

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Economic Development Department

AGENDA DATE: Introduction: April 24, 2012
Public Hearing: May 15, 2012

CONTACT PERSON/PHONE: David A. Coronado, (915) 541-4632

DISTRICT(S) AFFECTED: All districts

SUBJECT:

An Ordinance Amending Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Chapter 21.40 (Infill Community Scale Plans), Chapter 21.50 (Building Scale Plans), Chapter 21.70 (Definitions of Terms), and Chapter 21.80 (Tables) of the El Paso City Code to clarify the code, to calibrate the SmartCode to the local character of the place and local conditions, and to add standards for a new transect zone; the penalty is as provided for in Chapter 21.60 of the El Paso City Code.

BACKGROUND / DISCUSSION:

The ordinance will help clarify the code, calibrate the SmartCode to the local character of the place and local conditions, and add standards for a new transect zone.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – pending

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director-Planning and Economic Development

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.30 (NEW COMMUNITY PLANS), CHAPTER 21.40 (INFILL COMMUNITY PLANS), CHAPTER 21.50 (BUILDING SCALE PLANS), CHAPTER 21.70 (DEFINITIONS OF TERMS), AND CHAPTER 21.80 (TABLES) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS, TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS, AND TO ADD STANDARDS FOR A NEW TRANSECT ZONE; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE

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

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

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

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

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

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

SECTION 1. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.030 (Community types), of the El Paso City Code is amended as follows:

21.30.030 - New community types.

A. Clustered Land Development (CLD).

1. A clustered land development (CLD) shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.
2. A CLD shall include transect zones as allocated on Table 14a. A minimum of fifty percent of the community shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

- B. Traditional Neighborhood Development (TND).
1. A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres.
 2. A TND shall include transect zones as allocated on Table 14a.
 3. Larger sites shall be designed and developed as multiple communities, each subject to the individual transect zone requirements for its type as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
 4. In the T-4 and T4-O General Urban Zones, a minimum residential mix of three building disposition types (none less than twenty percent) shall be required, selected from Table 9.
- C. Regional Center Development (RCD).
1. A regional center development (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.
 2. An RCD shall include transect zones as allocated on Table 14a.
 3. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual transect zone requirements for TND as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
- D. Transit-Oriented Development (TOD) Overlay.
1. Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be designated in whole or in part with a TOD overlay and may include, at a maximum in a General Urban setting, an allocation of transect zones per pedestrian shed, building height, and density as follows: T3 (Sub-Urban Zone) 60%, 2.5 stories, 20 dwelling units per acre; T4 (General Urban Zone) 50%, 3 stories, 35 dwelling units per acre maximum; T4O (General Urban Zone-Open) 40%, 4 stories, 50 dwelling units per acre maximum; T5 (Urban Center Zone) 30%, 5 stories, 70 dwelling units per acre maximum; T5O (Urban Center Zone-Open) 30%, 8 stories, 100 dwelling units per acre maximum.
 2. A proposed TOD overlay shall be clearly indicated on a new community regulating plan and shall be subject to approval by the City Council concurrently with approval of, or amendment to, a SmartCode Zone.
- E. Airport Resort Development (ARD)
1. An Airport Resort Development (ARD) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 160 acres.
 2. An ARD shall include Special Districts as allocated on Table 16a.
 3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.
- F. Airport Employment Development (AED)
1. An Airport Employment Development (AED) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 180 acres.
 2. An AED shall include Special Districts as allocated on Table 16a.

3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

SECTION 2. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.050 (Civic zones), of the El Paso City Code is amended as follows:

21.30.050 - Civic zones.

A. General.

1. Civic zones dedicated for public use shall be required for each new community plan and designated on the new community regulating plan as civic space (CS) or civic building (CB). Property designated as a civic zone must also be assigned to a transect zone.
2. Civic space zones are public sites permanently dedicated to open space.
3. Civic building zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the City Council.
4. When a warrant is required by Table 14e, a civic zone may be permitted by warrant if it does not occupy more than twenty percent of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.30.060.

B. Civic Zones Specific to T1 and T2 Zones.

1. Civic buildings and civic spaces within T1 Natural and T2 Rural Zones shall be permitted only when approved by City Council when the regulating plan is approved.

C. Civic Space (CS) Specific to T3—T6 Zones.

1. Each pedestrian shed shall assign at least five percent of its urbanized area to civic space.
2. Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e.
3. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the civic space allocation and shall conform to the civic space types specified in Table 13a or 13b.
4. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c, or 13d.
5. Within eight hundred feet of every lot in residential use, a civic space designed and equipped as a playground shall be provided. A playground shall conform to Table 13e.
6. Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds.
7. Civic spaces may be permitted within special districts by warrant, but may not exceed fifty percent of the special district.

8. Parks may be permitted in Transect Zones T4, T4-O, T5, T5O and T6 by warrant, provided that they meet the following criteria:
 - a. That the Parks and Recreation Director approves such request; and
 - b. That the edges of the park be completely bounded by building frontages, like with squares.
- D. Civic Buildings (CB) Specific to T3-T6 Zones.
1. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop.
 2. One civic building lot shall be reserved for an elementary school. The school site may be within any transect zone. Any playing fields should be outside the pedestrian shed.
 3. Reserved.
 4. Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed.
 5. Civic building sites should be located within or adjacent to a civic space, or at the axial termination of a significant thoroughfare.
 6. Civic buildings shall be subject to the standards of Chapter 21.50.
 7. Civic buildings may also be permitted within special districts.
- E. Civic Space (CS) Specific to SD3-SD5 Special Districts.
1. Civic Spaces shall be designed as generally described in Table 13, and distributed throughout Special Districts as described in Table 16e.
 2. Civic Spaces may be permitted within Special Districts by Right, but may not exceed 50% of the Airport Community Type.
 3. Playgrounds are not required in SD3-SD5 because of FAA limitations on residential.
 4. AED pedestrian sheds shall assign at least two and one half percent of their urbanized area to civic space.
 5. ARD pedestrian sheds shall assign at least five percent of their urbanized area to civic space. Butterfield Trail Golf Club may contribute to the civic space requirement in an ARD.

SECTION 3. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.070 (Thoroughfare standards), of the El Paso City Code is amended as follows:

21.30.070 - Thoroughfare standards.

A. General.

1. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
2. Thoroughfares shall generally consist of two parts: vehicular lanes and public frontages.

3. Thoroughfares shall be designed in context with the urban form and desired design speed of the transect zones through which they pass. The public frontages of thoroughfares that pass from one transect zone to another shall be adjusted accordingly or, alternatively, the transect zone may follow the alignment of the thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
4. Within the most rural zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban transect zones (T3 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
5. The thoroughfare network shall be designed to define blocks not exceeding the size prescribed in Table 14c and Table 16c. The perimeter shall be measured as the sum of lot frontage lines. Block perimeter at the edge of the development parcel shall be subject to approval by warrant, if the deviation allowed by the warrant is no more than twenty percent from the standard specified in Table 14c and Table 16c.
6. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by warrant only where there are exceptional topographic conditions that do not allow through connections.
7. Each lot shall enfront a vehicular thoroughfare, except that twenty percent of the lots within each transect zone may enfront a passage. By Warrant, lots within each transect zone that enfront both a passage and an *Ephemeral Stream* shall not be counted towards the twenty percent maximum.
8. Thoroughfares along a designated B-Grid may be exempted by warrant from one or more of the specified public frontage or private frontage requirements, if at least one of the requirements specified in Tables 4a, 4b and 7 are met. See Table 4a and Table 7.
9. Reserved.
10. The standards for thoroughfares within special districts shall be determined by City Council when the regulating plan is approved, except the Airport Special Districts Thoroughfare standards may be determined from Tables 3a, 3b, 4a, 4b and 4c.

B. Vehicular Lanes.

1. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.
2. A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

C. Public Frontages.

1. General to all Zones T1, T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD1, SD2, SD3, SD4, SD5.
 - a. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, bike lanes and street trees.

- b. Public frontages shall be designed as shown in Table 4A and Table 4B and allocated within transect zones as specified in Table 14d and Special Districts as specified in Table 16d.
 - c. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by warrant to accommodate specific site conditions, if it is within a twenty percent deviation.
2. Specific to Zones T1, T2, T3.
 - a. The public frontage shall include native trees of various species, naturalistically clustered, as well as understory.
 - b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
 3. Specific to Zones T4, T4-O, T5, T5O, T6.
 - a. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
 4. Specific to Zone T4.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
 5. Specific to Zones T4-O, T5, T5O, T6.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single species with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

SECTION 4. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.100 (Environmental standards), of the El Paso City Code is amended as follows:

21.30.100 - Environmental standards.

A. General.

1. Transect zones manifest a range of natural and urban conditions. In case of conflict, the natural environment shall have priority in the more rural zones (T1-T3) and the built environment shall have priority in the more urban zones (T4-T6).
 - a. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
 - b. Rain gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, plazas and other impervious surfaces.
 - c. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for sidewalks, parking lots, and plazas to infiltrate stormwater.

2. There shall be designated ephemeral streams, generating a stream buffer subject to a standard for crossing and protection of its riparian condition as specified below for each transect zone.
 3. There shall be designated wetlands subject to a standard of restoration, retention, and mitigation as specified below for each transect zone.
- B. Environmental Contamination
1. The level of contamination on Brownfield sites may impact and limit the ability to comply with all standards established under this Title, although the form of a particular set of transects may still be appropriate. If the Texas Commission on Environmental Quality (TCEQ) or the Environmental Protection Agency (EPA) has placed environmental restrictions on a designated Brownfield site, then by Warrant, the following modifications may be granted provided that such modifications are necessary and attributable solely to the environmental restrictions and would still allow for the Brownfield site to be developed under the remaining requirements of this Title.
 - a. The acreage requirements of Section 21.30.030,
 - b. Removal of certain uses in Table 12,
 - c. Allocation of zones in Table 14a,
 - d. Block size requirements of Table 14c, specifically where contamination is contained.
- C. Specific to Zones T1, T2.
1. Within T1 Zones and T2 Zones, the encroachment and modification of natural conditions listed in Section 21.30.100(F)(1) shall be limited according to applicable local, state and federal law.
 2. The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.
 3. Wetlands shall be retained and restored if in a degraded condition. Additional buffers shall be maintained at one hundred feet. Wetland buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.
- D. Specific to Zones T1, T2, T3.
1. Stormwater management on thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.
- E. Specific to Zones T3, T4, T4-O. Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.
- F. Specific to Zone T3.
1. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions in the categories below.

The alteration of such conditions shall be limited according to local, state and federal law.

- a. Surface waterbodies;
- b. Protected wetlands;
- c. Protected habitat;
- d. Riparian corridors;
- e. Purchased open space;
- f. Conservation easements;
- g. Transportation corridors;
- h. Areas residual to clustered land development (CLD);
- i. Floodplain, including special flood hazard areas;
- j. Steep slopes.

2. The stream buffer shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures, except that thoroughfare crossings may be permitted.

3. Wetlands shall be retained and restored if in degraded condition. Additional buffers shall be maintained at fifty feet. Buffers shall be free of structures or other modifications to the natural landscape. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.

G. Specific to Zone T4.

1. Within T4 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall be mitigated off-site.

2. The stream buffers shall extend fifty feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers and streams of all classes may be crossed by thoroughfares as required by the thoroughfare network.

3. Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. Thoroughfare crossings may be permitted.

H. Specific to Zones T4-O, T5.

1. Within T4-O and T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions should be mitigated off-site.

2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed by thoroughfares as required by the thoroughfare network.

3. Wetlands may be modified if mitigated off-site at a two to one ratio. Thoroughfare crossings shall be permitted by right.

I. Specific to Zones T5O, T6.

1. Within T5O and T6 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section

21.30.100(F)(1). The alteration of such conditions shall not require off-site mitigation.

2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed or enclosed by thoroughfares as required by the thoroughfare network.

3. Wetlands may be modified, not requiring off-site mitigation. Thoroughfare crossings shall be permitted by right.

J. Specific to Zones T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5.

1. Stormwater management on thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

SECTION 5. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Scale Plans), Section 21.40.020 (Community types), of the El Paso City Code is amended as follows:

21.40.020 - Infill community types.

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

- E. Infill RCD – Airport (Regional Center Development).
 - 1. An infill RCD – Airport should be assigned to urban core areas that are within one mile of the airport terminal, or along the Montana BRT route. An infill RCD – Airport shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around an important mixed use corridor or center.
 - 2. The edges of an infill RCD – Airport should blend into adjacent neighborhoods without buffers.

SECTION 6. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Scale Plans), Section 21.40.060 (Pre-existing conditions), of the El Paso City Code is amended as follows:

21.40.060 - Pre-existing conditions.

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

SECTION 7. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.060 (Building disposition), of the El Paso City Code is amended as follows:

21.50.060 - Building disposition.

- A. Reserved.
- B. Specific to Zones T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Newly platted lots shall be dimensioned according to Table 14f, Table 16f and Table 15.
 - a. Only one (1) building in excess of 200 feet shall be permitted in a single pedestrian shed. The width may be adjusted by Warrant up to 10%.
 - 2. Building disposition types shall be as shown in Table 9.
 - 3. Buildings shall be disposed in relation to the boundaries of their lots according to Table 14g, Table 16g and Table 15.

4. One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 17c.
 5. Lot coverage by building shall not exceed that recorded in Table 14f, Table 16f and Table 15.
 6. Facades shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, Table 16g and Table 15.
 7. Setbacks for principal buildings shall be as shown in Table 14g, Table 16g and Table 15. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may otherwise be adjusted by warrant provided it does not exceed a ten percent deviation.
 8. Rear setbacks for outbuildings shall be a minimum of twelve feet measured from the centerline of the rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback shall be as shown in Table 14h, Table 16h and Table 15.
 9. To accommodate building on slopes over ten percent, relief from front setback requirements is available by warrant provided it does not exceed a twenty percent deviation.
- C. Specific to Zones T5, T5O, T6 and Special Districts SD3, SD4.
1. The principal entrance shall be on a frontage line.

SECTION 8. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.070 (Building configuration), of the El Paso City Code is amended as follows:

21.50.070 - Building configuration.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
1. The private frontage of buildings shall conform to and be allocated in accordance with Table 7, Table 14j and Table 16i.
 2. Buildings on corner lots shall have two private frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.
 3. Building Heights and Stepbacks shall conform to Table 8, Table 14k, and Table 16j.
 4. Stories may not exceed fourteen feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of twenty-five feet. A single floor level exceeding fourteen feet, or twenty-five feet at ground level, shall be counted as two stories. Mezzanines extending beyond thirty-three percent of the floor area shall be counted as an additional floor.
 5. In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
 6. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
- B. Specific to Zones T2, T3, T4, T4-O, T5, T5O.
1. The minimum size of a dwelling within a principal building shall be three hundred sq. ft. in interior space. Outbuildings may be any size, not to exceed four hundred forty sq. ft.
- C. Specific to Zone T3.

