or prior to the date on which the use became nonconforming, or if required by law to meet minimum health and safety requirements required by a governmental entity. Written documentation establishing the date of the original design or arrangement of use, or requirement by a governmental entity shall be required at the time of submittal for a building permit, and the mere intent of the owner or occupant shall not satisfy this requirement.

2. A nonconforming use shall not be changed unless changed to a conforming use. A nonconforming use if changed to a conforming use may not thereafter be changed back to any nonconforming use. A nonconforming use may not be changed to any other nonconforming use.

B. Abandonment and termination of a nonconforming use.

1. A nonconforming use is deemed abandoned and the right to operate a nonconforming use shall terminate immediately if any of the following occur:

a. the use of property is changed from a nonconforming use to a conforming use, or to another nonconforming use; or

b. the non-use or non-operation of the nonconforming use, or the vacancy of a portion or all of the structure used for the nonconforming use of the property for a continuous period of one hundred twenty (120) days or more;

c. a portion or all of the structure used for the nonconforming use is damaged or destroyed by the intentional act of the owner or his agent;

d. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if any portion of the structure in which the nonconforming use is located is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of one hundred twenty (120) days.

2. A seasonal discontinuance of a nonconforming use, or a temporary discontinuance of a nonconforming use for maintenance or repair, is excluded from a calculation of the one hundred twenty (120) day period described in Subsection B.1.(b).

3. A person may not resume an abandoned or otherwise terminated nonconforming use.

4. Destruction of nonconforming use.
The right to operate and maintain any nonconforming use, except a single-family dwelling unit is not subject to this subsection and may reconstruct up to 100% of the prior existing building footprint, shall terminate and shall cease to exist whenever the structure or any portion of the structure in which the nonconforming use is operated and maintained is damaged or destroyed by fire, the elements or other than the intentional acts of the owner or operator, if the destruction amounts to fifty percent (50%) or more of its fair market value as determined by the tax appraisal roll, not including the value of the land, on the date of such damage or destruction. If the owner of a nonconforming use fails to begin reconstruction of the destroyed building, when permitted to do so by the terms of this section within one hundred twenty (120) days of the date of destruction, the nonconforming use shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.

C. No nonconforming accessory use shall continue after the principal use or structure shall have ceased or terminated unless the accessory use shall thereafter conform to the provisions of the zoning district in which it is located.

20.22.040 Nonconforming Structures.

A. Any nonconforming structure legally in existence at the time when any zoning restrictions as to use, area, yards, setbacks, or off-street parking (whether under this or any other ordinance or amendment) first became effective as to such use, and which does not conform to the regulations described in this title may continue in use and operation and shall register with the Zoning Administrator as nonconforming and is subject to the following limitations.

1. Unless otherwise provided, a nonconforming building or structure shall not be added to or enlarged in any manner unless the addition or extension meets the requirements of the district in which it is located.

2. If a non-conforming structure is non-conforming as to off-street parking requirements, a change of occupancy to another use permitted in the zoning district is allowed provided that the parking requirements are the same as the original non-conforming use. If a change of occupancy to a use that requires additional parking is requested, the additional off-street parking required for the new use must be provided.

B. Abandonment and termination of a nonconforming structure.

1. A nonconforming structure is deemed abandoned and the right to operate a nonconforming building shall terminate immediately if any of the following occur:

a. the non-use or non-operation of a use, or the vacancy of a portion or all of the structure for a continuous period of one hundred twenty (120) days or more;

b. a portion or all of the structure used for the nonconforming use is damaged or destroyed by the intentional act of the owner or his agent.

c. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if the nonconforming building is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of one hundred twenty (120) days.

2. A seasonal discontinuance of a nonconforming building, or a temporary discontinuance of a nonconforming building for maintenance or repair, is excluded from a calculation of the one hundred twenty (120) day period described in Subsection B.1.(b).

3. A person may not resume an abandoned or otherwise terminated nonconforming use.

4. Destruction of nonconforming structure.
The right to operate and maintain any nonconforming structure, except a single-family dwelling unit is not subject to this subsection and may reconstruct up to 100% of the prior existing building footprint, shall terminate and shall cease to exist whenever the structure or any portion of the structure is damaged or destroyed from any cause whatsoever, except if caused by the intentional act of the owner or operator, if the destruction amounts to fifty percent (50%) or more of its fair market value as determined by the tax appraisal rolls, not including the value of the land, on the date of such damage or destruction. If the owner of a nonconforming use fails to begin reconstruction of the destroyed building, when permitted to do so by the terms of this section within one hundred twenty (120) days of the date of destruction, the nonconforming building shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.

C. Normal repairs and maintenance may be made to a nonconforming building or structure; provided that no structural alterations shall be made except those required by law or ordinance due to health or safety concerns and as required by a governmental entity.

D. A nonconforming building or structure shall not be moved in whole or in part from the property or within the lot in which it is located, unless every portion of such building or structure is made to conform to all regulations of the district in which it is located.

E. No nonconforming accessory structure shall continue after the principal use or structure shall have been damaged or destroyed unless the accessory structure shall thereafter conform to the provisions of the zoning district in which it is located.

F. A cemetery, sewage disposal or treatment plant, hospital, sanatorium, correctional institution, or municipal or state building or institution existing in any district on

November 23, 1955, or any M-1 district use so existing in a C-4 or C-5 district, shall be deemed a conforming use upon the plot devoted to such use on the effective date of Ordinance No. 1448, adopted on November 23, 1955.

20.22.050 Nonconforming dwellings in commercial and manufacturing districts.

A dwelling nonconforming as to use in a commercial or manufacturing district shall be permitted; provided, that the yard standards and the off-street parking requirements at the time the structure became nonconforming as to use are maintained.

20.22.060 Newly Annexed Areas

A. Nonconforming rights may be granted to uses or structures located within newly annexed areas in accordance with the following provisions. An application for registration and certificate of occupancy for the nonconforming use or structure must be filed with the Development Services Department.

B. Incomplete construction. Construction may be completed on any structure legally under construction upon annexation provided:

1. The owner or his designated representative applies to the city for a building permit to authorize further work on the structure stating the proposed use of the structure and attaching thereto the plans and specifications relating to the construction; and

2. The construction is completed within one hundred twenty (120) days of the effective date of the issuance of the building permit unless an extension is granted.

20.22.070 Registration and Certificate of Occupancy required.

A. Should the owner or occupant of a nonconforming building or use desire to change, alter, enlarge, or otherwise modify the nonconforming building or use, he or she shall be required to apply for and register the nonconforming building or use with the Development Services Department and provide the following information prior to the change, alteration or modification:

1. file an affidavit with the city and pay a nonrefundable fee established by the City Council stating that such building or land occupied by the nonconforming building or use was, to the best of the owner or occupant's knowledge, in lawful use and lawfully existing as of the date of adoption of the applicable Code in effect at the time that the building or use became nonconforming. Said affidavit shall include a statement providing the basis for the person's knowledge of the statement made;

2. provide documentation to include but not limited to aerial photography, information on file with the central appraisal district, affidavits of surrounding property owners or occupants knowledgeable of the existence and use of the building or property, and any

other information deemed necessary to determine the nonconforming status of the building or use by the Zoning Administrator; and,

3. submit an application to the city for a new certificate of occupancy in accordance with applicable requirements of the Code.

B. Upon proper application and satisfaction that the nonconforming building or use was in existence as of the date of adoption of this Title or subsequent amendment, the city may register the building or use as nonconforming and maintain a record of all registrations.

20.22.080 Property affected by right-of-way acquisition.

A. Relocation of Existing Uses. Zoning restrictions as to lot area, yards or setbacks may be reduced as applied to a structure that is to be relocated on any lot a portion of which was acquired under the threat of condemnation or in an eminent domain action; provided, that the following requirements are met:

1. The gross floor area of the new building or structure is no greater than that of the previously existing building or structure;

2. The new building or structure is used only for the previously nonconforming use or for a use permitted in the zoning district; and

3. Yard and Setback Requirements.

a. For commercial and manufacturing uses, the minimum yard standards are met for the most restrictive district in which the use is permitted,

b. For residential uses, three-fifths of the yard standards are met for the district in which the use is permitted,

c. For any use, the setback requirements provided in any zoning district or imposed as a condition of a zoning change may be waived provided that the setback requirements of this subsection are met;

4. If on-site parking was provided for the nonconforming use prior to the acquisition of right-of-way, a minimum of eighty-five percent of the number of spaces existing prior to the acquisition of right-of-way shall be provided for the new building or structure.

B. Relocation of Existing Nonconforming Use. A structure whose use is deemed nonconforming, may be relocated to another portion of the site on which that structure is located; provided, that the use is registered and verified by the zoning administrator that the use of property preexisted any zoning restrictions as to use, and that the requirements of subsection A of this section have been satisfied.

C. The denial of a building permit under this section shall not be construed to affect an applicant's right to request a special exception from or an appeal to the zoning board of adjustment pursuant to Chapter 2.16 of this code.

20.22.090 Nonconforming signs.

A. Signs Which Are Nonconforming.
Signs which were lawfully erected prior to the adoption of the ordinance herein codified which do not conform to its provisions as well as signs existing at the time the area wherein the sign is located is annexed are deemed to be nonconforming, and may continue in existence provided that no nonconforming sign shall be:

1. Changed to or replaced with another sign, unless in compliance with the Code, except as provided herein. Upon application to the City, the face of the sign on an existing sign that is structurally safe and for which is on file a valid permit or nonconforming registration, may be changed to indicate a new owner or business; provided however, the change or alteration shall not result in the following:

a. an increase in the degree of the existing nonconformity;
b. does not change the method or technology used to convey the message;
c. does not increase the illumination of the sign;
d. does not increase the sign face area

2. Structurally altered in order to extend its useful life;

3. Expanded;

4. Reestablished after damage or destruction if the cost of repairing the sign is more than fifty percent (50%) of its value at the time of such damage or destruction;

5. Modified or relocated in any way that would increase the degree of nonconformity of such sign.

6. Modified to add lighting or any other enhancement.

2. This provision shall not prevent repairing or restoring any part of a sign structure to a safe condition or performing normal maintenance operations on a sign or sign structure.

B. Registration of Nonconforming Signs. Each nonconforming sign shall be registered by the owner or owners of the sign by filing a registration form with the Zoning Administrator. Signs without permits which were registered properly pursuant to any prior city code provision are deemed to be nonconforming.

C. Abandonment and termination of a nonconforming sign.

1. A nonconforming sign is deemed abandoned and the right to operate a nonconforming sign shall terminate immediately if any of the following occur:

a. the nonuse of the sign for a continuous period of one hundred twenty (120) days or more;

b. a portion or all of the sign is damaged or destroyed by the intentional act of the owner or his agent.

c. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if the nonconforming sign is dilapidated, substandard, or is not maintained in a suitable condition during a continuous period of one hundred twenty (120) days.