1. No portion of the private frontage may encroach the sidewalk.
 2. Open porches may encroach the first layer fifty percent of its depth. (Table 17d).
 3. Balconies and bay windows may encroach the first layer twenty-five percent of its depth.
- D. Specific to Zone T4.
1. Balconies, open porches and bay windows may encroach the first layer fifty percent of its depth. (Table 17d).
 2. Awnings and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
- E. Specific to Zone T4-O.
1. Building heights shall be a minimum of 20 feet at the Frontage Line.
- F. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
1. Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
 2. Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer one hundred percent of its depth. Balconies and bay windows may encroach the sidewalk twenty-five percent of its depth. (Table 17d).
 3. Reserved.
 4. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built coplanar with the facade.
 5. Streetscreens should be between 3.5 and eight feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- G. Specific to Special Districts SD3, SD4, SD5.
1. Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the airport. Exclusions to this rule may be permitted by the department of aviation.
 2. Building heights may further be limited by the EPIA Regulating Plan.
- H. Specific to Special District SD5.
1. Building heights shall be limited to seventy feet.

SECTION 9. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.080 (Building function), of the El Paso City Code is amended as follows:

21.50.080 - Building function.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Buildings in each transect zone shall conform to the functions on Table 10, Table 12, Table 14l and Table 16k.
- B. Specific to Zones T2, T3.
 1. Accessory functions of restricted lodging or restricted office shall be permitted within an outbuilding. See Table 10.
- C. Specific to Zones T4, T4-O, T5, T5O.
 1. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Outbuilding. See Table 10.
- D. Specific to Zones T5, T5O, T6 and Special Districts SD3, SD4, SD6.
 1. First story commercial functions shall be permitted.

2. Manufacturing functions within the first story may be permitted by variance.

SECTION 10. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.090 (Parking and density calculations), of the El Paso City Code is amended as follows:

21.50.090 - Parking and density calculations.

- A. Specific to Zones T2, T3.
 1. Buildable density on a lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 10.
- B. Specific to Zones T4, T4-O, T5, T5O, T6, and Special District SD6.
 1. Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.
 2. The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.
 3. Based on the effective parking available, the density of the projected function may be determined according to Table 10.
 4. The total density within each transect zone or Special District shall not exceed that specified by an approved New Community Regulating Plan based on Chapter 21.30 or Infill Regulating Plan based on Chapter 21.40.
 5. Accessory units do not count toward density calculations.
 6. Liner buildings less than thirty feet deep and no more than two stories shall be exempt from parking requirements.

SECTION 11. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.100 (Parking location standards), of the El Paso City Code is amended as follows:
21.50.100 - Parking location standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
 2. Open parking areas shall be masked from the frontage by a building or streetscreen.
 3. For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.
- B. Specific to Zones T2, T3.
 1. Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs and unpaved parking areas may be located at the first lot layer. (Table 17d)

2. Garages shall be located at the third lot layer except that side- or rear-entry types may be allowed in the first or second lot layer.
- C. Specific to Zones T3, T4.
1. Driveways at frontages shall be no wider than ten feet in the first layer. (Table 3B-f)
- D. Specific to Zone T4.
1. All parking areas and garages shall be located at the third layer.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD6.
1. All parking lots, garages, and parking structures shall be located at the second or third lot layer. (Table 17d)
 2. Vehicular entrances to parking lots, garages, and parking structures shall be no wider than twenty-four feet at the frontage.
 3. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground garage levels which may be exited by pedestrians directly into a building.
 4. Parking structures on A-Grids shall have liner buildings lining the first and second stories.
 5. A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.

SECTION 12. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.110 (Landscape standards), of the El Paso City Code is amended as follows:

21.50.110 - Landscape standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
1. Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f.
- B. Specific to Zones T2, T3, T4.
1. The first layer may not be paved, with the exception of driveways as specified in Section 21.50.100(B) and Section 21.50.100(C). (Table 17d)
- C. Specific to Zone T3.
1. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion thereof. (Table 17d)
 2. Trees may be of single or multiple species as shown on Table 6.
 3. Trees shall be naturalistically clustered.
 4. Lawns may be permitted provided they are composed of native or non-native adapted species.
- D. Specific to Zone T4.
1. A minimum of one tree shall be planted within the first layer or each forty feet of frontage line or portion thereof. (Table 17d)
 2. The species shall be a single species to match the species of street trees on the public frontage, or as shown on Table 6.
 3. Lawns may be permitted provided they are composed of native or non-native adapted species.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special District SD6.
1. Trees shall not be required in the first layer.

2. The first layer may be paved to match the pavement of the public frontage.
- F. General to Special Districts SD3, SD4, SD5, SD6.
1. Site and landscape design standards.
 - a. The spacing and placement of plants shall be adequate and appropriate for species size at maturity and/or for the grouping of a single plant species.
 - b. All proposed street trees shall be centered a minimum of five feet clear of underground utilities, utility meters, and service lines.
 - c. Proposed trees shall be a minimum height of ten feet.
 - d. Proposed street tree height and type shall be appropriate for the frontage conditions.
 - e. Trees with existing or potential canopy covering sidewalks, driveways, paths, plazas, alleys, lanes, parking space or street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight feet for sidewalks and paths, twelve feet for driveways, parking spaces and streets, and fifteen feet for loading areas, exclusive of tree grates or planting areas with gravel mulch.
 - f. Vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first layer.
 - g. Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 - i. Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.
 - ii. Hiking trails and/or traces in T1.
 - iii. Clay or sand surfaces associated with recreation fields and facilities.
 - h. All required landscape areas shall be irrigated by an automatic underground irrigation system, drip irrigation or soaker hose.
 - i. Where possible and practical, bubbler and drip irrigation systems shall be utilized.
 - j. Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
 - k. Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Hydrophilic plants are required in basin areas prone to submersion.
 - l. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
 2. Landscape construction standards.
 - a. Open spaces and civic space shall be protected with a temporary construction fence during all site work and construction activities unless alterations to them are otherwise specified by landscape grading plans.
 - b. The soil structure of wide planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

- c. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
 - d. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
 - e. Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six inches before planting.
 - f. Plants shall have normal, well-developed branches and vigorous root systems.
 - g. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.
3. Landscape maintenance.
- a. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
 - b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
 - c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 - i. Maintain and keep all screening and fencing in good condition at all times; and
 - ii. Maintain landscaping by keeping lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, and areas of naturally occurring vegetation and undergrowth; and
 - iii. Replace any required planting(s) which are significantly damaged, altogether removed, infested, disease ridden, or dead within one year or the next planting season, whichever occurs first, except in T1, and areas of naturally occurring vegetation and undergrowth.
- G. Specific to Special Districts SD3 Airport T5.1 and SD4 Airport T5.2.
- 1. Trees shall not be required in the first layer.
 - 2. The first layer may be paved to match the pavement of the public frontage.
 - 3. Landscape islands in interior parking lots shall only occur at the end of drive aisles.
 - 4. Islands should be the minimum size for healthy growth for the specific species of tree.
 - 5. Porous paving materials are encouraged in order to increase storm water infiltration on site.
- H. Specific to Special District SD5 Airport Science and Technology.
- 1. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly along B Streets, and to buffer between the special district and the adjacent airport special districts.
 - 2. A street landscape border may include the sidewalk and shall be a minimum of ten feet in width, running the full length of the street property line bounding the site except for points of ingress and egress. The measurement starts at the right-of-way.
 - 3. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion thereof.
 - 4. Fifty percent or more of the street landscape border area must have shrubs and vegetative cover.

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

SECTION 13. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.120 (Signage standards), of the El Paso City Code is amended as follows:

21.50.120 - Signage standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD6.
1. There shall be no signage permitted additional to that specified in this section.
 2. The address number, no more than six inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.
 - a. The address number within SD6 shall not be less than 4-1/2 inches.
- B. Specific to Zones T2, T3.
1. Signage shall not be illuminated.
- C. Specific to Zones T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
1. Signage shall be externally illuminated, except that signage within the shopfront glazing may be neon lit.
- D. Specific to Zones T2, T3, T4.
1. One blade sign for each business may be permanently installed perpendicular to the facade within the first layer. Such a sign shall not exceed a total of four square feet and shall clear eight feet above the sidewalk.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD4, SD5, SD6.
1. Blade signs, not to exceed six square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear eight feet above the sidewalk.
 2. A single external permanent sign band may be applied to the facade of each building, providing that such sign not exceed three feet in height by any length.
 3. Monument signs, not to exceed 6 ft. in height and 4 ft. in width shall be permitted for each Mixed-use Frontage. Such signs may contain the names of all tenant(s) or occupant(s) of the building and there shall be a maximum of one (1) monument sign per Frontage.
 - a. Monument signs may also be used for wayfinding. These shall be located at vehicular decision point junctures, and placed perpendicular to the Thoroughfare. Maximum size shall be 3'-9" wide by 5'-3" high.

- F. Specific to Special District SD6.
1. Signage shall be of quality, durable materials not subject to damage by decay or weathering. Rustic, unfinished or distressed wood; plastic; any oxidizing metal; clay or ceramic; or exposed paper or paperboard are considered unacceptable materials are specifically prohibited.
 2. Gateway Entrance Monuments shall be permitted at primary entrance intersections to the Medical Center of the Americas district.
 - a. Gateway Entrance Monument sign size shall be determined per site conditions by sign contractor and city engineer. Signs may be pylons or overhead signs. Image and text shall be limited to the Medical Center of the Americas corporate signature.
 3. Street signs for wayfinding shall be branded with the Medical Center of the Americas logo with street name.

SECTION 14. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.130 (Natural drainage standards), of the El Paso City Code is amended as follows:

21.50.130 - Natural drainage standards.

- A. General to Zones T3, T4, T4-O, T5, T5O, T6, SD6.
1. Buildings should be equipped with roofs of shallow four-inch soils and drought-tolerant plants. Buildings approved for intensive green roofs may hold soils deeper than four inches and larger plants and trees.
 2. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
 3. Green walls, if provided, shall be restricted to noninvasive species.
 4. Cisterns may be used to capture and recirculate stormwater from buildings.
- B. Specific to Zone T3.
1. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- C. Specific to Zones T3, T4, T4-O.
1. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
- D. Specific to Zones T4, T4-O, T5, T5O, T6, SD6.
1. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
 2. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

SECTION 15. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.140 (Architectural standards), Paragraph A, of the El Paso City Code is amended as follows:

21.50.140 - Architectural standards.

- A. General to Zones T3, T4, T4-O, T5, T5O, T6.
1. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.

2. Street screens should be constructed of a material matching the adjacent building Facade.
3. All openings, including porches, Galleries, Arcades and windows, with the exception of Shop fronts, shall be square or vertical in proportion.
4. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
5. Doors and windows that operate as sliders are prohibited along Frontages.
6. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
7. The exterior finish material on all Facades shall be limited to brick, cementitious siding and/or stucco.
8. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
9. Balconies and porches shall be made of wrought iron or painted wood.
10. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.

B. General to Special Districts SD3, SD4, SD5.

1. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
2. Street screens should be constructed of a material matching the adjacent building facade.
3. Openings above the first story shall not exceed fifty percent of the total building wall area, with each facade being calculated independently.
4. Doors and windows that operate as sliders are prohibited along frontages.
5. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
6. Flat and low-slope roofs shall be enclosed by parapets a minimum of forty-two inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
7. The maximum amount of allowed wood shall be no more than ten percent and utilized only for accents.
8. Balconies and porches shall be made of painted wood or wrought iron.
9. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
10. Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.
11. Approval by director of aviation: The type of building construction proposed shall be subject to the written prior approval of the director of aviation as authorized agent of declarant. Tenant is encouraged to use natural material and native rock in the exterior elevations of improvements.

C. Specific to Special Districts SD4 and SD5.

1. The exterior finish material on all facades shall be limited to stone, brick, and/or stucco.
2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these standards. Pre-fabricated metal buildings are specifically prohibited.

D. Specific to Special District SD6.

1. A minimum of fifteen percent of the exterior building facade materials on each elevation shall be brick, stone or stucco. The remainder of the facade shall be a combination of concrete, masonry, cementitious siding, or wood that has been treated to resist fire, rot, and insects.
2. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these standards. Pre-fabricated metal buildings are specifically prohibited.
3. The first level exterior building façade materials on each elevation shall be brick, stone, concrete or stucco. The remainder of the façade shall be a combination of glass, concrete, masonry, or wood that has been treated to resist fire, rot, and insects.
4. State-of-the-art changes in types of construction may be permitted from time to time only upon the express condition that any such change be consistent with the intent of these Standards. Pre-fabricated metal buildings are specifically prohibited.
5. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
6. Streetscreens should be constructed of a material matching the adjacent building Facade.
7. Doors that operate as sliders are prohibited along Frontages.
8. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
9. Flat and low-slope roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
10. Balconies and porches shall be made of painted wood, steel, wrought iron, or painted or integral color aluminum.
11. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
12. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.
13. All south facing windows shall be shaded.

SECTION 16. That Title 21 (SmartCode), Chapter 21.70 (Definition of Terms), Section 21.70.010 (Definitions), of the El Paso City Code is amended to add the following definitions:

21.70.010 - Definitions.

“Promontory” means a small open space located at the edge of a bluff or cliff primarily for viewing the natural landscape.

“Rambla” means a linear open space between one-way streets that extends for at least three successive blocks.