D. A nonconforming sign shall not be moved in whole or in part from the property or within the lot in which it is located, unless every portion of such building or structure is made to conform to all regulations of the district in which it is located.

Section 20.22.100 Nonconforming PWSF.

A. A personal wireless service facility (PWSF) that was built in compliance with the City's zoning regulations and was issued a certificate of completion, or if a certificate of completion was not issued, there was a valid building permit and an approved final inspection; and has been registered as a legal nonconforming structure, may continue in existence as a nonconforming structure. Such nonconforming structures may be modified or demolished and rebuilt on the same property as described in the certificate of completion or building permit, provided that the modified or rebuilt PWSF complies with all of the following:

1. A modified or rebuilt PWSF must have at least one additional antenna no larger in size than the antennas on the existing or pre-existing facility. If the PWSF has been rebuilt, the ground surface area shall not exceed one hundred twenty-five percent (125%) of the existing facility, including all appurtenant equipment storage facilities; and,

2. The height of a modified or rebuilt PWSF and the appurtenant antennas attached thereto shall not exceed the height of the existing facility or the height limitation of Section 20.08.455 (Personal Wireless Service Facilities), whichever is greater; and,

3. A rebuilt PWSF must have setbacks that are no more nonconforming than that of the pre-existing facility; and,

4. A modified or rebuilt PWSF shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater

than forty percent (40%). The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color; and,

5. All rebuilt ground-mounted PWSF located in and/or abutting residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures.

6. A modified or rebuilt PWSF shall maintain the same screening and landscaping as the existing or pre-existing facility; provided, however, that this section shall not prevent additions or improvements to the landscaping in accordance with the landscaping ordinance; and,

7. A rebuilt PWSF may be constructed prior to the demolition of the existing nonconforming PWSF, so long as the rebuilt PWSF is constructed in accordance with the provisions of this Section, and the existing nonconforming PWSF shall be completely demolished within thirty (30) days from the date that the rebuilt PWSF is issued a certificate of completion; and,

8. If two or more nonconforming ground-mounted PWSF within a ½ mile radius are demolished in a coordinated effort to collocate the existing antennas onto one structure, a new PWSF may be rebuilt on any of the sites. The height of the rebuilt PWSF and the appurtenant antennas attached thereto shall nor exceed the height of the tallest of the pre-existing facilities, or the height limitation of Section 20.10.455 (Personal Wireless Service Facilities), whichever is greater. The setbacks of the rebuilt PWSF shall be no more nonconforming than the most nonconforming of the pre-existing facilities.

B. The issuance of a permit pursuant to this Section allowing the modification or demolition and rebuilding of an existing nonconforming PWSF shall not be considered a determination that the modified or rebuilt PWSF is conforming.

C. Except as provided in this Section, a nonconforming PWSF may not be enlarged, increased in size, or modified without being brought into compliance with the regulations of Section 20.10.455 (Personal Wireless Service Facilities).

D. Abandonment and termination of a nonconforming PWSF.

1. A nonconforming PWSF is deemed abandoned and the right to operate a nonconforming PWSF shall terminate immediately if any of the following occur:

a. the nonuse of the PWSF for a continuous period of one hundred twenty (120) days or more;

b. a portion or all of the PWSF is damaged or destroyed by the intentional act of the owner or his agent.

c. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if the nonconforming PWSF is dilapidated, substandard, or is not maintained in a suitable condition during a continuous period of one hundred twenty (120) days.

CHAPTER 20.24

ENFORCEMENT – PENALTY

20.24.010 Civil and Criminal Penalties
20.24.020 Criminal Prosecution
20.24.030 Civil Remedies

20.24.10 Civil and Criminal Penalties

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 hereby declared to be a nuisance.

20.24.020 Criminal Prosecution

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 and no cent ($2,000.00). 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.

20.24.030 Civil Remedies

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; and,
2. a civil penalty up to five hundred dollars and no cent ($500.00) 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.

TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
1.00	*Agricultural & related operations*																																					
1.01	Animal cemetery	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020	
1.02	Animal crematory	S	S	S	S	S	S	S	X	X	X	X	X	X	X	S	X	X	S	S	S	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010	
1.03	Animal kennel	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	E	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020; §20.10.080	
1.04	Animal pound, shelter	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020; §20.10.080	
1.05	Animal training facility (school)	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	E	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020; §20.10.080	
1.06	Barn	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	Z	X	X	§20.10.010; §20.10.020	
1.07	Composting facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
1.08	Dude ranch	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	X	X	X	X	X	X	Z	X	X	§20.10.010; §20.10.020	
1.09	Farm	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020; §20.10.220	
1.10	Farmer's market	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	P	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
1.11	Feed yard	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.230	
1.12	Greenhouse (industrial-scale)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X	X	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
1.13	Harvesting (field, tree, bush crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020; §20.10.220	
1.14	Livestock auction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	

X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use; D-Detailed site plan approval required;
E-Special Exception Required; S-Special Permit Required; Z-Master Zoning Plan Required

**Subject to Sec. 20.10.360; ****Subject to Sec. 20.10.370

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
1.15	Livestock grazing	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
1.16	Nursery (industrial-scale)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X	X	P	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
1.17	Pasturage (small or large animals)	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.440	
1.18	Poultry hatchery	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.480	
1.19	Produce stand	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	A	X	D	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
1.20	Raising (field, tree, bush crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020; §20.10.220	
1.21	Raising (small or large animals)	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
1.22	Riding academy	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	Z	X	X	§20.10.010; §20.10.020	
1.23	Stable (including breeding)	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
1.24	Veterinary treatment center (large animals)	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020; §20.10.080	
1.25	Veterinary treatment center (small animals)	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	P	X	S	X	X	X	S	X	X	Z	Z	Z	§20.10.010; §20.10.020; §20.10.080	
	2.00 Commercial, storage & processing																																							
2.01	Automobile wrecking yard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.090	
2.02	Bottling works	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	X	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	

X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use; D-Detailed site plan approval required;
E-Special Exception Required: S-Special Permit Required; Z-Master Zoning Plan Required

**Subject to Sec. 20.10.360; ****Subject to Sec. 20.10.370

	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
2.03	Boutique bottling	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	X	X	D	X	X	X	D	D	X	X	X	Z	§20.10.010; §20.10.020; §20.10.060	
2.04	Contractor yard (large)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.160	
2.05	Contractor yard (small)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.160	
2.06	Explosives (storage)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.210	
2.07	Food storage locker	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
2.08	General Warehouse	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.250	
2.09	Liquified petroleum gas (storage & dispensing)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020; §20.10.310	
2.10	Motor vehicle storage yard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.090	
2.11	Motor vehicle wrecking yard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.090	
2.12	Moving & storage facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	D	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
2.13	Office warehouse	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	X	X	P	P	P	X	X	X	X	X	X	D	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.420	
2.14	Salvage yard (scrap materials)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
2.15	Self storage warehouse	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	X	X	P	P	P	X	X	D	X	X	X	D	D	X	Z	Z	Z	§20.10.010; §20.10.020; §20.10.610	
2.16	Storage of supplies, equipment, goods	X	X	X	X	X	X	X	X	X	X	X	A	A	A	X	A	A	A	A	A	A	A	A	A	A	X	X	A	X	X	X	A	D	X	X	X	X	§20.10.010; §20.10.020; §20.10.630	
	3.00 Educational, institutional & social uses																																							
3.01	Adult day care center	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	P	P	P	P	P	P	X	P	X	X	X	X	D	X	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020; §20.10.450	
3.02	Art gallery	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.03	Child care facility, Type 3	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	S	X	X	X	S	X	X	X	Z	X	§20.10.010; §20.10.020; §20.10.140	
3.04	Child care facility, Type 4	X	X	X	X	X	X	X	X	S	S	S	S	S	S	S	P	P	P	P	P	P	X	A	A	A	X	S	D	S	S	S	S	A	S	X	Z	A	§20.10.010; §20.10.020; §20.10.140	
3.05	Child care facility, Type 5	X	X	X	X	X	X	X	X	S	S	S	S	S	S	S	P	P	P	P	P	P	X	A	A	A	X	S	D	S	S	S	S	A	S	X	Z	A	§20.10.010; §20.10.020; §20.10.140	
3.06	Child care facility, Type 6	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	A	A	A	P	D	D	D	D	D	D	A	D	Z	Z	A	§20.10.010; §20.10.020; §20.10.140	
3.07	Child care facility, Type 7	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	X	D	S	S	S	S	X	S	X	X	X	§20.10.010; §20.10.020; §20.10.140	
3.08	Child care institution	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	S	S	P	P	P	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.140	
3.09	Church	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	
3.10	Community center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	P	D	D	D	D	D	D	X	D	Z	Z	X	§20.10.010; §20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
3.11	Convent	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	D	D	D	D	D	D	X	D	Z	Z	X	§20.10.010; §20.10.020	
3.12	Correctional facility, detention center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	P	P	P	S	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020; §20.10.260	
3.13	Library	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.14	Lodge	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.15	Monastery	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	S	D	D	D	D	D	X	D	Z	Z	X	§20.10.010; §20.10.020	
3.16	Museum	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.17	Orphanage, shelter	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.140	
3.18	Penal facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	P	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
3.19	School, public, private or parochial (9 through 12)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	P	D	D	D	D	D	D	X	D	Z	Z	Z	§20.10.010; §20.10.020	
3.20	School, public, private or parochial (Pre-K through 8)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	P	D	D	D	D	D	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.21	School, trade	X	X	X	X	X	X	X	X	X	X	S	S	S	S	S	S	P	P	P	P	P	X	P	P	P	S	X	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.22	School, vocational	X	X	X	X	X	X	X	X	X	X	S	S	S	S	S	S	P	P	P	P	P	X	P	P	P	S	X	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.23	Social, fraternal club	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	S	D	D	D	D	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.24	Synagogue	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	
3.25	Temple	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
3.26	Union hall	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.27	University, college	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	X	D	S	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
3.28	Youth organization (with/without living facility)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
	4.00 Office & research services																																							
4.01	Automated Teller Machine (ATM)	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	P	P	P	P	P	P	A	A	A	A	A	X	D	D	X	X	D	A	D	Z	Z	Z	§20.10.010; §20.10.020	
4.02	Bank	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z	§20.10.010; §20.10.020; *§20.10.110*	
4.03	Courier & message service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020	
4.04	Credit union	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z	§20.10.010; §20.10.020; *§20.10.110*	
4.05	Data processing center	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	P	X	X	X	X	D	D	X	X	D	D	X	Z	Z	Z	§20.10.010; §20.10.020	
4.06	Employment agency	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	X	X	X	X	D	D	X	X	D	D	X	Z	Z	Z	§20.10.010; §20.10.020	
4.07	Financial institution	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.110	
4.08	Office, administrative & manager's	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	P	P	P	X	P	P	P	X	A	D	D	A	A	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	
4.09	Office, business	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z	§20.10.010; §20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
4.10	Office, medical	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.040	Florist, gift shop, pharmacy and similar uses per Section 20.10.040
4.11	Office, professional	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	
4.12	Radio broadcasting studio	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.700	
4.13	Research laboratory	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	D	X	X	Z	Z	§20.10.010; §20.10.020	
4.14	School, arts & crafts	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
4.15	Studio, dance	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
4.16	Studio, music	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
4.17	Studio, photography	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
4.18	Telemarketing agency	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	X	Z	Z	Z	§20.10.010; §20.10.020	
4.19	Television broadcasting studio	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.700	
	5.00 Manufacturing, processing & assembling																																							
5.01	Animal food manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.02	Animal slaughtery & processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	S	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
5.03	Apparel manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	