SECTION 17. That Title 21 (SmartCode), Chapter 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.010, Table 1: Transect zone descriptions, be replaced in its entirety with Exhibit 'A'.
2. That Section 21.80.030, Table 3A: Vehicular lane dimensions, be replaced in its entirety with Exhibit 'B'.
3. That Section 21.80.040 - Table 3B: Vehicular lane and parking assemblies, be replaced in its entirety with Exhibit 'C'.
4. That Section 21.80.050 - Table 4A: Public frontages—General, be replaced in its entirety with Exhibit 'D'.
5. That Section 21.80.060 - Table 4B: Public frontages—Specific, be replaced in its entirety with Exhibit 'E'.
6. That Section 21.80.070 - Table 4C: Thoroughfare assemblies, be replaced in its entirety with Exhibit 'F'.
7. That Section 21.80.080 - Table 5: Public lighting, be replaced in its entirety with Exhibit 'G'.
8. That Section 21.80.090 - Table 6: Public planting, be replaced in its entirety with Exhibit 'H'.
9. That Section 21.80.100 - Table 7: Private frontages, be replaced in its entirety with Exhibit 'I'.
10. That Section 21.80.110 - Table 8: Building configuration, be replaced in its entirety with Exhibit 'J'.
11. That Section 21.80.120 - Table 9: Building disposition, be replaced in its entirety with Exhibit 'K'.
12. That Section 21.80.130 - Table 10: Building function—General and Section 21.80.140 - Table 11: Parking calculations, be replaced in its entirety with Exhibit 'L'.
13. That Section 21.80.150 - Table 12: Specific function and use, be replaced in its entirety with Exhibit 'M'.
14. That Section 21.80.160 - Table 13: Civic space, be replaced in its entirety with Exhibit 'N'.
15. That Section 21.80.160 - Table 13B: Civic space, be added in its entirety with Exhibit 'O'.
16. That Section 21.80.170 - Table 14: Summary table, be replaced in its entirety with Exhibit 'P'.
17. That Section 21.80.220 - Table 15E. Form-based code graphics – T6, be replaced in its entirety with Exhibit 'Q'.
18. That Section 21.80.230 - Table 15F. Form-based code graphics - T6, be added in its entirety with Exhibit 'R'.
19. That Section 21.80.240 - Table 16: Special district standards, be replaced in its entirety with Exhibit 'S'.
20. That Section 21.80.250 - Table 17. Definitions illustrated, be replaced in its entirety with Exhibit 'T'.

SECTION 18. Except as herein amended, Title 21, SmartCode, of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED THIS _____ DAY OF _____, 2012.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

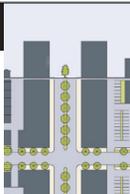
Lupe Cuellar
Assistant City Attorney

Mathew McElroy
Deputy Director - Planning

ORDINANCE _____

TABLE 1: TRANSECT ZONE DESCRIPTIONS

This table describes of the Intent of each Transect Zone.

T1		<p>T-1 Natural General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
T2		<p>T-2 RURAL General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
T3		<p>T-3 SUB-URBAN General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
T4		<p>T-4 GENERAL URBAN General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Stoops, Dooryards Typical Building Height: 2- to 3-Story Type of Civic Space: Squares, Greens</p>
T40		<p>T-40 GENERAL URBAN - OPEN General Character: Mix of Houses, Townhouses & small Apartment buildings, with open Commercial activity; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Shopfronts, Porches, fences, Stoops, Dooryards Typical Building Height: 2- to 3-Story Type of Civic Space: Plazas, Squares, Greens, median landscaping</p>
T5		<p>T-5 URBAN CENTER General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
T50		<p>T-50 URBAN CENTER - OPEN General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries, and Arcades Typical Building Height: 2- to 6-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
T6		<p>T-6 URBAN CORE General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping</p>

El Paso, Texas

TABLE 3A: VEHICULAR LANE DIMENSIONS

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

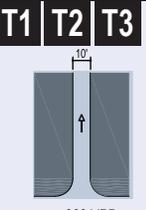
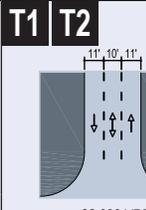
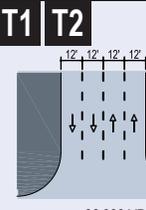
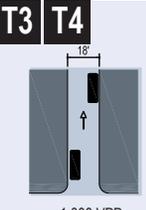
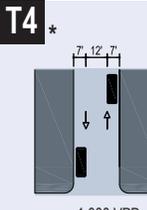
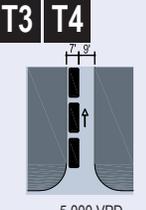
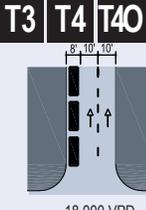
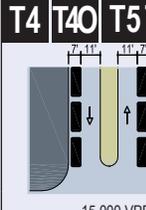
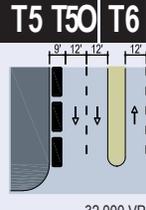
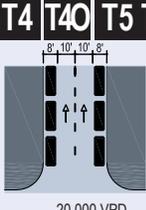
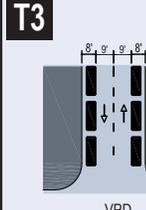
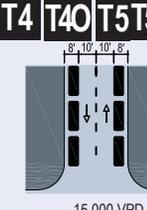
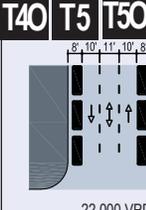
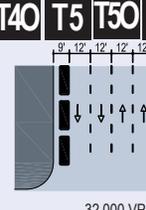
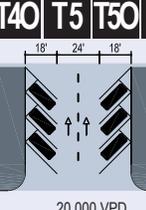
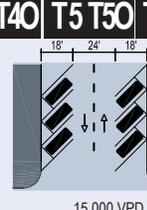
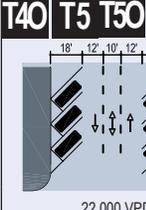
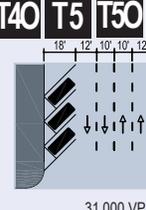
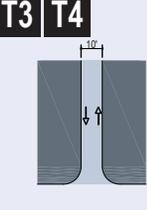
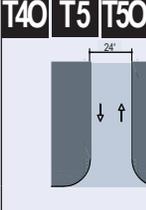
DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T4O	T5	T5O	T6	■ BY RIGHT
20-25 mph	9 feet	■	■	■	■					
25-35 mph	10 feet	■	■	■	■	■	■	■	■	
25-35 mph	11 feet	■	■				■	■	■	
Above 35 mph	12 feet	■	■				■	■	■	

DESIGN SPEED	PARKING LANE WIDTH	T1	T2	T3	T4	T4O	T5	T5O	T6	■ BY RIGHT
20-25 mph	(Angle) 18 feet						■	■	■	
20-25 mph	(Parallel) 7 feet				■					
25-35 mph	(Parallel) 8 feet			■	■	■	■	■	■	
Above 35 mph	(Parallel) 9 feet						■	■	■	

DESIGN SPEED	EFFECTIVE TURNING RADIUS	T1	T2	T3	T4	T4O	T5	T5O	T6	(See Table 17b)
20-25 mph	10-15 feet	■	■	■	■		■	■	■	
25-35 mph	15-20 feet	■	■	■	■		■	■	■	
Above 35 mph	20-30 feet	■	■							

TABLE 3B: VEHICULAR LANE & PARKING ASSEMBLIES.

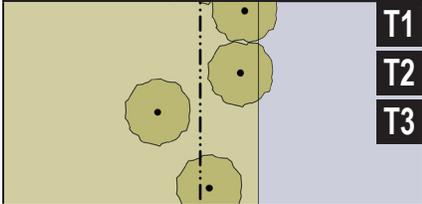
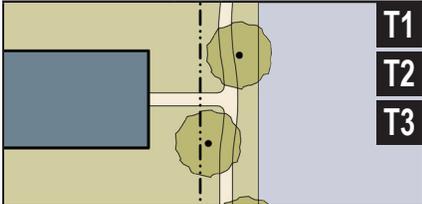
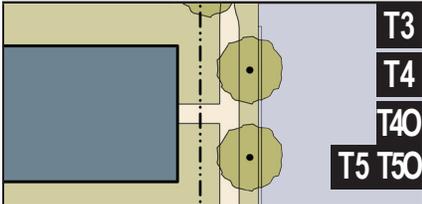
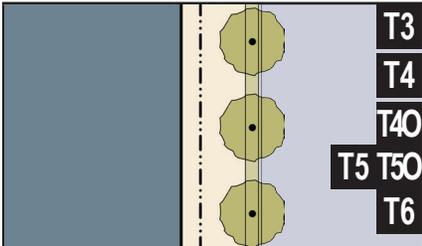
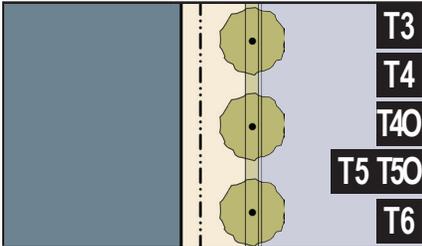
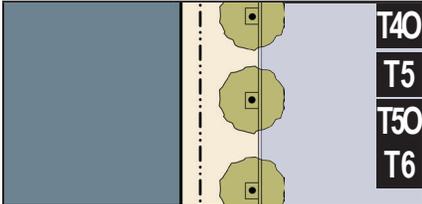
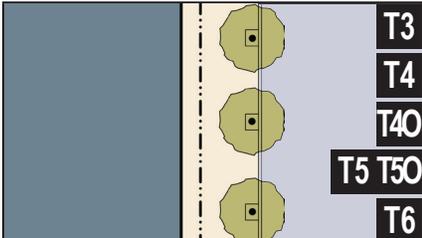
The projected design speeds determine the dimensions of the vehicular lanes and turning radii assembled for Thoroughfares.

	ONE WAY MOVEMENT →	TWO WAY MOVEMENT →			
a. NO PARKING	 <p>T1 T2 T3</p>	 <p>T1 T2 T3</p>			
	 <p>T1 T2</p>	 <p>T1 T2</p>			
Design ADT	300 VPD	2,500 VPD	22,000 VPD	36,000 VPD	
Pedestrian Crossing	3 Seconds	5 Seconds	9 Seconds	13 Seconds	
Design Speed	20-30 MPH	20-25 MPH	35 MPH and above		
b. YIELD PARKING	 <p>T3 T4</p>	 <p>T4 *</p>	<p>* This Thoroughfare type permitted only with mid-Block staging area. Length of staging area must be 40'.</p>		
	Design ADT	1,000 VPD	1,000 VPD		
Pedestrian Crossing	5 Seconds	7 Seconds			
Design Speed					
c. PARKING ONE SIDE PARALLEL	 <p>T3 T4</p>	 <p>T3 T4 T40 T5 T50</p>	 <p>T4 T40 T5 T50</p>	 <p>T4 T40 T5 T50 T6</p>	 <p>T5 T50 T6</p>
	Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Design Speed	20-30 MPH		25-30 MPH	25-30 MPH	
d. PARKING BOTH SIDES PARALLEL	 <p>T4 T40 T5 T50 T6</p>	 <p>T3</p>	 <p>T4 T40 T5 T50 T6</p>	 <p>T40 T5 T50 T6</p>	 <p>T40 T5 T50 T6</p>
	Design ADT	20,000 VPD	VPD	15,000 VPD	22,000 VPD
Pedestrian Crossing	10 Seconds	9 Seconds	10 Seconds	13 Seconds	15 Seconds
Design Speed	25-30 MPH	20-25 MPH	25-30 MPH	25-30 MPH	35 MPH and above
e. PARKING BOTH SIDES DIAGONAL	 <p>T40 T5 T50 T6</p>	 <p>T40 T5 T50 T6</p>	 <p>T40 T5 T50 T6</p>	 <p>T40 T5 T50 T6</p>	
	Design ADT	20,000 VPD	15,000 VPD	22,000 VPD	31,000 VPD
Pedestrian Crossing	17 Seconds	17 Seconds	20 Seconds	23 Seconds	
Design Speed	20-25 MPH	20-25 MPH	25-30 MPH	25-30 MPH	
f. PARKING ACCESS		 <p>T3 T4</p>	 <p>T40 T5 T50 T6</p>		
	Design ADT				
Pedestrian Crossing		3 Seconds	6 Seconds		
Design Speed					

El Paso, Texas

TABLE 4A: PUBLIC FRONTAGES - GENERAL.

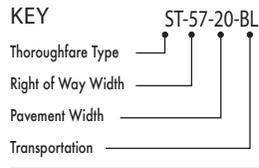
The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes. Dimensions are given in Table 4B.

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

El Paso, Texas

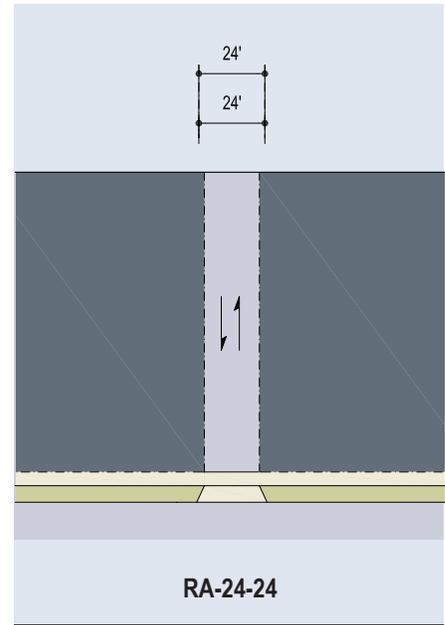
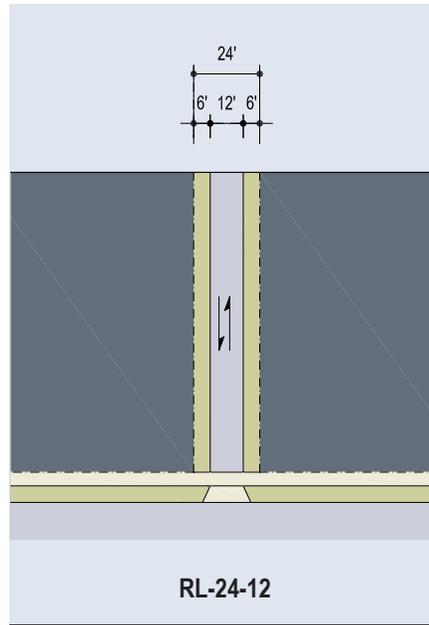
TABLE 4C: THOROUGHFARE ASSEMBLIES

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



THOROUGHFARE TYPES

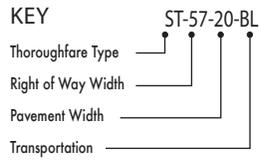
- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR



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

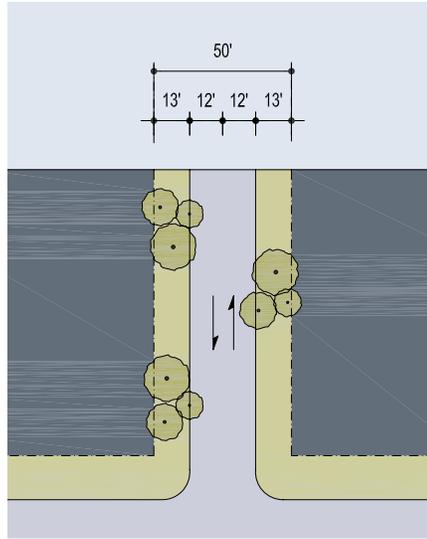
Rear Lane
T3, T4, T40
24 feet
12 feet
Yield Movement
10 MPH
3.5 seconds
n/a
None
Taper
None
None
Inverted Crown
None
None

Rear Alley
T4, T40, T5, T50, T6
24 feet
24 feet
Slow Movement
10 MPH
7 seconds
n/a
None
Taper
None
None
Inverted Crown
None
None

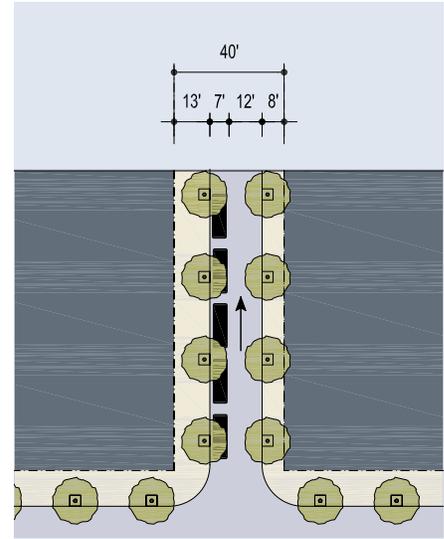


THOROUGHFARE TYPES

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



RD-50-24

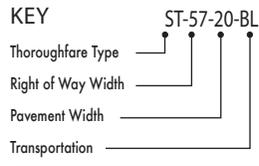


ST-40-19

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

Road
T1, T2, T3
50 feet
24 feet
Slow Movement
20 MPH
6.8 seconds
2 lanes
None
25 feet
Common Yard, Porch & Fence
Path optional
Continuous Swale
Swale
Trees clustered
BT

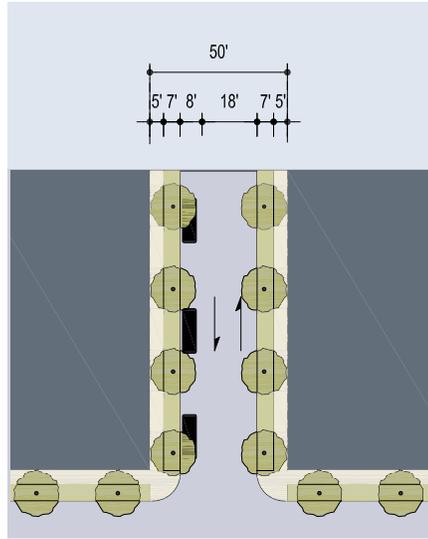
Street
T40, T5, T50, T50, T6
40 feet
19 feet
One-Way Movement
20 MPH
5.4 seconds
1 lane
One side @ 7 feet marked
15 feet
Shopfront, Gallery, Arcade
13/8 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c.... Avg....



THOROUGHFARE TYPES

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

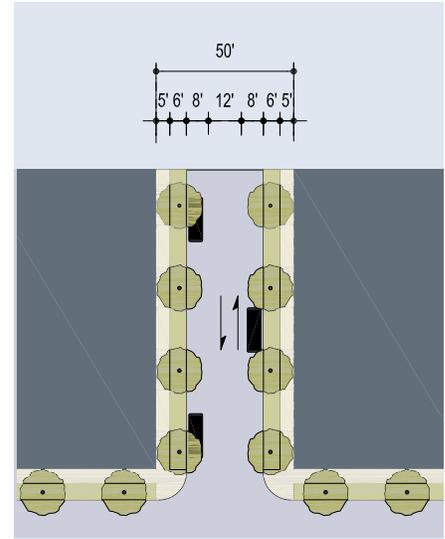
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



ST-50-26*

Street
T4, T40, T5, T50, T6
50 feet
26 feet
Free Movement
20 MPH
7.4 seconds
2 lanes
One side @ 8 feet marked
10 feet
PF, T/L, ST
5 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..

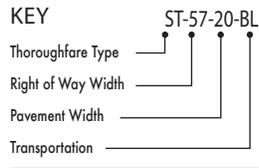
* PERMITTED IN T4 WITH 40' MID-BLOCK STAGING AREA.



ST-50-28*

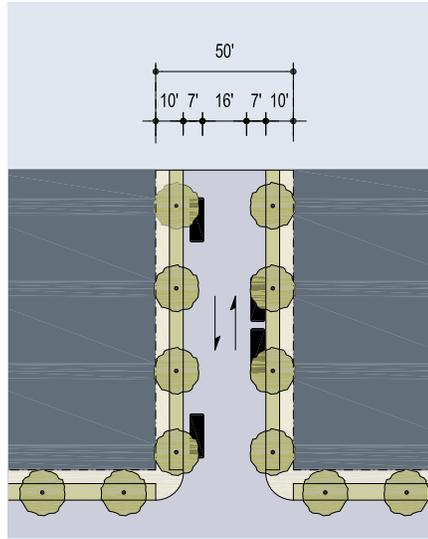
Street
T4, T40, T5, T50, T6
50 feet
28 feet
Yield Movement
20 MPH
7.6 seconds
2 lane
Both sides @ 8 feet unmarked
10 feet
PF, T/L, ST
5 foot Sidewalk
6 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..

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

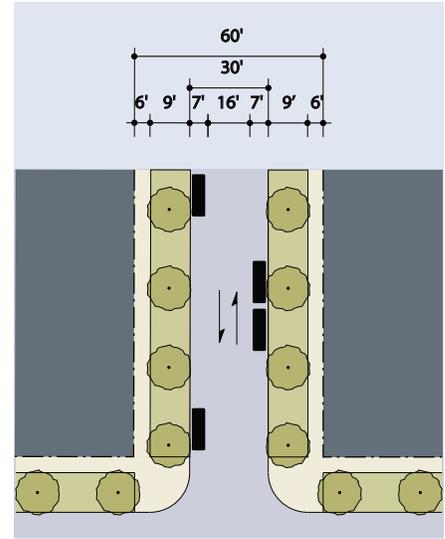


THOROUGHFARE TYPES

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



ST-50-30

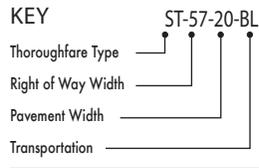


ST-60-30

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

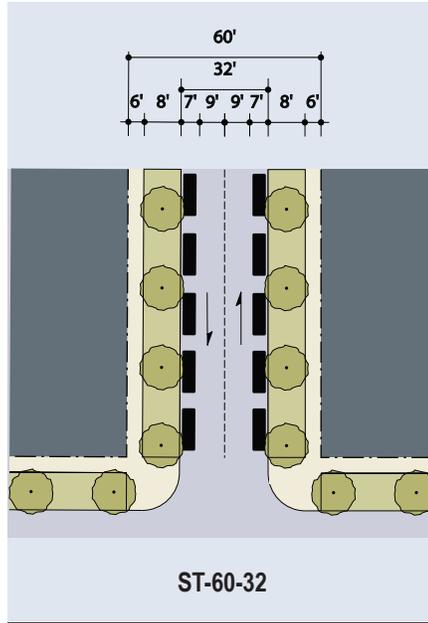
Street	
T3, T4	
50 feet	
30 feet	
Slow Movement	
20 MPH	
8.5 seconds	
2 lanes	
Both sides @ 7 feet unmarked	
10 feet	
St, FC, DY/LC, PF	
5 foot Sidewalk	
5 foot continuous Parkway	
Vertical	
Trees at 30' o.c. Avg.	
BR	

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

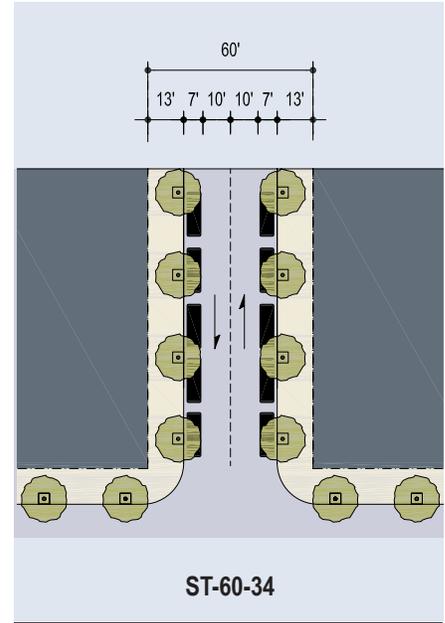


THOROUGHFARE TYPES

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

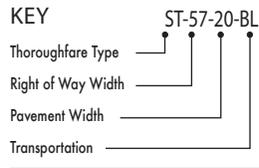


Street
T4
60 feet
30 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both sides @ 7 feet unmarked
10 feet
ST, FC, DY/LC, PF
6 foot Sidewalk
8 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg.
BR



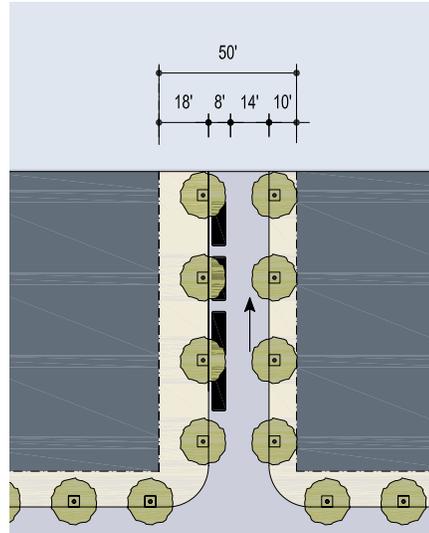
Street
T4, T40, T5, T50
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both Sides @ 7 feet marked
15 feet
Arcade, Gallery, Shopfront, Stoop
6 foot Sidewalk
7 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg.
BR

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

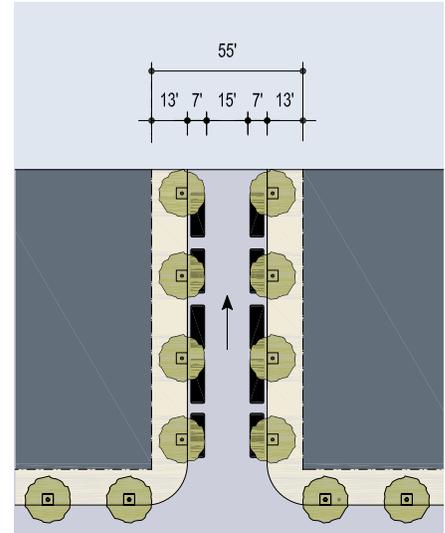


THOROUGHFARE TYPES

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



CS-50-22

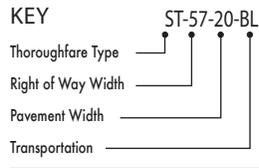


CS-55-29

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

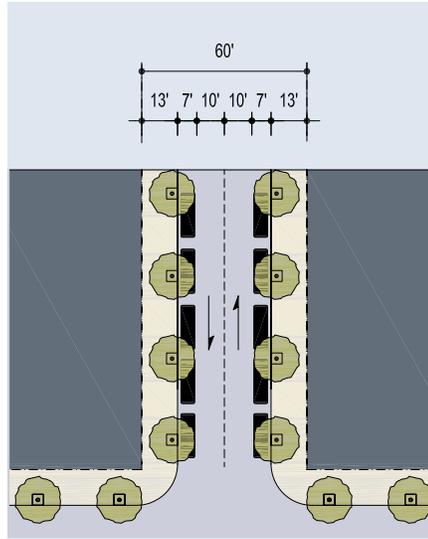
Commercial Street
T5, T50, T6
50 feet
22 feet
Slow Movement
20 MPH
6.2 seconds
1 lane
One side @ 8 feet marked
15 feet
Arcade, Gallery, Shopfront
18/10 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..
TR, SH

Commercial Street
T5, T50, T6
55 feet
29 feet
Slow Movement
20 MPH
8.2 seconds
1 lane
Both sides @ 7 feet marked
15 feet
Arcade, Gallery, Shopfront
13 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..
TR, SH

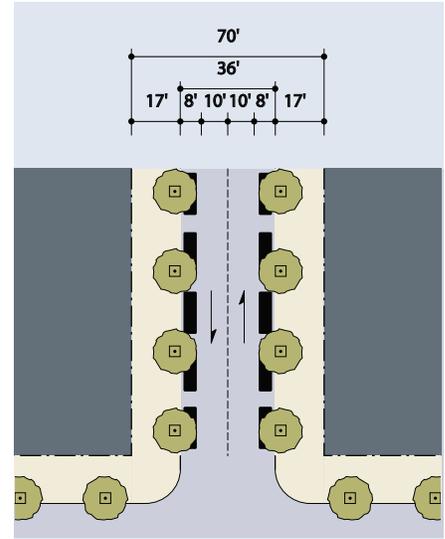


THOROUGHFARE TYPES

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



CS-60-34

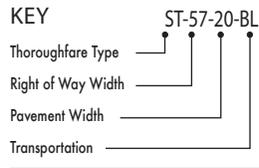


CS-70-36

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

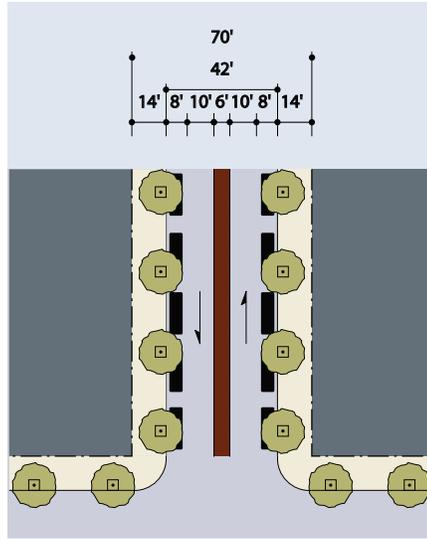
Commercial Street
T40, T5, T50, T6
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both sides @ 7 feet marked
10 feet
Arcade, Gallery, Shopfront
13 foot Sidewalk
4'x4' tree well
Vertical
Trees at 30' o.c. Avg.
BR, SH, TR

Commercial Street
T40, T5, T50, T6
70 feet
36 feet
Slow Movement
25 MPH
10 seconds
2 lanes
Both Sides @ 8 feet marked
10 feet
Arcade, Gallery, Shopfront
17 foot Sidewalk
9' x 9' tree well
Vertical
Trees at 30' o.c. Avg.
BR, SH, TR