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		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
5.04	Beverage product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.05	Bread & bakery product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
5.06	Brewery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	P	P	P	S	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
5.07	Chemical manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.08	Coal products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.09	Commercial & service industry manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.10	Computer electronic product assembly	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
5.11	Computer product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.12	Dairy product processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	S	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.13	Electronic product assembly or manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.14	Fabricated metal product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.15	Food manufacturing, other	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020; §20.10.350	
5.16	Food preparation or assembly	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
5.17	Grain & oil seed milling	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	S	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
5.18	Household product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.19	Leather & allied product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.20	Machinery manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.21	Nonmetallic mineral product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.22	Paper products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.23	Petroleum products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.24	Plastic products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.25	Primary metal manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.26	Processing facility (heavy)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.490	
5.27	Processing facility (lightl)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.490	
5.28	Recycling collection facility (large)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.08.010; §20.08.020; §20.08.520	
5.29	Recycling collection facility (small)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	A	A	A	A	X	X	A	A	X	X	A	A	X	A	A	A	§20.10.010; §20.10.020; §20.10.520	
5.30	Reverse vending machines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	A	A	A	A	X	X	A	A	X	X	A	A	X	A	A	A	§20.10.010; §20.10.020; §20.10.580	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
5.31	Rubber products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.32	Seafood product preparation & processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.33	Sugar & confectionery product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.34	Testing laboratory	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	A	P	P	P	X	X	S	X	X	X	S	D	X	X	X	Z	§20.10.010; §20.10.020	
5.35	Textile mill	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
5.36	Textile product mill	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
5.37	Tobacco product manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
5.38	Transfer Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.39	Transportation equipment manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
5.40	Wood products manufacturing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
	6.00 Medical & related uses																																							
6.01	Assisted living facility (elderly)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	S	D	X	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.450	
6.02	Clinic	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	X	D	D	S	S	D	D	S	Z	Z	X	§20.10.010; §20.10.020	
6.03	Convalescent home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	S	D	X	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.450	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	R-MH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
6.04	Drug store	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	A	A	A	X	X	D	D	X	X	D	X	S	Z	Z	Z	§20.10.010; §20.10.020	
6.05	Hospital	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	S	D	X	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
6.06	Intermediate care facility (elderly)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	P	X	X	X	X	S	S	D	S	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.450	
6.07	Medical lab	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
6.08	Medical treatment facility	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	S	S	D	D	S	S	D	D	S	Z	Z	X	§20.10.010; §20.10.020	
6.09	Nursing home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	S	D	X	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.450	
6.10	Optical dispensary	X	X	X	X	X	X	X	X	X	X	X	S	P	P	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	X	Z	Z	X	§20.10.010; §20.10.020	
6.11	Pharmacy	X	X	X	X	X	X	X	X	X	X	X	S	A	A	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
6.12	Rest home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	S	D	X	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.450	
6.13	Sanitarium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	S	S	D	X	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.450	
	7.00 Mining & quarrying operations																																							
7.01	Batching plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	S	P	P	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
7.02	Borrow pit (commercial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	S	P	P	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
7.03	Drilling gas well	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S	S	X	S	X	X	X	S	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.180	
7.04	Drilling oil well	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S	S	X	S	X	X	X	S	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.180	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
7.05	Quarry	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.500	Buildings, equipment, supplies or land used for processing, storage, maintenance or sale of materials; operating and security personnel offices.
7.06	Raw material processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	S	P	P	S	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
7.07	Sand & gravel extraction	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	P	S	P	P	S	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
7.08	Shaft mining	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	X	X	X	S	X	X	X	X	§20.10.010; §20.10.020	
7.09	Strip mining	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	S	P	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
	8.00 Motor vehicle sale & service operations																																						
8.01	Ambulance service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	A	A	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
8.02	Automobile (sales, service, storage & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	A	A	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.03	Automobile part sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	P	P	X	X	X	D	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.04	Automotive rental location (satellite)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	X	X	X	X	D	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	

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		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
8.05	Automotive repair garage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.06	*Automotive service* station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.07	Boat, boat-trailer (sales, service, storage & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.08	Bus (sales, service, storage & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.09	Carwash, full-service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	P	P	P	X	X	X	X	X	X	S	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.120	
8.10	Carwash, self-service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.120	
8.11	Commercial fueling station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	P	P	P	X	X	S	X	X	X	S	D	X	Z	Z	§20.10.010; §20.10.020	
8.12	Contractor *equipment* (sales, storage, repair & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020; §20.10.160	
8.13	Farm equipment (sales, storage, repair & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
8.14	Heavy equipment (sales, storage, repair & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
8.15	Heavy truck (sales, storage, repair & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020; §20.10.090	

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**Subject to Sec. 20.10.360; ****Subject to Sec. 20.10.370

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
8.16	Light truck (sales, service, storage & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	A	A	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.17	Light truck part sales	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	P	P	X	X	X	D	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.18	Manufactured home (sales, display & repair)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
8.19	Mobile home (sales, display & repair)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
8.20	Motor vehicle repair, major	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.21	Motor vehicle repair, minor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	P	P	P	X	X	D	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.22	Motorcycle (sales, service, storage & rental)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.23	Recreation vehicle park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.510	
8.24	Trailer, 18-wheeler (sales, display & repair)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.090	
8.25	Truck stop	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
	9.00 Parking & Loading																																						
9.01	Garage or lot, parking (commercial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; Chapter 20.14	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
9.02	Garage or lot, parking (community)	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020; Chapter 20.14	
9.03	Garage or lot, parking (private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	X	P	P	P	A	A	D	A	A	A	D	A	A	A	Z	Z	§20.10.010; §20.10.020	
9.04	Loading spaces (serving another property)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.330	
9.05	On-site loading	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; Chapter 20.14	
9.06	On-site parking	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; Chapter 20.14	
9.07	Parking reduction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; Chapter 20.14	
9.08	Parking spaces (serving another property)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.410	
9.09	Unenclosed parking space shelter	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	A	A	A	A	A	A	X	A	A	A	X	X	A	X	X	X	A	A	X	X	X	X	§20.10.010; §20.10.020; §20.10.720	
	10.00 Personal services																																							
####	Barber shop	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	A	S	Z	Z	X	§20.10.010; §20.10.020	
####	Beauty salon	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	A	S	Z	Z	X	§20.10.010; §20.10.020	
####	Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020	
####	Crematorium	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	S	S	S	S	X	X	X	X	S	X	X	X	X	X	D	X	X	Z	Z	X	§20.10.010; §20.10.020	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Dry cleaning shop (< 2,500 square feet)	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.190	
###	*Dry cleaning shop* (> 2,500 square feet)	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	S	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.190	
###	Dry-cleaners (commercial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.190	
###	*Extermination* service	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
###	Funeral home	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
###	Laundromat, laundry (<5,000 *square feet)*	X	X	X	X	X	X	X	X	S	S	S	S	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.300	
###	Laundromat, laundry (>5,000 square feet)	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	S	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.300	
###	Laundry *(commercial)*	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.300	
###	Locksmith	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020	
###	Massage parlor	X	X	X	X	X	X	X	X	X	X	X	S	P	P	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
###	*Mausoleum*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020	
###	Mortuary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
###	Photofinishing lab	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	X	X	X	X	D	X	X	X	D	D	X	X	Z	Z	§20.10.010; §20.10.020	
###	*Shoe repair shop*	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Tattoo parlor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
###	Taxidermist	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020	
	11.00 Recreation, amusement & entertainment																																							
###	Adult motion picture theatre	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.620	
###	Amusement game complex	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	X	X	X	X	X	S	D	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Amusement park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	S	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Athletic facility (indoor)	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	P	P	P	P	P	P	X	A	A	A	X	A	D	D	A	A	D	D	S	Z	Z	X	§20.10.010; §20.10.020	
###	Athletic facility (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Ballroom	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Billiard & pool hall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Bingo hall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Bowling alley	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Campground	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	S	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
###	Coliseum	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Community recreational facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	P	S	D	X	D	D	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.060	Sale of alcoholic beverages within *a publicly owned* facility provided they are consumed on the premises.
###	Convention center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	§20.10.010; §20.10.020	
###	Dancehall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Exercise facility (indoor)	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	P	P	P	P	P	P	X	A	A	A	X	A	D	D	A	A	D	D	X	Z	Z	X	§20.10.010; §20.10.020	
###	Exhibition hall	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	D	X	X	X	X	§20.10.010; §20.10.020	
###	Fairground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	S	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
###	Gambling casino	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Go-cart track	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
###	Golf course < 75 acres (with/without restaurant & bar)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	S	S	S	S	S	S	S	X	S	S	S	X	X	Z	Z	X	§20.10.010; §20.10.020; §20.10.060	
###	Golf course > 75 acres (with/without restaurant & bar)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P	P	P	D	D	X	D	D	D	X	X	Z	Z	X	§20.10.010; §20.10.020; §20.10.060	
###	Golf driving range	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	X	S	S	S	S	E	S	D	X	S	S	D	X	X	Z	Z	X	§20.10.010; §20.10.020	

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**Subject to Sec. 20.10.360; ****Subject to Sec. 20.10.370

TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Ice skating facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Laser games center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Miniature golf course	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Movie theatre (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Movie theatre, drive-in (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	S	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Nightclub, bar, cocktail lounge	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020; §20.10.060	
###	Nude live entertainment club	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.620	
###	Open space (common, public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	
###	Paint ball center (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	D	X	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Paint ball center (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	S	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	Park, playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020	
###	Racetrack, auto or truck	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	S	S	S	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
###	Racetrack, motorcycle	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	S	S	S	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
###	Racquetball club, indoor (with/without *restaurant & bar)*	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	P	P	P	P	P	P	X	A	A	A	X	A	D	D	D	D	D	D	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.060	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Racquetball club, outdoor (with/without restaurant & bar)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	X	X	X	X	X	D	X	D	D	D	X	S	Z	Z	X	§20.10.010; §20.10.020; *§20.10.060*	
###	Roller skating facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	X	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Sauna, exercise room	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020	
###	Shooting range, archery or gun (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020	
###	Shooting range, archery or gun (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; *§20.10.020*	
###	Skateboarding facility (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Skateboarding facility (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	X	X	X	X	X	X	S	X	X	X	D	D	X	X	Z	X	§20.10.010; §20.10.020	
###	Sports arena	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
###	Stadium	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	S	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
###	Swimming pool (commercial)	X	X	X	X	X	X	X	X	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	X	X	D	X	S	S	S	X	S	Z	Z	X	§20.10.010; *§20.10.020*; §20.10.640	
###	Tennis club, indoor (with/without restaurant & bar)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	P	X	P	P	P	S	S	D	D	D	D	D	D	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.060; §20.10.690	
###	Tennis club, outdoor (with/without restaurant & bar)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	P	P	P	X	P	P	P	S	S	D	D	D	D	D	D	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.060; §20.10.690	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Theatre, performing	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	S	P	P	P	P	P	X	X	X	X	S	S	D	S	X	X	D	D	S	X	Z	X	§20.10.010; §20.10.020	
####	Tramway	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
	12.00 Repair services																																							
####	Commercial equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	A	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
####	Electronic equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
####	Household goods repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
####	Industrial equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	A	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	§20.10.010; §20.10.020	
####	Personal goods repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
####	Precision equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	§20.10.010; §20.10.020	
	13.00 Residential																																							
####	Animals, keeping for enjoyment purposes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.290	
####	Apartment (5 or more units)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X	§20.10.010; §20.10.020; §20.10.380	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
####	Bed and Breakfast (residence)	S	S	S	S	S	S	S	S	P	P	P	P	S	P	P	X	S	S	S	S	P	X	X	X	X	S	S	S	D	S	S	X	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Bed and Breakfast Inn	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	

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APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Boarding house	X	X	X	X	X	X	X	X	S	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	X	X	X	Z	X	X	§20.10.010; §20.10.020	
###	Congregate home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	A	X	A	X	A	A	X	X	A	A	A	X	§20.10.010; §20.10.020; §20.10.150	
###	Domestic garden house, toolhouse, playhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	A	X	X	X	X	A	A	A	A	A	A	X	X	A	A	A	X	§20.10.010; §20.10.020; §20.10.050	
###	Domestic storage	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	A	X	X	X	X	A	A	A	A	A	A	X	X	A	A	A	X	§20.10.010; §20.10.020; §20.10.050	
###	Duplex (two-family dwelling)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	§20.10.010; §20.10.020	
###	Dwelling, resident watchman or property caretaker	X	X	X	X	X	X	X	X	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	X	X	A	A	A	X	Z	Z	§20.10.010; §20.10.020; §20.10.530	
###	Family home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	P	D	D	X	D	D	X	X	S	Z	X	X	§20.10.010; §20.10.020	
###	Guest, employee quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	A	X	A	A	X	X	§20.10.010; §20.10.020; §20.10.030	
###	Home occupation uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	X	A	A	A	X	§20.10.010; §20.10.020; §20.10.270	
###	Hotel	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	X	S	D	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
###	HUD-code manufactured home (single-family dwelling)	X	X	X	X	X	X	X	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	

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		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	HUD-code manufactured home park	X	X	X	X	X	X	X	X	S	S	S	S	S	S	P	X	S	S	P	P	X	X	X	X	X	X	D	D	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020; §20.10.340	Management office, community building, recreational facilities, toilets, showers, laundry and vending machines.
###	Industrialized home	P	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	§20.10.010; §20.10.020	
###	Laundry room	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.030	
###	Live-work flex unit	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	D	X	Z	X	§20.10.010; §20.10.020; §20.10.320	
###	Lodging house	X	X	X	X	X	X	X	X	S	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	X	X	X	Z	X	X	§20.10.010; §20.10.020	
###	Mobile home (single family dwelling)	X	X	X	X	X	X	X	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
###	Mobile home park	X	X	X	X	X	X	X	X	S	S	S	S	S	S	P	X	S	S	P	P	X	X	X	X	X	X	X	D	D	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020; §20.10.340	Management office, community building, recreational facilities, toilets, showers, laundry and vending machines.
###	Motel	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	X	S	D	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	

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###	Quadraplex	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	§20.10.010; §20.10.020	
###	Ranch (>5 acres)	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020	
###	Ranchette (>1 acre & <5 acres)	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	Z	Z	X	§20.10.010; §20.10.020	
###	Rooming house	X	X	X	X	X	X	X	X	S	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	X	X	X	Z	X	X	§20.10.010; §20.10.020	
###	Secondary mobile home	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.600	
###	*Single-family* attached dwelling (atrium, patio, townhouse, condominium)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X	§20.10.010; §20.10.020; §20.10.050	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
###	Single-family detached dwelling	P	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	§20.10.010; §20.10.020	
###	Swimming pool, game court (non-commercial)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.640	
###	Triplex	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	§20.10.010; §20.10.020	
	14.00 Sales, retail & wholesale																																							
###	*Adult book store*	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.620	
###	Bakery	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020; §20.10.100	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Book store	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Boutique	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Cafeteria	X	X	X	X	X	X	X	X	X	X	X	S	A	A	A	A	P	P	P	P	P	X	A	A	A	X	X	D	D	X	X	D	A	X	X	Z	X	§20.10.010; §20.10.020	
####	Cafeteria, school	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	A	A	A	A	A	A	A	X	A	A	A	A	§20.10.010; §20.10.020	
####	Coin-operated vending machines (inside a building)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020	
####	Convenience store	X	X	X	X	X	X	X	X	S	S	S	S	S	S	S	A	P	P	P	P	P	X	X	X	X	X	X	D	D	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Convenience store with gas pumps	X	X	X	X	X	X	X	X	S	S	S	S	S	S	S	S	P	P	P	P	P	X	X	X	X	X	X	D	S	S	S	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Delicatessen	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Drug store	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	A	A	A	X	X	D	D	X	X	D	A	S	Z	Z	X	§20.10.010; §20.10.020	
####	Farm supply store	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
####	Feed dealer	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	P	X	D	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	
####	Flea market (indoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	X	X	S	X	Z	X	§20.10.010; §20.10.020	
####	Flea market (outdoor)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	D	X	X	X	X	X	S	X	Z	X	§20.10.010; §20.10.020; §20.10.430	
####	Flower shop, florist	X	X	X	X	X	X	X	X	X	X	X	S	A	A	X	A	P	P	P	P	P	X	X	X	X	S	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Grocery	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Hobby store	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses *Permitted to* Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Home improvement center	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	X	X	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
####	Ice cream parlor	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	D	Z	X	§20.10.010; §20.10.020	
####	Material sales (building & construction)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020	
####	Music store	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Newspaper printing facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	P	P	X	X	X	X	X	X	X	P	X	X	Z	Z	§20.10.010; §20.10.020	
####	Nursery, greenhouse	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	§20.10.010; §20.10.020	
####	Other retail establishment (high-volume)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
####	Other retail establishment (low-volume)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	S	Z	Z	Z	§20.10.010; §20.10.020	
####	*Other wholesale* establishment (high-volume)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020	
####	Other wholesale establishment (low-volume)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	P	P	X	X	X	X	X	X	D	D	X	X	X	Z	§20.10.010; §20.10.020	
####	Package liquor store	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	A	X	Z	Z	X	§20.10.010; §20.10.020; §20.10.060	
####	Pawn shop	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020	
####	*Pet shop (including* grooming)	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	X	P	P	P	P	P	X	X	X	X	S	X	D	X	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020; §20.10.460	

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	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Print & copy shop	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020	
####	Produce stand	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	A	X	D	X	X	X		X	X	X	Z	X	§20.10.010; §20.10.020	
####	Restaurant (drive-in or walk up)	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	A	P	P	P	P	P	A	P	P	P	X	X	D	D	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020; §20.10.060; §20.10.550	
####	Restaurant (sit down)	A	A	A	A	A	A	A	A	A	A	A	S	A	A	A	A	P	P	P	P	P	A	P	P	P	A	A	D	D	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020; §20.10.060	
####	Shopping center, community	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	S	D	D	X	X	D	X	X	Z	Z	X	§20.10.010; §20.10.020	
####	Shopping center, regional	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020	
####	Snow cone, shaved ice stand or trailer	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	D	X	X	X	Z	X	§20.10.010; §20.10.020	
####	Specialty shop	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020	
####	Sporting goods store	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	X	X	X	X	D	D	X	X	D	X	S	X	Z	X	§20.10.010; §20.10.020	
####	Supermarket	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
####	Superstore	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
####	Warehouse club	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	P	X	X	X	X	X	X	X	X	X	X	X	X	Z	X	§20.10.010; §20.10.020	
	15.00 Signs																																							
####	On-premise advertising	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Chapter 20.18	
####	Off-premise advertising	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	Chapter 20.18	
	16.00 Temporary uses																																							

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	E-MU**		
####	Amusement rides (commercial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	S	X	P	P	X	X	P	P	P	X	P	P	§20.10.010; §20.10.020; §20.10.680	
####	Borrow pit (related to construction operations)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020; §20.10.680	
####	Christmas tree stand	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	P	X	X	X	X	X	P	X	X	X	P	X	§20.10.010; §20.10.020; §20.10.680	
####	Circus	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	S	X	P	P	A	A	P	P	P	X	P	P	§20.10.010; §20.10.020; §20.10.680	
####	Concrete mixing or batching plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020; §20.10.680	
####	Firewood sales	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	P	X	P	X	X	X	P	X	X	X	P	X	§20.10.010; §20.10.020; §20.10.680	
####	Garage sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	X	A	A	X	X	§20.10.010; §20.10.020; §20.10.680	
####	Mobile office/storage unit (related to construction operations)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.680; §20.10.650	
####	Mobile office/storage unit (related to sales or rental)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.680; §20.10.660	
####	Model dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	X	§20.10.010; §20.10.020; §20.10.680	

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		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Neighborhood fair, *carnival*	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	S	X	P	P	A	A	P	P	P	X	P	P	§20.10.010; §20.10.020; §20.10.680	
####	Pumpkin patch	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	X	X	X	P	X	P	X	X	X	P	X	X	X	P	X	§20.10.010; §20.10.020; §20.10.680	
####	*Recycling collection* facility (small)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.520; §20.10.680	In a residential, R-F, P-R I, P-R II, SRR and R-MU zoning district, a small recycling collection facility is permitted when accessory to a church, school or community center only.
####	Rummage sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	X	A	A	X	X	§20.10.010; §20.10.020; §20.10.680	
####	Sales stands (ranch & farm products)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P	P	X	X	X	X	A	X	P	X	X	X	P	X	X	X	A	X	§20.10.010; §20.10.020; §20.10.670; §20.10.680	
####	Temporary events on public rights-of-way	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.08.010; §20.08.020; Chapter 15.08	
####	Tents (special events)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020; §20.10.680	

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**Subject to Sec. 20.10.360; ****Subject to Sec. 20.10.370