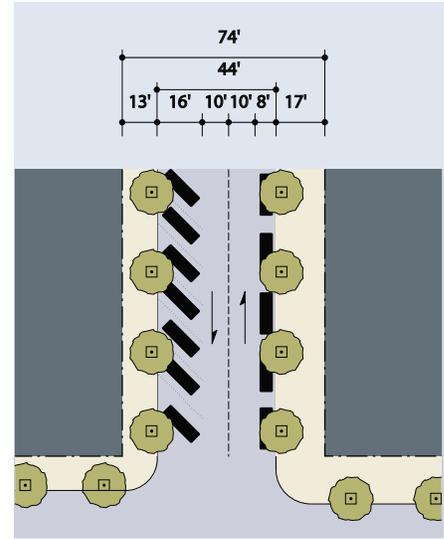


THOROUGHFARE TYPES

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



CS-70-42

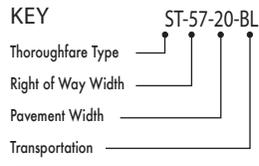


CS-74-44

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

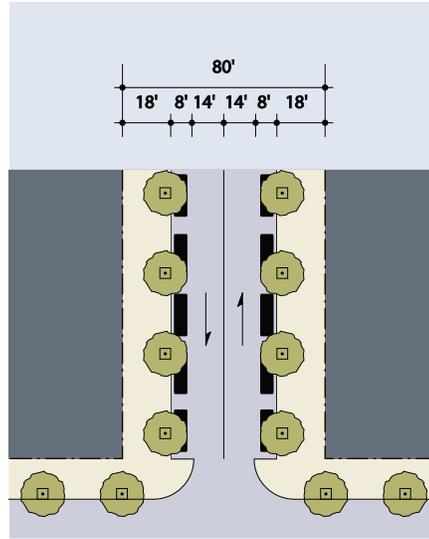
Commercial Street w/center safety strip
T6
70 feet
42 feet
Slow Movement
25 MPH
12.2 seconds
2 lanes
Both sides @ 8 feet marked
10 feet
Arcade, Gallery, Shopfront
14 foot Sidewalk
9' x 9' tree well
Vertical; center flush median w/ribbon curb
Trees at 30' o.c. Avg.
BR, SH, TR

Commercial Street
T40, T5, T50, T6
74 feet
44 feet
Slow Movement
25 MPH
12.2 seconds
2 lanes
Reverse angle @16 feet, parallel @ 8 feet marked
10 feet
Arcade, Gallery, Shopfront
13 foot Sidewalk / 17 foot Sidewalk
9' x 9' tree well
Vertical
Trees at 30' o.c. Avg.
BR, SH, TR

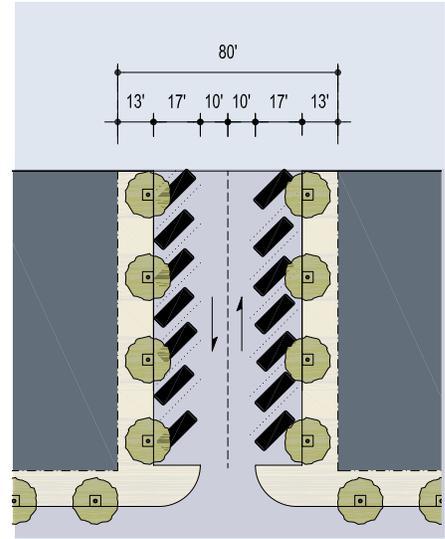


THOROUGHFARE TYPES

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

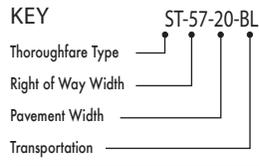


CS-80-44
Commercial Street
T5, T50, T6
80 feet
44 feet
Slow Movement
25 MPH
8 seconds at corners
2 lanes
Both sides @ 8 feet marked
10 feet
Arcade, Gallery, Shopfront
18 foot Sidewalk
4' x 4' tree well
Vertical
Trees at 30' o.c. Avg.



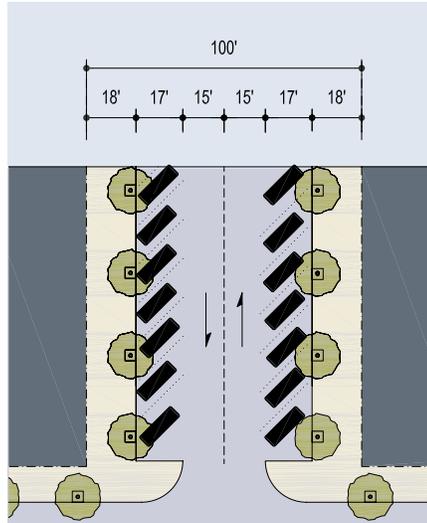
CS-80-54
Commercial Street
T40, T5, T50, T6
80 feet
54 feet
Slow Movement
25 MPH
5.7 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
10 feet
Shopfront, Gallery, Arcade
13 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg.
BR, TR

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

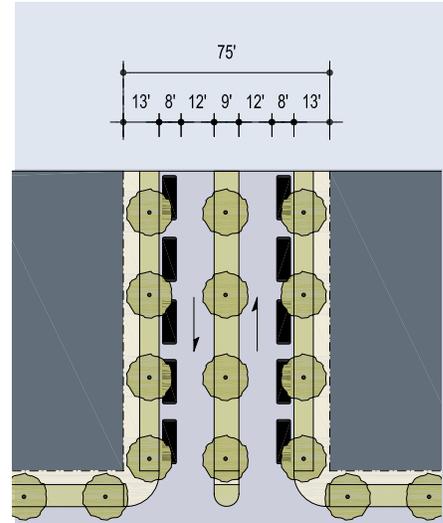


THOROUGHFARE TYPES

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



CS-100-64

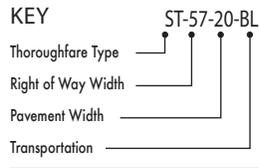


AV-75-40

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

Commercial Street
T40, T5, T50, T6
100 feet
64 feet
Slow Movement
25 MPH
8.5 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
10 feet
Shopfront, Gallery, Arcade
18 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg.
BR SH TR

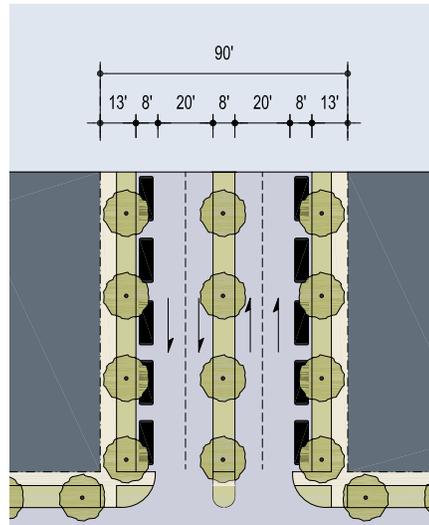
Avenue
T3, T4, T40, T5, T50
75 feet
40 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds
2 lanes
Both sides @ 8 feet marked
10 feet
PF, T/LW, FC, ST, SH
6 foot Sidewalk
7 foot continuous Parkway
Curb or Swale
Trees at 30' o.c. Avg..
BR, TR



THOROUGHFARE TYPES

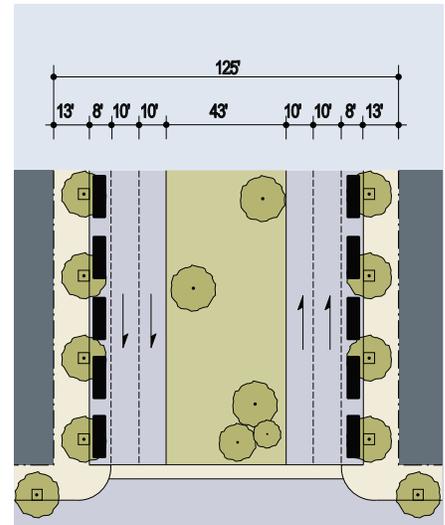
- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

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



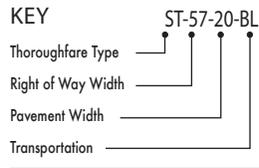
AV-90-56

Avenue
T3, T4, T40, T5, T50
90 feet
56 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
4 lanes
Both sides @ 8 feet marked
10 feet
PF, T/LW, FC, ST, SH
6 foot Sidewalk
7 foot continuous Parkway
Curb or Swale
Trees at 30' o.c. Avg..
BR, TR



GA-125-56

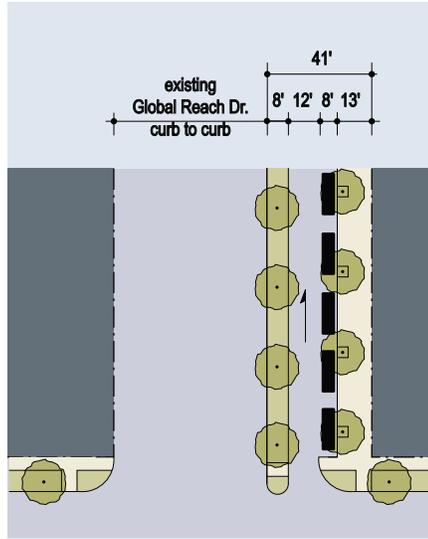
Grand Avenue
T5, T50, T6
125 feet
28 feet - 28 feet
Free Movement
35 MPH
4 one-way lanes
Both sides @ 8 feet marked
10 feet
13 foot Sidewalk
4' x 4' tree well
Curb
Trees at 30' o.c. Avg..
BR, TR



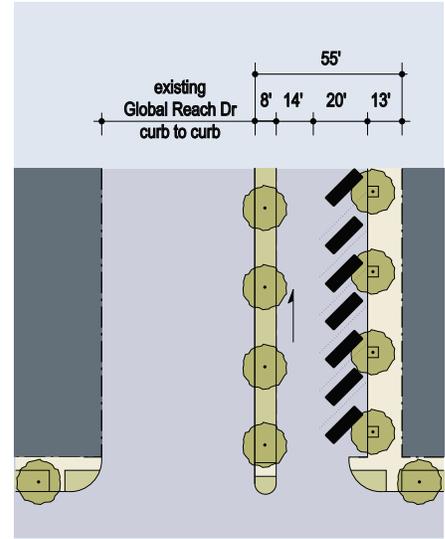
THOROUGHFARE TYPES

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

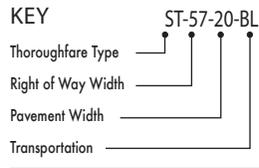
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



SL-41-20
Slip Lane
T4, T5
41 feet
20 feet
Slow Movement
20 MPH
6 seconds
1 one-way lane
One side @ 8 feet marked
10 feet
13 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg.
BR



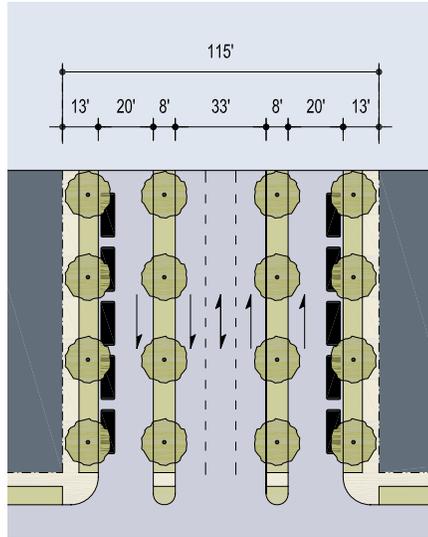
SL-55-34
Slip Lane
T4, T5
55 feet
34 feet
Slow Movement
20 MPH
7 seconds
1 one-way lane
One side diagonal @ 20 feet marked
10 feet
13 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg.
BR



THOROUGHFARE TYPES

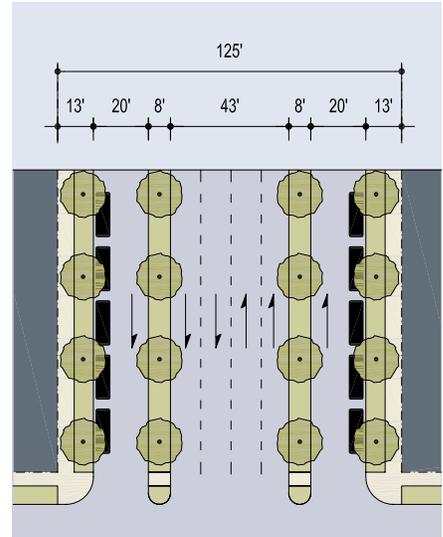
- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

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



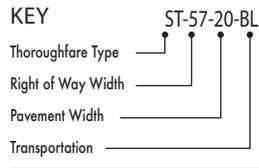
BV-115-33

Boulevard
T40, T5, T50, T6
115 feet
20 feet - 33 feet - 20 feet
Free Movement (inner lanes)
35 MPH
5.7 seconds - 9.4 seconds - 5.7 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..
BR, TR



BV-125-43

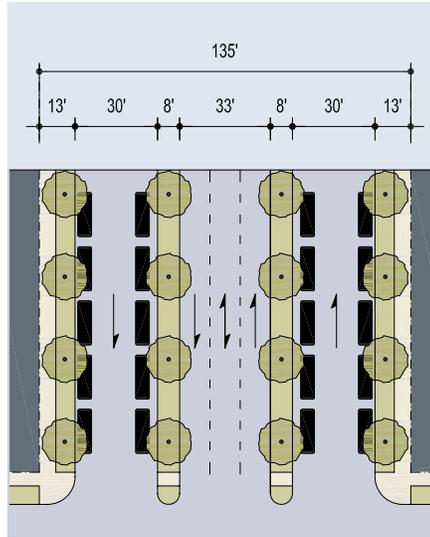
Boulevard
T40, T5, T50, T6
125 feet
20 feet - 43 feet - 20 feet
Free Movement (inner lanes)
35 MPH
5.7 seconds - 12.2 seconds - 5.7 seconds
4 lanes & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..
BR, TR



THOROUGHFARE TYPES

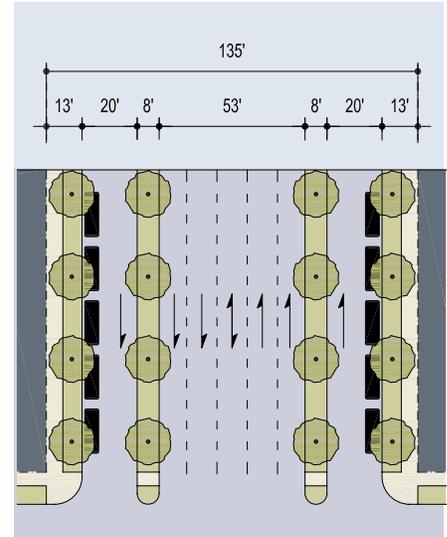
- Highway: HW
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