	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
###	Yard sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	X	A	A	X	X	§20.10.010; §20.10.020; §20.10.680; §20.10.750	
	17.00 Towers & related structures																																							
###	Amateur & CB radio stations (federally licensed)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.070	
###	Personal Wireless Service Facility (PWSF), facility-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020; §20.10.455	
###	PWSF, ground-mounted	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	S	S	D	S	S	S	D	D	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.455	
###	PWSF, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	Z	Z	Z	§20.10.010; §20.10.020; §20.10.455	
###	Radio broadcasting antenna	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S	S	S	S	S	S	D	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.700	
###	*Radio receiving* station (residential-type)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.710	
###	Satellite receiving dish, antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.590	
###	Solar conversion system	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.200	
###	Television broadcasting antenna	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S	S	S	S	S	S	D	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.700	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Television receiving station (residential-type)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§20.10.010; §20.10.020; §20.10.710	
####	Wind-driven electrical generator, pump	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.200	
	18.00 Transportation related uses																																						
####	Airpad	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.240	
####	Airport	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Auxiliary rail facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	P	P	P	P	X	X	X	X	X	X	X	D	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Auxiliary tracks	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	P	P	P	P	X	X	X	X	X	X	X	D	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Diesel maintenance facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	Z	§20.10.010; §20.10.020; §20.10.240	
####	Heliport	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	P	P	P	X	X	X	X	X	X	X	S	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Helistop	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.240	
####	Interlocking tower	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Intermodal facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Motor carrier terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	P	P	X	X	X	X	X	X	X	S	X	X	X	Z	§20.10.010; §20.10.020; §20.10.240	
####	Passenger station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	P	X	P	P	P	X	X	S	X	X	X	X	D	X	X	Z	Z	§20.10.010; §20.10.020; §20.10.240	
####	Railroad R.O.W.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020	
####	Railroad repair shop	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Railroad spur tracks	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	A	A	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020; §20.10.240	
####	Railyard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.240	
####	Transportation terminal, Type A	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	P	P	P	X	P	P	P	X	X	S	X	X	X	X	S	X	X	X	Z	§20.10.010; §20.10.020; §20.10.240	
####	Transportation terminal, Type B	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	X	P	P	P	X	X	X	X	X	X	X	D	X	X	X	Z	§20.10.010; §20.10.020; §20.10.240	
	19.00 Utility & miscellaneous governmental facilities																																							
####	Communication utility facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020; §20.10.730	
####	Detention basin (public/private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020	
####	Governmental use, building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	P	P	P	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.260	
####	Major utility facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.730	

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	Use	Residential															Commercial						Manufacturing				Special Purpose											Supplemental Standards	Accessory Uses *Permitted to* Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**		
####	Minor utility facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020; §20.10.730	
####	Resource recovery plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020; §20.10.730	Buildings, equipment, supplies or land used for processing, storage, maintenance or sale of materials; operating and security personnel offices.
####	Sanitary landfill	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	§20.10.010; §20.10.020	Buildings, equipment, supplies or land used for processing, storage, maintenance or sale of materials; operating and security personnel offices.
####	Streets and ROW (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020	
####	Stormwater retention pond (public/private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020	

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TABLE OF PERMISSIBLE USES

APPENDIX "A"

	Use	Residential															Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	
####	Utility storage yard	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	S	S	S	S	Z	Z	Z	§20.10.010; §20.10.020; §20.10.730	
####	Water & wastewater utility facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§20.10.010; §20.10.020; §20.10.730	
	OVERLAY DESIGNATIONS																																						
HPO	Historic Preservation *Overlay*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	§20.10.010; §20.10.020; Chapter 20.20	
IDO	*Infill* Development Overlay	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	S	S	S	S	X	S	S	S	X	§20.10.010; §20.10.020; §20.10.280	
NCO	Neighborhood *Conservation* Overlay	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	S	S	S	S	S	X	S	S	S	X	§20.10.010; §20.10.020; §20.10.400	
PRO	Planned Residential Development Overlay	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	X	X	X	X	S	X	X	§20.10.010; §20.10.020; §20.10.470	
RRO	Restricted Residential Mixed *Use* Overlay	S	S	S	S	S	S	S	X	S	S	S	S	S	S	X	X	X	X	X	X	X	X	X	X	X	S	X	S	X	S	S	X	X	S	X	X	X	§20.10.010; §20.10.020; §20.10.560	
TDR	*Transfer of* Development Rights	S	S	S	S	S	S	S	X	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	S	S	S	S	S	S	X	X	X	S	S	X	§20.10.010; §20.10.020; §20.10.xxx	

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A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	35
D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	35
E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	35
E.1	R-2	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	35
F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	35
F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	35
G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	35
H	R-3A	No *minimum*	Single-family *dwelling*	5,000	50	90	None	15, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway must be provided	15	45	5	10	N/A	See Chapter 20.10	35
I	R-4	No minimum	Single-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section *20.10.030*	35
I.1	R-4	No *minimum*	Two-family *dwelling*	7,000	70	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
I.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this Title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
J	R-5	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
J.1	R-5	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
J.2	R-5	No minimum	Other permitted uses, except as otherwise specified in this Title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
K	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Manufactured homes	4,000	40	90	See Development Standards in Section 20.10.540 of this Title	20	5	N/A	5	10	N/A	See Development Standards in Section 20.10.540 of this Title	16
K.1	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Other permitted uses, except as otherwise specified in this Title	4,000	40	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
L	A-1	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be *provided*	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
L.1	A-1	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory *structures, see* Section 20.10.030	35
L.2	A-1	No *minimum*	Single-family *attached* dwellings & apartments	24,000	60	100	Minimum lot *area of* 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for *corner lots*	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35
L.3	A-1	No minimum	Other permitted uses, except as otherwise specified in this *Title*	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
M	A-2	No minimum	Single-family dwelling	3,500	35	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
M.1	A-2	No minimum	Two-family dwelling	5,000	50	90	None	10, except *that a 20'* driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
M.2	A-2	No minimum	Single-family attached dwellings & *apartments*	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this Title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35
N.1	A-3	No minimum	Two-family dwelling	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35
N.2	A-3	No minimum	Single-family attached dwellings & apartments	4,000	50	80	Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots	20	20	N/A	4	5	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
N.3	A-3	No minimum	Other permitted uses, except as otherwise specified in this Title	2,400	40	60	See Chapter 20.10	20	25	N/A	15	20	N/A	See Chapter 20.10	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five *(35) feet is* provided
O	A-4	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35
O.1	A-4	No minimum	Two-family dwelling	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
O.2	A-4	No minimum	Single-family attached dwellings & apartments	20,000	100	100	Multi-family: minimum floor area of 300 sf per dwelling unit	20	20	N/A	4	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	Per approved site development plan

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
O.3	A-4	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	100	See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses	20	25	N/A	5	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	Per approved site development plan
P	A-O	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
P.1	A-O	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.2	A-O	No minimum	Single-family attached dwellings & apartments	6,000	50	100	Mimimum lot area of 1,750 sf per unit; lot coverage not to exceed 50%	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.3	A-O	No minimum	Other permitted uses, except as otherwise specified in this Title	6,000	50	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
Q	A-3/O	No minimum	Churches	N/A	150	200	N/A	20	10	N/A	5	10	N/A	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.
Q.1	A-3/O	No minimum	Other permitted uses, except as otherwise specified in this Title	6,000	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot	20	10	N/A	5	10	N/A	See Chapter 20.10	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
R	A-M	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
R.1	A-M	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
R.2	A-M	No minimum	Apartments	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35
R.3	A-M	No minimum	Manufactured home park	20,000	100	200	See Development Standards in Section 20.10.340 of this Title	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.340 of this Title	Maximum height for manufactured homes 16', all other buildings 35'

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
R.4	A-M	No minimum	Other permitted uses, except as otherwise *specified in this* Title	6,000	60	100	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35
S	COP	No minimum	All uses	20,000	150	100	Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or *turning heel* shall have a minimum average lot *width of* 150 feet	20	5	N/A	5	10	N/A	Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
T	C-1	No minimum	Apartments	1,500 per dwelling unit	N/A	N/A	Maximum of 29 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
T.1	C-1	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	20	10	N/A	10 when abutting a residential or apartment district	10	N/A		35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
U	C-2	No minimum	Apartments	1,500 per dwelling unit	N/A	N/A	Maximum of 29 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
U.1	C-2	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this Title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	See Development Standards in Section 20.10.610 of this Title
U.2	C-2	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
V	C-3	No minimum	Apartments	1,500 per dwelling unit	N/A	N/A	Maximum of 29 units per *acre*	20	25	N/A	5	10	N/A	See Development *Standards in* Section 20.10.380 of this Title	35; may exceed 35 ft when an *additional setback* of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
V.1	C-3	No *minimum*	Self-storage *warehouse*	Minimum *site of 2* acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See *Development* Standards in Section 20.10.610 of this Title	15	20	N/A	10 when *abutting a* residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	See Development *Standards in* Section 20.10.610 of this Title
V.2	C-3	No minimum	Manufactured home park	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this Title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	See Development *Standards in* Section 20.10.340 of this Title

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
V.3	C-3	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
W	C-4	No minimum	Apartments	Minimum site area of 4000 sf	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
W.1	C-4	No minimum	Manufactured home parks	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this Title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	See Development Standards in Section 20.10.340 of this Title

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
W.2	C-4	No minimum	Other permitted uses, except as otherwise *specified in this* Title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential *or apartment* district	10	N/A	See Chapter 20.10; Floor area ratio of 1.5	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
X	C-5	No minimum	*Apartments*	*Minimum* site area of 4000 sf	50	N/A	*Minimum lot* area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.380 of this Title	N/A
X.1	C-5	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
Y	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Extraction operations	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this Title	100	100	N/A	100	100	N/A	See Development Standards in Section 20.10.500 of this Title	N/A
Y.1	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Accessory uses	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this Title	25	25	N/A	25	25	N/A	See Development Standards in Section 20.10.500 of this Title	N/A
Z	M-1 / M-2 / M-3	No minimum	All Uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.0	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
AA	R-F	None	Single-family dwelling	1 acre	125	200	Secondary Manufactured home, see Section 20.10.600	50	50	N/A	20	25	N/A	Accessory structures, see Section 20.10.030	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
AA.1	R-F	None	Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage	5 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35
AA.2	R-F	None	Small or large animal veterinary hospital or clinic	1 acre	100	150	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
AA.3	R-F	None	Kennels & animal training establishments	6 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35
AA.4	R-F	None	Feeder lots	20 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35
AA.5	R-F	None	Other permitted uses, except as otherwise specified in this Title	1 acre	125	200	See Chapter 20.10	50	50	N/A	20	25	N/A	See Chapter 20.10	35

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
BB	PMD	*1 acre where* common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common *boundary may be* considered	*All Uses;* maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this *Title)*	*No* minimum; except where private open space is proposed, a minimum lot area of one-*half (½) acre* for single- & two-family dwellings	*None*	*None*	*See Section* 20.10.370 of this Title	*10, for* single family detached dwellings where common open space is *provided;* or as otherwise approved on detailed site developme nt plan	*10, for* single family detached dwellings where common open space is *provided;* or as otherwise approved on detailed site developme nt plan	N/A	5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site developme nt plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site developmen t plan	10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required	See Chapter 20.10	35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
CC	S-D	1 acre (City Council may designate sites of less than one acre)	Single-family detached	4,000	40	100	See Section 20.10.360 of this Title; reduced lot sizes may be requested thru approval of a site development plan	10, except that a 20' driveway must be provided	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this Title; reduced setbacks may be requested thru approval of a site development plan	45; except in developments of more than 25 acres or as approved by City Council
CC.1	S-D	1 acre (City Council may designate sites of less than one acre)	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	Max of 13.5 dwelling units per acre	20	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this Title; reduced setbacks may be requested thru approval of a site development plan	45; except in developments of more than 25 acres or as approved by City Council
DD	U-P	See Development Standards in Section 20.10.360 of this Title	Single-family detached & attached, two-family	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	Accessory structures, see Section 20.10.030	See Development Standards in Section 20.10.360 of this Title

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
DD.1	U-P	See Development Standards in Section 20.10.360 of this Title	Apartments	lot area of 500 sf per dwelling unit	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.360 of this Title	See Development Standards in Section 20.10.360 of this Title
DD.2	U-P	See Development Standards in Section 20.10.360 of this Title	Residential/commercial mixed-use	9,360	75	N/A	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	See Chapter 20.10	See Development Standards in Section 20.10.360 of this Title
DD.3	U-P	See Development Standards in Section 20.10.360 of this Title	Church	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	N/A	See Development Standards in Section 20.10.360 of this Title
EE	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 7 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	10	N/A	10 between structures	10	N/A	See Section 20.10.360 of this Title; setbacks may be reduced if approved on site development plan	35; except as approved by City Council

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
EE.1	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this Title	As approved on site development plan	As approved on site development plan	As approved on site development plan	Maximum of 7 units per acre; see Development Standards in Section 20.10.360	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this Title; setbacks determined by site development plan	35; except as approved by City Council
FF	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 14 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	20	N/A	10 between structures	10	N/A	See Section 20.10.360 of this Title; setbacks may be reduced if approved on site development plan	35; except as approved by City Council
FF.1	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this Title	As approved on site development plan	As approved on site development plan	As approved on site development plan	Maximum of 14 units per acre; see Development Standards in Section 20.10.360	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this Title; setbacks determined by site development plan	35; except as approved by City Council

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
GG	P-C	No minimum	Neighborhood shopping center	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	25
GG.1	P-C	No minimum	Community shopping center	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	45
GG.2	P-C	No minimum	Regional shopping center	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100'

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning *District*	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
GG.3	P-C	No minimum	Other permitted uses, except as otherwise specified in this Title	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	See Chapter 20.10	Per approved site development plan
HH	P-I	No minimum	All Uses, except as otherwise specified in this Title	12,000	80	150	Floor area ratio not to exceed 50%; see Chpater 20.10	15	10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	N/A	0, except that all structrues shall be a minimum of 25 ft. from an abutting residential or apartment district	10	N/A	Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service.	No building shall exceed 40', not including machinery rooms, spires, antennas, etc.

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
II	SRR	1,000 sf	Single-family attached & detached	1,000	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	35 feet; additonal height may be granted by special permit
II.1	SRR	2,400	Two-family	2,400	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	35 feet; additonal height may be granted by special permit

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
II.2	SRR	3,000	Apartments	3000 sf site area; 500 sf lot area required per dwelling unit	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	35 feet; additonal height may be granted by special permit
II.3	SRR	1,000 sf	Other permitted uses, except as otherwise specified in this Title	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	See Chapter 20.10	35 feet; additonal height may be granted by special permit
JJ	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development within a multi-story building or buildings.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	No maximum; determined by master zoning plan

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
KK	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development within a multi-story building or buildings.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	No maximum; determined by master zoning plan
LL	I-MU	3 acres	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	No maximum; determined by master zoning plan

PARKING TABLE	Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require 200/500 =0.4 or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require 250/500 -0.5 or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require 200/500 = 48.8 or 49 parking space.

	Use Description						
1.00	**Agricultural & Related Operations**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking** Required	Excess	Notes
1.01	Animal cemetery	1/200 sf GFA; min. 5	None	None	Allowed	Allowed	2G
1.03	Animal kennel	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.04	Animal pound	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.05	Animal training facility (school)	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.06	Barn	None	None	None	Allowed	Allowed	2G
1.07	Composting facility	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.08	Dude ranch	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.09	Farm (>5 acres)	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.11	Feed yard	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.12	Greenhouse (industrial-scale)	1/2000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	Allowed	Allowed	2G
1.14	Livestock auction	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.15	Livestock grazing	None	None	None	Allowed	Allowed	2G
1.16	Nursery (industrial-scale)	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	Allowed	Allowed	2G
1.18	Poultry hatchery	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.19	Produce stand	1/200 sf GFA	None	None	Allowed	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	Allowed	Allowed	2G
1.21	Raising (samll or large animals)	1/300 sf GFA	None	None	Allowed	Allowed	2G
1.22	Riding academy	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.23	Stable (including breeding)	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.24	Veterinary treatment center(large animals)	1/400 sf GFA	None	None	Allowed	Allowed	2G
1.25	Veterinary treatment center (small animals)	1/400 sf GFA	None	None	Allowed	Allowed	2G
2.00	**Commercial Storage & Processing**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking** Required	Excess	Notes
2.01	Automobile wrecking yard	1/400 sf GFA	None	1/acre, max 10	Allowed	Allowed	2C
2.02	Bottling works	1/500 sf GFA	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1000 sf GFA of buildings	None	1/acre, max 10	Allowed	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1000 sf GFA of buildings	None	One	Allowed	Allowed	2C
2.06	Explosives (storage)	1/1000 sf GFA	None	One	Allowed	Allowed	2C
2.07	Food Storage Locker	1/1000 sf GFA	None	None	Allowed	Allowed	2C
2.08	Warehouse	1/400 sf GFA Office (located in proximity to offices), plus 1/5,000 sf GFA Warehouse (can include spaces in aisles between buildings	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.09	Liquified petroleum gas (storage & dispensing)	1/1000 sf GFA	None	Two	Allowed	Allowed	2C
2.12	Moving & storage facility	1/400 sf GFA offfice, plus 1/5,000 sf GFA warehouse	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.13	Office warehouse	1/400 sf GFA offfice, plus 1/5,000 sf GFA warehouse	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1000 sf GFA	None	1/acre, max 10	Allowed	Allowed	2C
2.15	Self storage warehouse	1/400 sf GFA offfice (located in proximity to offices), plus 1/5,000 sf GFA warehouse (can include spaces in aisles between buildings)	None	1/100,000 sf; min 1	Allowed	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/5,000 sf GFA warehouse plus 1/5,000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	Allowed	2C
	Educational, Institutional &				**Gravel Screen Parking**		

3.00	Social	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Required	Excess	Notes
3.01	Adult day care center	1/500 sf GFA	None	None	Not Allowed	Not Allowed	2A,B
3.02	Art gallery	1/1000 sf GFA	5% of parking	Over 20,000 sf GFA = 1	Allowed	Allowed	2A,B
3.03	Child care facility, Type 3	3 spaces	None	None	Allowed	Allowed	2A,B
3.04	Child care facility, Type 4	3 spaces	None	None	Allowed	Allowed	2A,B
3.05	Child care facility, Type 5	1/500 sf GFA, plus 5 spaces	None	None	Allowed	Allowed	2A,B
3.07	Child care facility, Type 7	1/500 sf GFA, plus 5 spaces	None	None	Allowed	Allowed	2A,B
3.09	Church/Mosque	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	None	None	Allowed	Allowed	2A,B
3.10	Community center	1/300 sf GFA; 10 minimum	5% of parking	None	Not Allowed	Allowed	2A,B
3.11	Convent	0.5/residentt/bedroom	None	None	Allowed	Allowed	2A,B
3.12	Correctional facility	**NOTE 1**	None	**NOTE 1**	Not Allowed	Not Allowed	2A,B
3.13	Library	1/300 sf GFA	10% of parking	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA = 2	Allowed	Allowed	2A,B
3.14	Lodge	1/300 sf GFA	None	None	Allowed	Allowed	2A,B
3.15	Monastery	0.5/residentt/bedroom	None	None	Allowed	Allowed	2A,B
3.16	Museum	1/1000 sf GFA	10% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2A,B
3.17	Orphanage, shelter	**NOTE 1**	None	None	Not Allowed	Allowed	2A,B
3.18	Penal facility	**NOTE 1**	None	Two	Not Allowed	Not Allowed	2A,B
3.19	School, Public, & Private or Parochial	2/1000 sf GFA	5% of parking	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	Allowed	2A,B
3.20	School, public, private or parochial (Pre-K thorugh 8)	1/1000 sf GFA	5% of parking	Over 25,000 sf GFA = 1	Allowed	Allowed	2A,B
3.21	School, Trade	1/200 sf GFA	None	None	Allowed	Allowed	2A,B
3.22	School, vocational B77	1/200 sf GFA	None	None	Allowed	Allowed	2A,B
3.23	Social, fraternal club	1/300 sf GFA	None	None	Allowed	Allowed	2A,B
3.24	Synagogue	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	None	None	Allowed	Allowed	2A,B
3.25	Temple	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	None	None	Allowed	Allowed	2A,B
3.26	Union hall	1/300 sf GFA	None	None	Allowed	Allowed	2A,B
3.27	University, college	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	5% of parking	1/50000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	Allowed	2A,B
3.28	Youth organization (with/without living facility)	1/500 sf GFA	5% of parking	None	Allowed	Allowed	2A,B
					Gravel Screen Parking		
4.00	**Office & Research Services**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Required**	**Excess**	**Notes**
4.01	Automated Teller Machine (ATM)	None	None	None	Not Allowed	Not Allowed	2A,B
4.02	Bank	1/200 sf GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed	2A,B
4.03	Courier & message service	1/400 sf GFA	None	None	Not Allowed	Allowed	2A,B
4.04	Credit union	1/200 sf GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed	2A,B
4.05	Data processing center	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.06	Employment agency	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.07	Financial institution	1/200 sf GFA; plus 5 queue spaces per teller window	None	None	Not Allowed	Allowed	2A,B
4.08	Office, administrative/ manager's	1/400 sf GFA	5% of parking	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.09	Office, business	1/400 sf GFA	5% of parking	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.10	Office, medical	1/200 sf GFA	5% of parking	1/200,000 sf GFA	Not Allowed	Allowed	2A,B
4.11	Office, professional	1/400 sf GFA	5% of parking	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.12	Radio broadcasting studio	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.13	Research Laboratory	1/400 sf GFA	None	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.14	School, Arts & Crafts	1/200 sf GFA	None	None	Allowed	Allowed	2A,B
4.15	Studio, Dance	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.16	Studio, Music	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.17	Studio, Photography	1/400 sf GFA	None	None	Allowed	Allowed	2A,B
4.18	Telemarketing agency	1/200 sf GFA	None	None	Not Allowed	Not Allowed	2A,B
4.19	Television broadcasting studio	1/400 sf GFA	None	None	Allowed	Allowed	2A,B