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



BV-135-33

Boulevard
T40, T5, T50, T6
135 feet
30 feet - 33 feet - 30 feet
Free Movement
35 MPH
8.5 seconds - 9.4 seconds - 8.5 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg..
BR, TR



BV-135-53

Boulevard
T40, T5, T50, T6
135 feet
20 feet - 53 feet - 20 feet
Free Movement
35 MPH
5.7 seconds - 15.1 seconds - 5.7 seconds
5 Lanes, one turning lane & two one-way slip roads
8 feet
10 feet
Forecourt, Shopfront, Gallery, Arcade
6 foot Sidewalk
7 foot continuous Parkway
Vertical
Trees at 30' o.c. Avg..
BR, TR

El Paso, Texas

TABLE 6: PUBLIC PLANTING

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

	T1	T2	T3	T4	T40	T5	T50	T6	SD	Specifications
Pole 	■	■	■	■	■	■	■	■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Oval 	■	■	■	■	■	■	■	■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Ball 	■	■	■	■	■	■	■	■		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Pyramid 	■	■	■	■						<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Umbrella 	■	■	■	■						<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Vase 	■	■	■	■						<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

TABLE 7: PRIVATE FRONTAGES

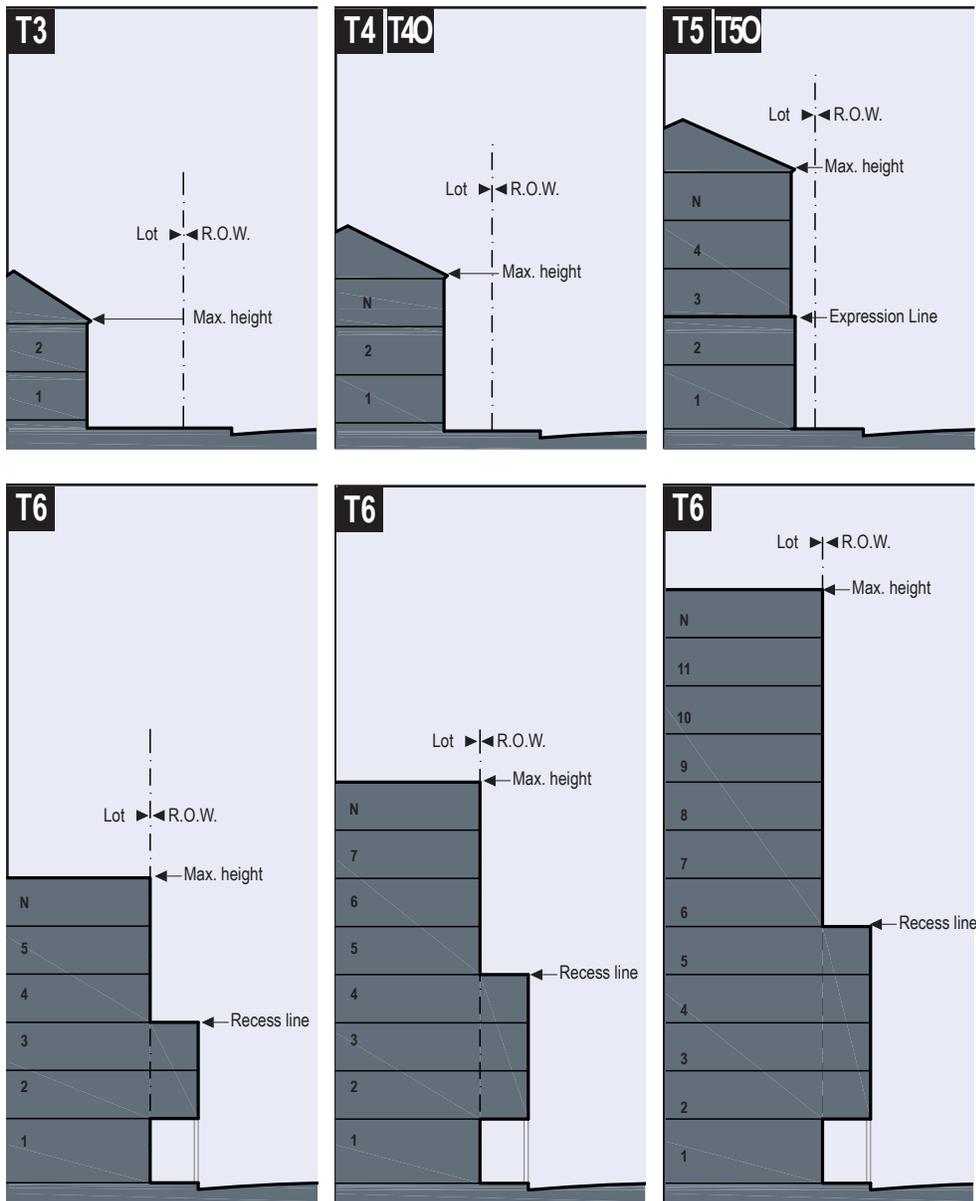
The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION		PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
<p>a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>				T2 T3
<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>				T3 T4
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated Terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>				T4 T40 T5 T50
<p>d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>				T4 T40 T5 T50 T6
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>				T4 T40 T5 T50 T6
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>				T4 T40 T5 T50 T6
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>				T4 T40 T5 T50 T6
<p>h. Arcade: a Frontage wherein the Facade is a colonnade that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>				T40 T5 T50 T6

El Paso, Texas

TABLE 8: BUILDING CONFIGURATION

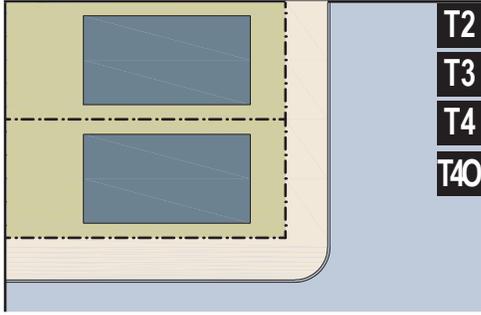
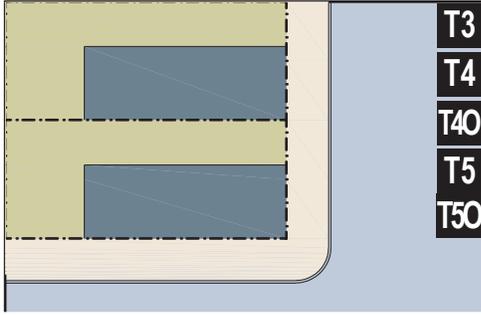
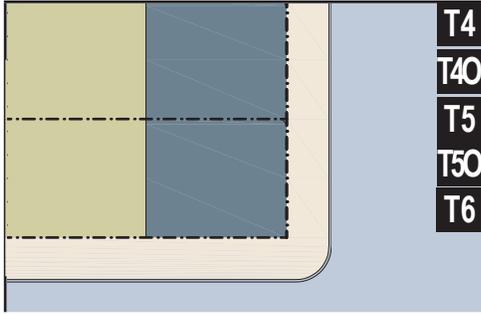
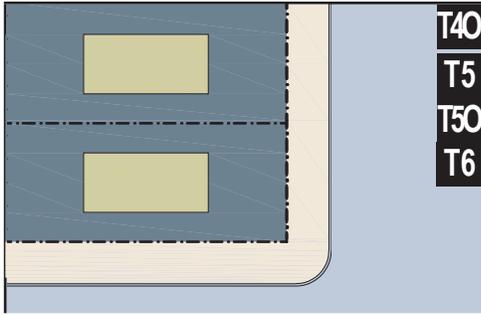
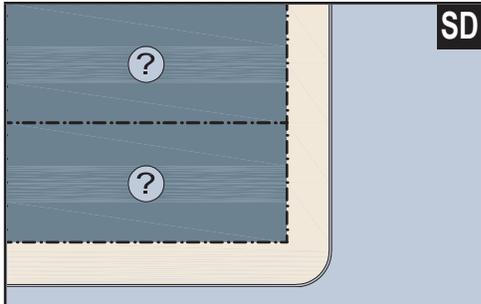
This table shows the Configurations for different building heights for each Transect Zone. It must be modified to show actual calibrated heights for local conditions. Recess Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Table 14k.



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

TABLE 9: BUILDING DISPOSITION

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

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

El Paso, Texas

TABLE 10: BUILDING FUNCTION - GENERAL

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

	T2 T3	T4	T40 T5 T50 T6
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to four within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. The habitable area of the Accessory dwelling shall not exceed 500 square feet.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the <i>Shared Parking</i> standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the <i>Shared Parking</i> standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one <i>Block</i> corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per <i>Block</i> , and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Table 12	See Table 12
f. OTHER	See Table 12	See Table 12	See Table 12

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

REQUIRED PARKING (See Table 10)			
	T2 T3	T4	T40 T5 T50 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	Determined by Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the corresponding frontage lines shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site it serves.		
OTHER	See requirements for Civic.		

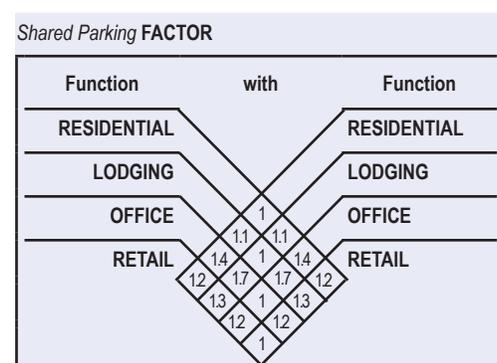


TABLE 12: SPECIFIC FUNCTION & USE

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

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD		T1	T2	T3	T4	T4O	T5	T5O	T6	SD	
a. RESIDENTIAL										f. OTHER: AGRICULTURE										
Mixed Use Block						■	■	■	■	■	Grain Storage		■							
Flex Building				■	■	■	■	■	■	■	Livestock Pen		■							
Apartment Building				■	■	■	■	■	■	■	Greenhouse	■	■	■						
Live/Work Unit			■	■	■	■	■	■	■	■	Stable	■	■							
Row House				■	■	■	■	■	■		Kennel	■	■	■	■	■	■	■		
Duplex House				■	■	■					f. OTHER: AUTOMOTIVE									
Courtyard House				■	■	■					Gasoline		■			■	■	■	■	■
Sideyard House			■	■	■	■					Automobile Service									■
Cottage			■	■							Truck Maintenance									■
House	■	■	■								Drive -Through Facility					■	■	■	■	■
Villa	■										Rest Stop	■	■							■
Accessory Unit		■	■	■	■	■					Roadside Stand	■	■		■					■
b. LODGING										f. OTHER: CIVIL SUPPORT										
Hotel (no room limit)						■	■	■	■	■	Fire Station			■	■	■	■	■	■	■
Inn (up to 12 rooms)		■		■	■	■	■	■	■	■	Police Station				■	■	■	■	■	■
Bed & Breakfast (up to 5 rooms)		■	■	■	■	■	■	■	■		Cemetery		■	■	■					■
School Dormitory				■	■	■	■	■	■	■	Funeral Home				■	■	■	■	■	■
c. OFFICE										f. OTHER: EDUCATION										
Office Building				■	■	■	■	■	■	■	College					■	■	■	■	■
Live-Work Unit			■	■	■	■	■	■	■	■	High School				■	■	■	■	■	■
d. RETAIL										f. OTHER: INDUSTRIAL										
Open-Market Building		■	■	■	■	■	■	■	■	■	Heavy Industrial Facility									■
Retail Building				■	■	■	■	■	■	■	Light Industrial Facility					■	■	■	■	■
Display Gallery				■	■	■	■	■	■	■	Truck Depot									■
Restaurant				■	■	■	■	■	■	■	Laboratory Facility									■
Kiosk				■	■	■	■	■	■	■	Water Supply Facility									■
Push Cart					■	■	■	■	■	■	Sewer and Waste Facility									■
Liquor Selling Establishment				■	■	■	■	■	■	■	Electric Substation									■
e. CIVIC										f. OTHER: INDUSTRIAL										
Bus Shelter			■	■	■	■	■	■	■	■	Wireless Transmitter									■
Convention Center									■	■	Cremation Facility									■
Conference Center					■	■	■	■	■	■	Warehouse									■
Exhibition Center									■	■	Produce Storage									■
Fountain or Public Art		■	■	■	■	■	■	■	■	■	Mini-Storage									■
Library				■	■	■	■	■	■	■										
Live Theater					■	■	■	■	■	■										
Movie Theater					■	■	■	■	■	■										
Museum					■	■	■	■	■	■										
Outdoor Auditorium		■	■		■	■	■	■	■	■										
Parking Structure					■	■	■	■	■	■										
Passenger Terminal					■	■	■	■	■	■										
Playground		■	■	■	■	■	■	■	■	■										
Sports Stadium									■	■										
Surface Parking Lot					■	■	■	■	■	■										
Religious Assembly		■	■	■	■	■	■	■	■	■										

■ BY RIGHT

TABLE 13A: CIVIC SPACE

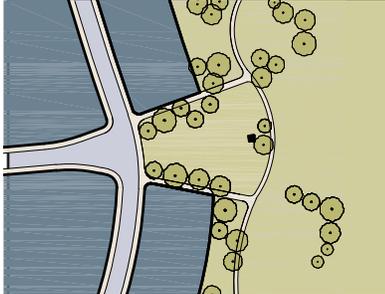
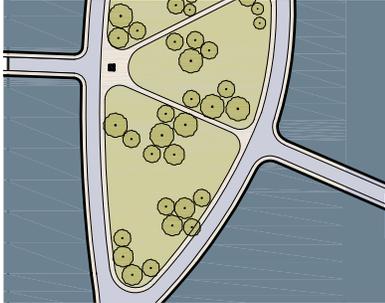
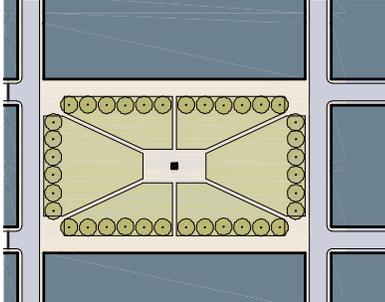
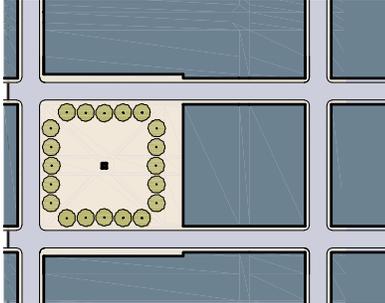
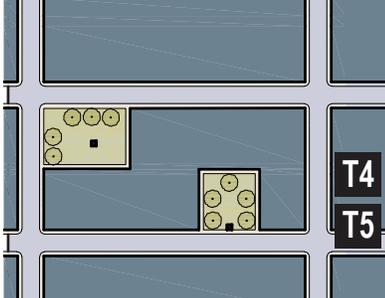
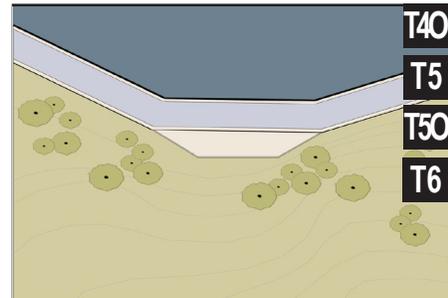
<p>a. Park: A natural preserve available for unstructured recreation. A Park may be independent of surrounding building <i>Frontages</i>. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural Corridors. The minimum size shall be 8 acres. Parks in excess of 15 acres may be approved as Special Districts in all zones.</p>	 <p>T1 T2 T3</p>
<p>b. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building <i>Frontages</i>. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.</p>	 <p>T3 T4 T40 T5 T50</p>
<p>c. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building <i>Frontages</i>. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.</p>	 <p>T4 T40 T5 T50 T6</p>
<p>d. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building <i>Frontages</i>. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/4 acre and the maximum shall be 2 acres.</p>	 <p>T40 T5 T50 T6</p>
<p>e. Playground: An Open Space designed and equipped for the recreation of children. A playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a <i>Block</i>. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.</p>	 <p>T1 T2 T3 T4 T40 T5 T50 T6</p>

TABLE 13B: CIVIC SPACE

a. Promontory: A small open space located at the edge of a bluff or cliff primarily for viewing the natural landscape. It may be located to terminate streets or at intermittent intervals along edge streets. It may be of any shape. It is largely hardscaped with little planting. There shall be no minimum or maximum size for such a space.



b. Rambla: A linear open space between one-way streets that extends for at least three successive blocks. The space largely hard-scaped with intermittent or potted planting and always lined with trees at the edges. The tree canopies typically cover the entire width of the space creating a shaded zone for communal activity. This space can be used flexibly on a daily, weekly or seasonal basis. It may be striped for parking during normal hours, converted into a farmer's market or closed with bollards for communal functions. Playgrounds may not be located within the Rambla. The minimum width of such a space shall be 16 feet, and the maximum shall be 40 feet.

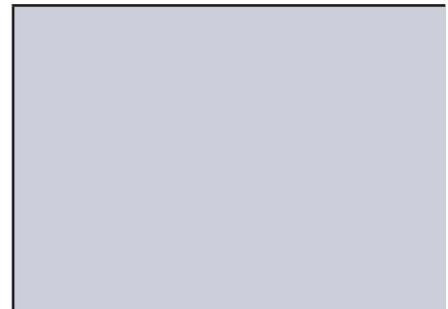
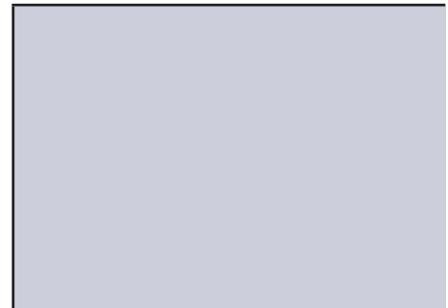
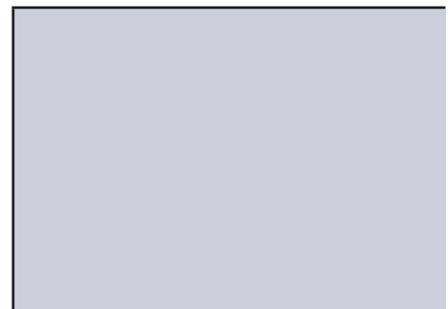
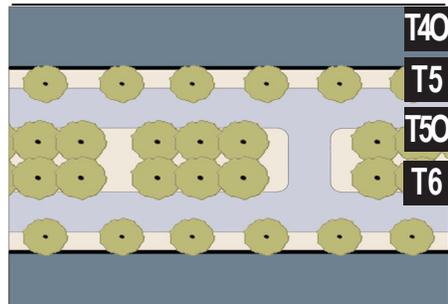
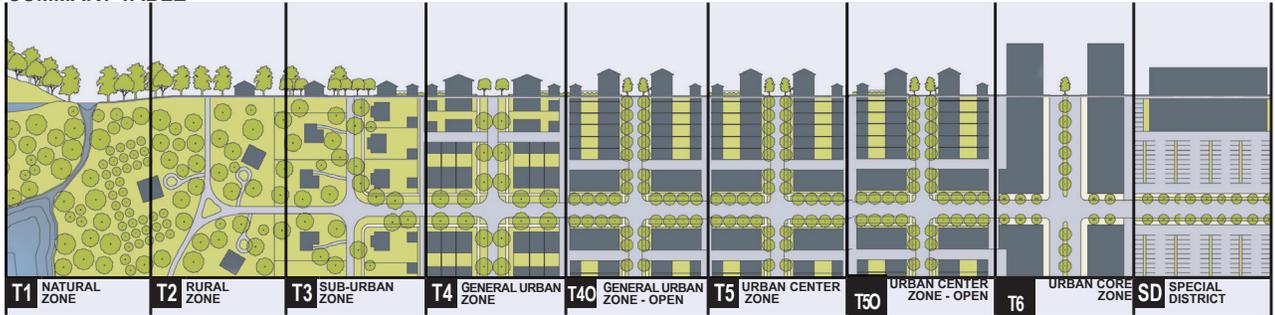


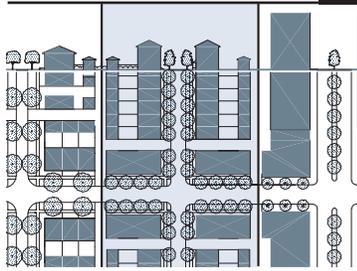
TABLE 14: SUMMARY TABLE



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T40 GENERAL URBAN ZONE - OPEN	T5 URBAN CENTER ZONE	T50 URBAN CENTER ZONE - OPEN	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) (see Table 16)									
CLD requires	no minimum	50% min	20 - 40%	10 - 30%	20% max.	not permitted	not permitted	not permitted	
TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	40% max.	10 - 30%	30% max.	not permitted	
RCD requires	no minimum	no minimum	not permitted	10 - 30%	40% max.	10 - 30%	30% max.	40 - 80%	
b. BASE RESIDENTIAL DENSITY (see Section 3.4)									
Reserved									
By Right	by Variance	by Variance	6 units / ac. gross	15 units / ac. gross	20 units / ac. gross	24 units / ac. gross	26 units / ac. gross		
Other Functions	by Variance	by Variance	5 - 15% min	10 - 25% min	30 - 60% min	30 - 60% min	30 - 60% min		
c. Block SIZE									
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max.	2400 ft. max.	2000 ft. max	2000 ft. max	2000 ft. max	
d. THOROUGHFARES (see Table 3 and Table 4)									
HW	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	permitted	
AV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	permitted	
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	
DR	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
Rear Lane	permitted	permitted	permitted	required *	not permitted	not permitted	not permitted	not permitted	
Rear Alley	not permitted	not permitted	not permitted	required *	required *	required *	required *	required *	
Path	permitted	permitted	permitted	permitted	permitted	not permitted	not permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	not permitted **	not permitted **	not permitted	not permitted	not permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	not permitted	not permitted	not permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	
e. CIVIC SPACES (see Table 13) * Rear Lanes or Rear Alleys are required in T4 and T40 ** permitted within Open Spaces									
Park	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
Green	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	permitted	
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted	permitted	
f. LOT OCCUPATION									
Lot Width	not applicable	120 ft. min	50 ft. min 120 ft. max	20 ft. min 80 ft. max	20 ft. min 450 ft. max*	18 ft. min 180 ft. max	18 ft. min 180 ft. max	18 ft. min 700 ft. max	
Lot Coverage	not applicable	30% max	60% max	70% max	90% max	90% max	90%	100% max	
g. SETBACKS - PRINCIPAL BUILDING *only one building in excess of 200 ft. permitted per Pedestrian Shed									
Front Setback (Principal)	not applicable	48 ft. min	20 ft. min	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max	
Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min *	6 ft. min 12 ft. max	6 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max	
Side Setback	not applicable	96 ft. min	0 ft. or 18 ft. total min	0 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	0 ft. min 8 ft. max	
Rear Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	80% min	80% min	90% min	
h. SETBACKS - OUTBUILDING * 20' with garage									
Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	24 ft. min +bldg setback	40 ft. max from rear prop.	40 ft. max from rear prop.	40 ft. max from rear prop.	not applicable	
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft. min	0 ft. min	0 ft. min	not applicable	
Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	3 ft. max	3 ft. max	not applicable	
i. BUILDING DISPOSITION (see Table 9)									
Edgeward	permitted	permitted	permitted	permitted	permitted	not permitted	not permitted	not permitted	
Sideyard	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	not permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	
j. PRIVATE Frontages (see Table 7)									
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	not permitted	not permitted	not permitted	
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted	
Terrace or L.C.	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	not permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted	
k. BUILDING CONFIGURATION (see Table 8)									
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max	4 Stories max, 20 ft. min	5 Stories max, 2 min	6 Stories max, 2 min	2 Stories min	
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max	not applicable	
l. BUILDING FUNCTION (see Table 10 & Table 12)									
Residential	not applicable	restricted use	restricted use	limited use	open use	open use	open use	open use	
Lodging	not applicable	restricted use	restricted use	limited use	open use	open use	open use	open use	
Office	not applicable	restricted use	restricted use	limited use	open use	open use	open use	open use	
Retail	not applicable	restricted use	restricted use	limited use	open use	open use	open use	open use	

ARTICLE 5
ARTICLE 2, 3, 4

T50



(see Table 1)

BUILDING FUNCTION (see Table 10 & Table 12)

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

BUILDING CONFIGURATION (see Table 8)

a. Principal Building	6 stories max, 2 min.
b. Outbuilding	2 stories max.

LOT OCCUPATION

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

BUILDING DISPOSITION (see Table 9)

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

SETBACKS - PRINCIPAL BUILDING

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

SETBACKS - OUTBUILDING

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

PRIVATE FRONTAGES (see Table 7)

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

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

* or 15 ft. from center line of alley

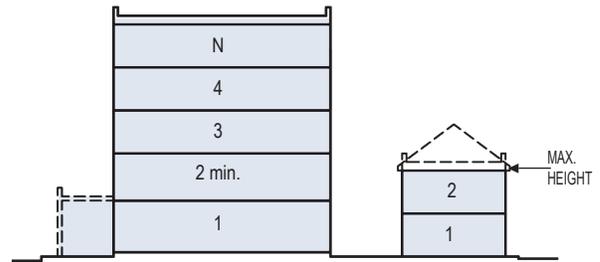
Graphics are illustrative only. Refer to metrics for Setback and height information.

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

TABLE 15E. FORM-BASED CODE GRAPHICS - T50

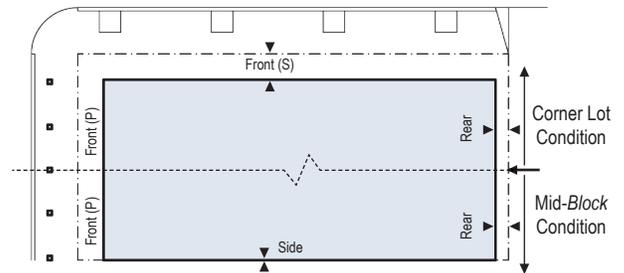
BUILDING CONFIGURATION

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



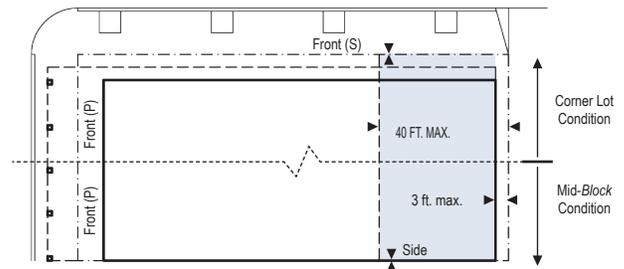
SETBACKS - PRINCIPAL BLDG.

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



SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

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

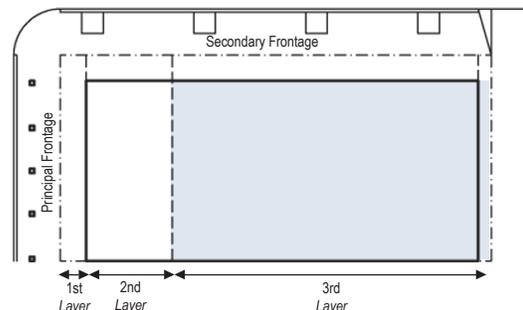
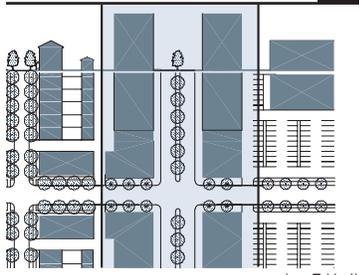


TABLE 15F. FORM-BASED CODE GRAPHICS - T6



(see Table 1)

BUILDING FUNCTION (see Table 10 & Table 12)

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

BUILDING CONFIGURATION (see Table 8)

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

LOT OCCUPATION

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

BUILDING DISPOSITION (see Table 9)

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

SETBACKS - PRINCIPAL BUILDING

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

SETBACKS - OUTBUILDING

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

PRIVATE FRONTAGES (see Table 7)

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

Refer to Summary Table 14

PARKING REQUIREMENTS

See Table 10 & Table 11

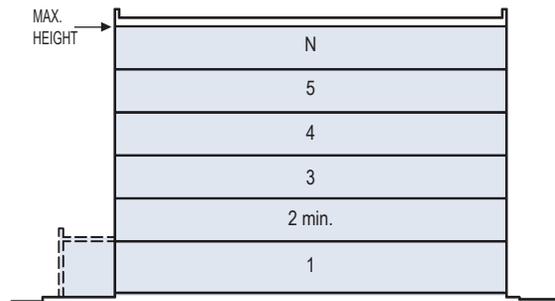
* or 15 ft. from center line of alley

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

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

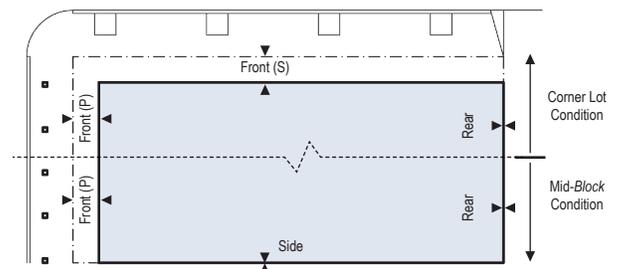
BUILDING CONFIGURATION

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



SETBACKS - PRINCIPAL BLDG.