5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
5.01	Minimual Food Manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.02	Animal slaughtery & processing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.03	Apparel manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.04	Beverage product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.05	Bread & bakery product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.06	Brewery	1/600 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.07	Chemical manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.08	Coal products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.09	Commercial & service industry manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.11	Computer product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.12	Dairy Product Manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.13	Electronic product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.14	Fabricated metal product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.15	Food manufacturing, other	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.17	Grain & oil seed milling	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.18	Household product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.19	Leather & allied product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.20	Machinery manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.22	Paper products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.23	Petroleum products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.24	Plastic products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.25	Primary metal manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.26	Recycling collection facility (large)	1/1,000 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.27	Recycling collection facility (small)	1/1,000 sf GFA	None	None	Allowed	Allowed	2C
5.28	Reverse vending machines	One	None	None	Allowed	Allowed	2C
5.29	Rubber product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.30	Seafood product preparation & processing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.32	Testing laboratory	1/400 sf GFA	None	1/100,000 sf GFA	Allowed	Allowed	2C
5.33	Textile mill	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.34	Textile product mill	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.35	Tobacco product manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.36	Transportation equipment manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.37	Wood products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C

6.00	Medical & Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
6.01	Assisted living facility (elderly)	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.02	Clinic	1/250 sf GFA	5% of parking	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.03	Convalescent home	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.04	Drug store	1/250 sf GFA	5% of parking	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.05	Hospital	1/400 sf GFA	2% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2I, C
6.06	Intermediate care facility (elderly)	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.07	Medical laboratory	1/400 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.08	Medical treatment facility	1/400 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.09	Nursing home	1/3 patient unit	None	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.10	Optical dispensary	1/250 sf GFA	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.11	Pharmacy	1/250 sf GFA	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.12	Rest home	1/3 patient unit	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.13	Sanitarium	1/3 patient unit	None	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C

	Mining & Quarrying				Gravel Screen Parking

7.00	Operations	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Required	Excess	Notes
7.01	Batching plant	None	None	None	Allowed	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	Allowed	Allowed	2F
7.03	Drilling gas well	None	None	None	Allowed	Allowed	2F
7.04	Drilling oil well	None	None	None	Allowed	Allowed	2F
7.05	Quarry	None	None	None	Allowed	Allowed	2F
7.06	Raw material processing	None	None	None	Allowed	Allowed	2F
7.07	Sand & gravel extraction	None	None	None	Allowed	Allowed	2F
7.08	Shaft mining	None	None	None	Allowed	Allowed	2F
7.09	Strip mining	None	None	None	Allowed	Allowed	2F
					Gravel Screen Parking		
8.00	Motor Vehicle Sale & Service	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Required	Excess	Notes
8.01	Ambulance service	1/400 sf of GFA of buildings; plus 1/ambulance	None	None	Not Allowed	Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Not Allowed Storage Only	Not Allowed Storage Only	2C
8.03	Automobile part sales	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Not Allowed	Allowed	2C
8.05	Automotive repair garage	3/each service bay not counting service bays as parking spaces	None	None	Not Allowed	Not Allowed	2C
8.06	Automotive service station	3/each service bay not counting service bays as parking spaces	None	None	Not Allowed	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.08	Bus (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.09	Carwash, full-service	1/400 sf of GFA of buildings; includes parking in queue line	None	None	Not Allowed	Not Allowed	2C
8.10	Carwash, self-service	1/400 sf of GFA of buildings; includes parking in bays	None	None	Not Allowed	Not Allowed	2C
8.11	Commercial fueling station	1/250 sf of GFA of buildings; not counting parking in fueling areas	None	None	Not Allowed	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Allowed	Allowed	2C
8.16	Light truck (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	One	Not Allowed for Sales, Service or Rental	Not Allowed for Sales, Service or Rental	2C
8.17	Light truck part sales	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Not Allowed	Allowed	2C
8.18	Manufactured home (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Allowed	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Allowed	Allowed	2C
8.20	Motor Vehicle Repair (Major)	3/each service bay not counting bays as parking spaces	None	None	Not Allowed	Not Allowed	2C
8.21	Motor Vehicle Repair (Minor, Vehicle Inspections Station)	3/each service bay not counting service bays as parking spaces	None	None	Not Allowed	Allowed	2C

8.22	Motorcycle (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Not Allowed for Sales, Service or Rental	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/400 sf of GFA of buildings; plus stall parking areas	None	None	Allowed	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	None	None	Allowed	Allowed	2C
8.25	Truck stop	1/500 sf GFA all buildings	None	None	Not Allowed	Not Allowed	2C
					Gravel Screen Parking		
9.00	**Parking & Loading**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Required**	**Excess**	**Notes**
9.01	Garage, parking (commercial)	Not applicable	Not applicable	Not applicable	Not Allowed	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	Not applicable	Not Allowed	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Allowed	Allowed	Dependent upon use
					Gravel Screen Parking		
10.00	**Personal Services**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Required**	**Excess**	**Notes**
10.01	Barber shop	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.02	Beauty salon	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.03	Cemetery	1/200 sf GFA of buildings	None	One	Allowed	Allowed	2C
10.04	Crematorium	1/400 sf GFA of buildings	None	one	Allowed	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/250 sf GFA	None	None	Not Allowed	Allowed	2C
10.08	Extermination Services	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.09	Funeral home	1/100 sf GFA of auditorium and visitors areas	None	None	Allowed	Allowed	2C
10.11	Laundromat, laundry	1/200 sf of GFA	None	None	Not Allowed	Allowed	2C
10.12	Laundry (commercial)	1/200 sf floor area	None	One	Not Allowed	Allowed	2C
10.13	Locksmith	1/250 sf GFA	None	None	Not Allowed	Allowed	2C
10.15	Mausoleum	1/400 sf GFA of buildings	None	One	Allowed	Allowed	2C
10.16	Mortuary	1/100 sf GFA of auditorium and visitors areas	None	Nome	Allowed	Allowed	2C
10.17	Photofinishing lab	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.18	Shoe repair shop	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.19	Tattoo parlor	1/250 sf GFA	None	None	Allowed	Allowed	2C
10.20	Taxidermist	1/250 sf GFA	None	None	Allowed	Allowed	2C
					Gravel Screen Parking		
11.00	**Recreation Amusement & Entertainment**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Required**	**Excess**	**Notes**
11.01	Adult motion picture theatre	1/100 sf GFA	None	None	Not Allowed	Allowed	2D
11.02	Amusement game complex (indoor)	1/200 sf GFA	10% of parking	1/50,000 sf GFA of buildings	Allowed	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1000 sf GFA of indoor & outdoor rec areas	10% of parking	1/50,000 sf GFA of indoor & outdoor rec areas	Allowed	Allowed	2D
11.04	Athletic facility (indoor)	1/500 sf GFA	5% of parking	None	Allowed	Allowed	2D
11.05	Athletic facility (outdoor)	1/500 sf GFA of buildings, pools and courts	5% of parking	None	Allowed	Allowed	2D
11.06	Ballroom	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	None	One	None	None	2D
11.07	Billiard and pool hall	1/250 sf GFA	None	None	Allowed	Allowed	2D
11.08	Bingo hall	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	None	None	Allowed	Allowed	2D
11.09	Bowling alley	4/lane plus 1/200 sf GFA of non-bowling accessory uses	5% of parking	One	Allowed	Allowed	2D

11.10	Campground	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	Allowed	2D
11.11	Coliseum	1/50 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.12	Community recreational building	1/400 sf GFA	5% of parking	None	Allowed	Allowed	2D
11.13	Convention center	1/400 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.14	Dancehall	1/50 sf of GFA	5% of parking	One	Allowed	Allowed	2D
11.15	Exercise facility (indoor)	1/200 sf GFA	5% of parking	One	Allowed	Allowed	2D
11.16	Exhibition hall	1/50 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.17	Fairground	1/1000 sf GFA	5% of parking	1/100,000 sf	Allowed	Allowed	2D
11.18	Gambling casino	1/50 sf of GFA	None	1/100,000 sf	Allowed	Allowed	2D
11.19	Go-cart track	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	10% of parking	None	Allowed	Allowed	2D
11.20	Golf course (with/without restaurant & bar)	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	5% of parking	None	Allowed	Allowed	2D
11.22	Golf driving range	1/tee space plus 1/200 sf GFA of buildings	None	None	Allowed	Allowed	2D
11.23	Ice skating facility	1/300 sf GFA	10% of parking	None	Allowed	Allowed	2D
11.24	Lazer games center	1/300 sf GFA	10% of parking	None	Allowed	Allowed	2D
11.25	Miniature golf course	1/hole	10% of parking	None	Allowed	Allowed	2D
11.26	Movie theatre (indoor)	1/4 seats	10% of parking	None	Not Allowed	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	None	None	Allowed	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/100 sf GFA	None	None	Allowed	Allowed	2D
11.29	Nude live entertainment club	1/100 sf GFA	None	None	Allowed	Allowed	2D
11.30	Paint ball center (indoor)	1/300 sf GFA	5% of parking	None	Allowed	Allowed	2D
11.31	Paint ball center (outdoor)	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	5% of parking	None	Allowed	Allowed	2D
11.32	Park,	2 per acre of outdoor rec. area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the Park.	2 per acre of outdoor area.	None	Allowed	Allowed	2D
11.33	Racetrack, auto or truck	1/5 seats for stands	None	1/25,000 sf GFA	Allowed	Allowed	2D
11.34	Racetrack, motorcycle	1/5 seats for stands	None	1/25,000 sf GFA	Allowed	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/400 sf GFA	5% of parking	None	Not Allowed	Allowed	2D
11.36	Racquetball club (outdoor) with/without restaurant & bar)	1/400 sf GFA of buildings & courts	5% of parking	None	Not Allowed	Allowed	2D
11.37	Roller skating facility	1/300 sf GFA	10% of parking	None	Not Allowed	Allowed	2D
11.38	Sauna, exercise room	None	None	None	Not Allowed	Allowed	2D
11.39	Shooting range, archery, gun (indoor)	1/shooting station	None	None	Not Allowed	Allowed	2D
11.40	Shooting range archery or gun (outdoor)	1/shooting station	None	None	Not Allowed	Allowed	2D
11.41	Skateboarding facility (indoor)	1/500 sf GFA	10% of parking	None	Not Allowed	Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1000 sf outdoor rec area	10% of parking	None	Not Allowed	Allowed	2D
11.44	Sports arena/Stadium	1/5 seats in main arena	5% of parking	1/100,000 sf; min one	Not Allowed	Allowed	2D
11.45	Swimming pool (commercial)	1/300 sf GFA pool areas & buildings	10% of parking	None	Not Allowed	Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3/court	10% of parking	None	Not Allowed	Allowed	2D
11.47	Tennis club (outdoor) with/without restaurant & bar)	3/court	10% of parking	None	Not Allowed	Allowed	2D
11.48	Theatre, performing	1/4 seats or 1/100 sf of floor area	5% of parking	1/100,000 sf; min 2	Not Allowed	Allowed	2D
11.49	Tramway	20 spaces/use	None	None	Allowed	Allowed	2D
12.00	**Repair & Service**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking** Required	Excess	Notes
12.01	Commercial equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.02	Electronic equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.03	Household goods repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.04	Industrial equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.05	Personal goods repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.06	Precision equipment repair	1/300 sf GFA	None	1/100,000 sf GFA	Not Allowed	Allowed	2C

13.00	Residential	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None	None	None	Allowed	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt 2/two or more bedroom apt	5% of parking	None	Allowed	Allowed	2C
13.03	Bed and Breakfast (residence)	1/rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed	2C
13.04	Bed and Breakfast Inn	1/rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed	2C
13.06	Congregate home	1/guest room plus number required for operator's residence	None	None	Allowed	Allowed	2H
13.07	Domestic garden house, toolhouse, playhouse	None	None	None	Allowed	Allowed	2H
13.08	Domestic storage	None	None	None	Allowed	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit	None	None	Allowed	Allowed	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit	None	None	Allowed	Allowed	2H
13.11	Family home	1/3 resident bedrooms plus number required for operator's residence	None	None	Allowed	Allowed	2H
13.12	Guest, employee quarters	2/dwelling unit	None	None	Allowed	Allowed	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit	None	None	Allowed	Allowed	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit	None	None	Allowed	Allowed	2H
13.15	Hotel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space	None	1/100,000 sf GFA	Allowed	Allowed	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit	None	None	Allowed	Allowed	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required	None	None	Allowed	Allowed	2H
13.18	Industrialized House	2/dwelling unit in each unit	None	None	Allowed	Allowed	2H
13.19	Laundry room	None	None	None	Allowed	Allowed	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit	None	None	Allowed	Allowed	Dependent upon use
13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit	None	None	Allowed	Allowed	2H
13.23	Manufactured home park	2 for office and landry building; plus number required in each unit	None	None	Allowed	Allowed	2C
13.24	Motel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space	None	1/100,000 sf GFA	Allowed	Allowed	2C
13.25	Quadraplex	2/dwelling unit	None	None	Allowed	Allowed	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA	None	None	Allowed	Allowed	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit	None	None	Allowed	Allowed	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence	None	None	Allowed	Allowed	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit	None	None	Allowed	Allowed	2H
13.31	Single-family detached dwelling	2/dwelling unit	None	None	Allowed	Allowed	2H
13.32	Swimming pool, game court (non-commercial)	None	None	None	Allowed	Allowed	2H
13.33	Triplex	2/dwelling unit	None	None	Allowed	Allowed	2H

14.00	Sales, Retail & Wholesale	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
14.01	Adult book store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.02	Bakery	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.03	Book store	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.04	Boutique	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C

14.05	Cafeteria	1/100 sf GFA	5% of parking	1/100,000 sf GFA	Not Allowed	Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	Allowed	Allowed	2C
14.08	Convenience store	1/300 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.09	Convenience store with gas pumps	1/250 sf GFA of building; not counting spaces at the pumps	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.10	Delicatessen	1/100 sf GFA	None	None	Allowed	Allowed	2C
14.12	Farm supply store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.13	Feed dealer	1/500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.14	Flea market (indoor)	1/250 sf GFA	None	None	Allowed	Allowed	2C
14.15	Flea market (outdoor)	2/food vendor stalls plus 1/other vendor stalls (not counting the stall space)	None	None	Allowed	Allowed	2C
14.16	Flower shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.17	Grocery	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.18	Hobby store	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.19	Home Improvement Center	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.20	Ice cream parlor	1/100 sf GFA	5% of parking	None	Allowed	Allowed	2C
14.21	Material sales(building & construction)	1/500 sf GFA of buildings and roofed strutures	None	1/50,000 sf GFA of buildings and roofed structures	Allowed	Allowed	2C
14.22	Music Store	1/250 sf GFA	None	None	Allowed	Allowed	2C
14.23	Newspaper Printing Facility	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.24	Nursery, greenhouse	1/500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.25	Other retail establishment (high-volume)	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.26	Other retail establishment (low-volume)	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Allowed	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.29	Package liquor store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.30	Pawn shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.31	Pet shop (including grooming)	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.32	Print & copy shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.33	Produce stand	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.34	Restaurant (drive-in or walk-up)	1/100 sf GFA	None	None	Not Allowed	Allowed	2C
14.35	Restaurant (sit down)	1/100 sf GFA	5% of parking	None	Allowed	Allowed	2C
14.36	Shopping center, community	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.37	Shopping center (regional)	1/270 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.39	Specialty shop	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.40	Sporting goods store	1/250 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
14.41	Supermarket	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.42	Superstore	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.43	Warehouse club	1/250 sf GFA	5% of parking	1/50,000 sf GFA	Not Allowed	Allowed	2C

15.00	Signs	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking Required	Excess	Notes
15.01	On-premise advertising	None	None	None	Allowed	Allowed	N/A
15.02	Off-premise advertising	None	None	None	Allowed	Allowed	N/A

16.00	Temporary Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking Required	Excess	Notes
16.01	Amusement rides, park	1/1000 sf of gross outdoor & indoor rec areas	5% of parking	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	Allowed	Allowed	2E
16.03	Christmas tree stand	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.04	Circus	1/1000 sf of gross outdoor & indoor rec areas	5% of parking	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	Allowed	Allowed	2E

16.06	Firewood sales	1/1000 sf of gross storage and sales areas	None	None	Allowed	Allowed	2E
16.07	Garage sales	None	None	None	Allowed	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	Allowed	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/400 GFA	None	None	Allowed	Allowed	2E
16.10	Model dwelling	2/unit	None	None	Allowed	Allowed	2E
16.11	Carnival	1/1000 sf of gross outdoor & indoor rec areas	5% of parking	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	Allowed	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	Allowed	Allowed	2E
16.17	Tents (special events)	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.18	Yard sale	None	None	None	Allowed	Allowed	2E
17.00	**Towers & Related Structures**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking** Required	Excess	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	Allowed	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	Allowed	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	Allowed	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	Allowed	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	Allowed	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	Allowed	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	Allowed	Allowed	N/A
17.08	Solar conversion systems	None	None	None	Allowed	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	Allowed	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	Allowed	Allowed	N/A
17.11	Wind-driven electrical generator, pump	None	None	None	Allowed	Allowed	N/A
18.00	**Transportation Related Uses**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking** Required	Excess	Notes
18.01	Airpad	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.02	Airport	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F

18.03	Auxiliary rail facilities	None	None	None	Subject to Application	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	Subject to Application	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	Subject to Application	Subject to Application	2F
18.06	Heliport	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.07	Helistop	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.08	Interlocking tower	None	None	None	Subject to Application	Subject to Application	2F
18.09	Intermodal facility	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.10	Motor carrier terminal	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.11	Passenger station	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.12	Railroad R.O.W.	None	None	None	Subject to Application	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	Subject to Application	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	Subject to Application	Subject to Application	2F
18.15	Railyard	None	None	None	Subject to Application	Subject to Application	2F
18.16	Transportation terminal,Type A	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
18.17	Transportation terminal,Type B	**NOTE 1**	None	**NOTE 1**	Subject to Application	Subject to Application	2F
19.00	**Utility & Miscellaneous Governmental Facilities**	**Automobile & Light Truck**	**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking**		
					Required	**Excess**	**Notes**
19.01	Communication utility facility	**NOTE 1**	None	None	Subject to Application	Subject to Application	2F
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Subject to Application	Subject to Application	2F
19.04	Major utility facility	**NOTE 1**	None	None	Subject to Application	Subject to Application	2F
19.05	Minor utility facility	None	None	None	Subject to Application	Subject to Application	2F
19.06	Resource recovery plant	None	None	None	Subject to Application	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	Subject to Application	Subject to Application	2F
19.08	Stormwater retention basin (public/private)	None	None	None	Subject to Application	Subject to Application	2F
19.09	Utility storage yard	None	None	None	Subject to Application	Subject to Application	2F
19.10	Water & wastewater utility facility	**NOTE 1**	None	None	Subject to Application	Subject to Application	2F

MINIMUM PARKING REQUIREMENTS

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR USING NATIONALLY RECOGNIZED STANDARDS
NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZON CRITERIA FOR SECTION 20.14.080:
A. Office, , Educational or Institutional less than or equal to 5000 SF building:
Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices, for parking in excess of the required parking, and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
B. Office, Educational or Institutional greater than 5000 SF building
Gravel or screenings surfaced parking may be incorporated for parking in excess of the required parking only.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services; and signage shall be installed indicating "Overflow Parking Only".
All access drives to required parking shall be hard surfaced.
C. Commercial/ Manufacturing/ Warehousing/ Storage/ Construction Yards/ and High Traffic Uses:
Gravel/screenings surfaces may be incorporated for parking in excess of the required parking, for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.
All required parking for visitors, customers, employees, or patrons shall be hard surfaced.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.
All access drives to required parking shall be hard surfaced.
All Loading Docks and all other loading areas shall be hard surfaced
D. Recreation, Amusement, and Entertainment:
For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for parking in excess of the required parking, and for required parking where on-site ponding or permanent desilting basins are provided.
Gravel/screenings surfaces may be incorporated for parking in excess of the required parking and for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.
The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the Director of Development Services.
All access drives to required hard surfaced parking shall be hard surfaced.
E. Temporary Uses
Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the Development Services Director .
Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.
The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the Director of Development Services.
F. Utility, Miscellaneous and Governmental Facilities
Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the Development Services Director
Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.
Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the Director of Development Services.
G. Agricultural and related uses
Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises, and for parking in excess of the required parking.
H. Residential
Gravel/screenings surfaces may be incorporated for:

	1. Required parking located at a distance no less than 20 feet from the front property line
	2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and
	3. For all parking in excess of the required parking within side and rear yards.
	The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services.
I. Non-Allowed Uses and Restrictions	
	Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.
	Gravel/screenings surfaces shall not be incorporated for either required or excess parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).
	Gravel/screenings surfaces may be not be incorporated for either required or excess parking in excess of ninety-nine (99) spaces.
	No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.
	No parking is allowed on top of landscaping or areas not specifically designated for parking.