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



PARKING PLACEMENT

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

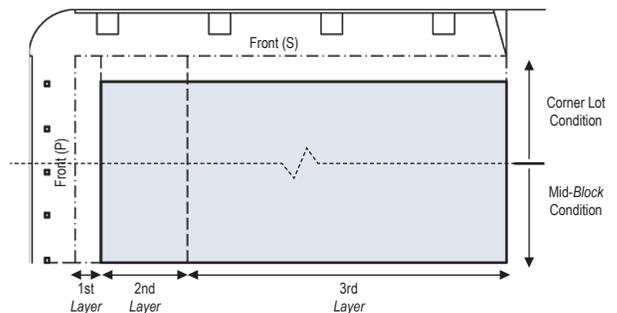


TABLE 16: SPECIAL DISTRICT STANDARDS

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

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

DISPOSITION

CONFIGURATION

FUNCTION

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

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

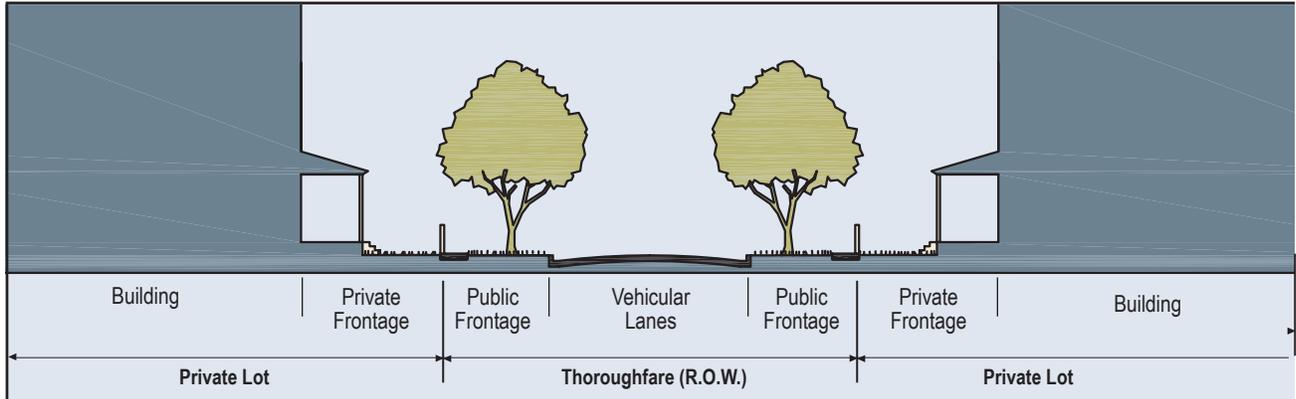
*** Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the Airport. Exclusions to this rule may be permitted by the Department of Aviation. SD5 shall be limited to 70 ft.

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

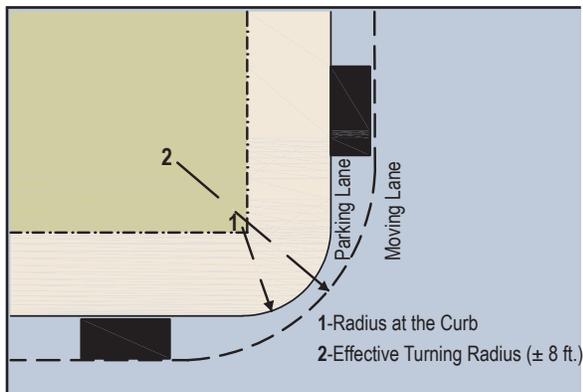
El Paso, Texas

TABLE 17. DEFINITIONS ILLUSTRATED

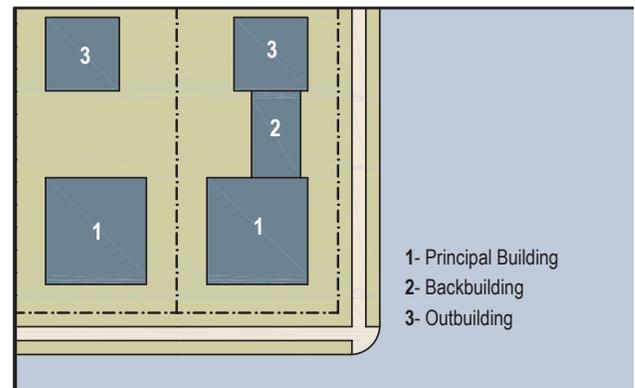
a. THOROUGHFARE & Frontages



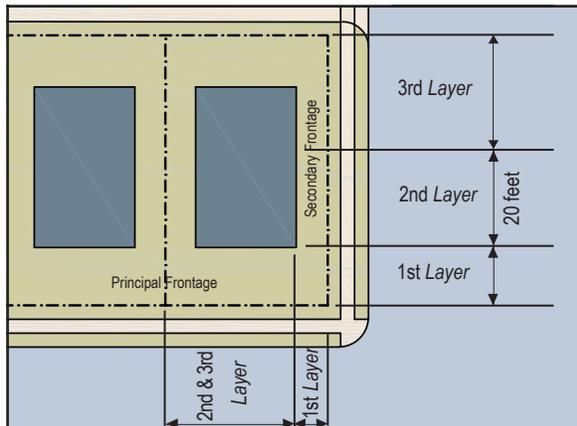
b. TURNING RADIUS



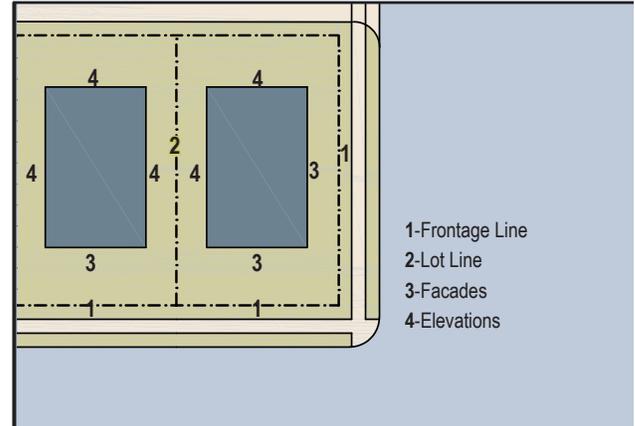
c. BUILDING DISPOSITION



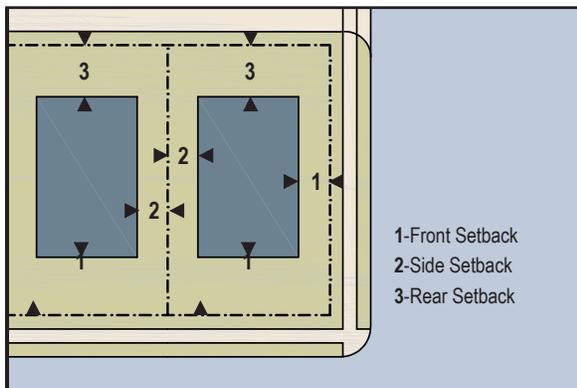
d. LOT Layers



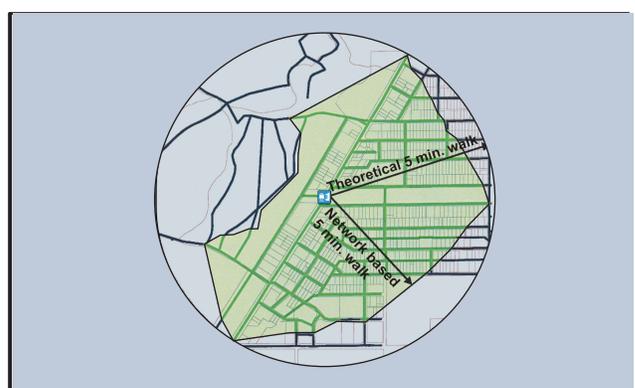
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK PEDESTRIAN SHED



ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.30 (NEW COMMUNITY PLANS), CHAPTER 21.40 (INFILL COMMUNITY PLANS), CHAPTER 21.50 (BUILDING SCALE PLANS), CHAPTER 21.70 (DEFINITIONS OF TERMS), AND CHAPTER 21.80 (TABLES) OF THE EL PASO CITY CODE, TO CLARIFY THE SMARTCODE PROVISIONS, TO CALIBRATE THE SMARTCODE TO THE LOCAL CHARACTER OF THE PLACE AND LOCAL CONDITIONS, AND TO ADD STANDARDS FOR A NEW TRANSECT ZONE; THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE

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

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

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

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

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

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

SECTION 1. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.030 (Community types), of the El Paso City Code is amended as follows:

21.30.030 - New community types.

A. Clustered Land Development (CLD).

1. A clustered land development (CLD) shall be structured by one standard pedestrian shed and shall consist of no fewer than thirty acres and no more than eighty acres.
2. A CLD shall include transect zones as allocated on Table 14a. A minimum of fifty percent of the community shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

B. Traditional Neighborhood Development (TND).

1. A traditional neighborhood development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred sixty acres.
 2. A TND shall include transect zones as allocated on Table 14a.
 3. Larger sites shall be designed and developed as multiple communities, each subject to the individual transect zone requirements for its type as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
 4. In the T-4 and T4-O General Urban Zones, a minimum residential mix of three building disposition types (none less than twenty percent) shall be required, selected from Table 9.
- C. Regional Center Development (RCD).
1. A regional center development (RCD) shall be structured by one long pedestrian shed or linear pedestrian shed and shall consist of no fewer than eighty acres and no more than six hundred forty acres.
 2. An RCD shall include transect zones as allocated on Table 14a.
 3. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual transect zone requirements for TND as allocated on Table 14a. The simultaneous planning of adjacent parcels is encouraged.
- D. Transit-Oriented Development (TOD) Overlay.
1. Any TND or RCD on an existing or projected rail or bus rapid transit (BRT) network may be designated in whole or in part with a TOD overlay ~~and permitted the higher density represented by the effective parking allowance in Section 21.50.090(B)(4)~~ and may include, at a maximum in a General Urban setting, an allocation of transect zones per pedestrian shed, building height, and density as follows: T3 (Sub-Urban Zone) 60%, 2.5 stories, 20 dwelling units per acre; T4 (General Urban Zone) 50%, 3 stories, 35 dwelling units per acre maximum; T4O (General Urban Zone-Open) 40%, 4 stories, 50 dwelling units per acre maximum; T5 (Urban Center Zone) 30%, 5 stories, 70 dwelling units per acre maximum; T5O (Urban Center Zone-Open) 30%, 8 stories, 100 dwelling units per acre maximum.
 2. A proposed TOD overlay shall be clearly indicated on a new community regulating plan and shall be subject to approval by the City Council concurrently with approval of, or amendment to, a SmartCode Zone.
- E. Airport Resort Development (ARD)
1. An Airport Resort Development (ARD) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 160 acres.
 2. An ARD shall include Special Districts as allocated on Table 16a.
 3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.
- F. Airport Employment Development (AED)
1. An Airport Employment Development (AED) shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 180 acres.
 2. An AED shall include Special Districts as allocated on Table 16a.
 3. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Special District requirements for its type as allocated on Table 16a. The simultaneous planning of adjacent parcels is encouraged.

SECTION 2. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.050 (Civic zones), of the El Paso City Code is amended as follows:

21.30.050 - Civic zones.

A. General.

1. Civic zones dedicated for public use shall be required for each new community plan and designated on the new community regulating plan as civic space (CS) or civic building (CB). Property designated as a civic zone must also be assigned to a transect zone.
2. Civic space zones are public sites permanently dedicated to open space.
3. Civic building zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the City Council.
4. When a warrant is required by Table 14e, a civic zone may be permitted by warrant if it does not occupy more than twenty percent of a pedestrian shed, otherwise it is subject to the creation of a special district. See Section 21.30.060.

B. Civic Zones Specific to T1 and T2 Zones.

1. Civic buildings and civic spaces within T1 Natural and T2 Rural Zones shall be permitted only when approved by City Council when the regulating plan is approved.

C. Civic Space (CS) Specific to T3—T6 Zones.

1. Each pedestrian shed shall assign at least five percent of its urbanized area to civic space.
2. Civic spaces shall be designed as generally described in Table 13, and distributed throughout transect zones as described in Table 14e.
3. Those portions of the T1 Natural Zone that occur within a development parcel shall be part of the civic space allocation and shall conform to the civic space types specified in Table 13a or 13b.
4. Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location. A main civic space shall conform to one of the types specified in Table 13b, 13c, or 13d.
5. Within eight hundred feet of every lot in residential use, a civic space designed and equipped as a playground shall be provided. A playground shall conform to Table 13e.
6. Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds.
7. Civic spaces may be permitted within special districts by warrant, but may not exceed fifty percent of the special district.
8. Parks may be permitted in Transect Zones T4, T4-O, T5, T5O and T6 by warrant, provided that they meet the following criteria:
 - a. That the Parks and Recreation Director approves such request; and
 - b. That the edges of the park be completely bounded by building frontages, like with squares.

D. Civic Buildings (CB) Specific to T3-T6 Zones.

1. The owner shall covenant to construct a meeting hall or a third place in proximity to the main civic space of each pedestrian shed. Its corresponding public frontage shall be equipped with a shelter and bench for a transit stop.
 2. One civic building lot shall be reserved for an elementary school. The school site may be within any transect zone. Any playing fields should be outside the pedestrian shed.
 3. Reserved.
 4. Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed.
 5. Civic building sites should be located within or adjacent to a civic space, or at the axial termination of a significant thoroughfare.
 6. Civic buildings shall be subject to the standards of Chapter 21.50.
 7. Civic buildings may also be permitted within special districts.
- E. Civic Space (CS) Specific to SD3-SD5 Special Districts.
1. Civic Spaces shall be designed as generally described in Table 13, and distributed throughout Special Districts as described in Table 16e.
 2. Civic Spaces may be permitted within Special Districts by Right, but may not exceed 50% of the Airport Community Type.
 3. Playgrounds are not required in SD3-SD5 because of FAA limitations on residential.
 4. AED pedestrian sheds shall assign at least two and one half percent of their urbanized area to civic space.
 5. ARD pedestrian sheds shall assign at least five percent of their urbanized area to civic space. Butterfield Trail Golf Club may contribute to the civic space requirement in an ARD.

SECTION 3. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.070 (Thoroughfare standards), of the El Paso City Code is amended as follows:

21.30.070 - Thoroughfare standards.

A. General.

1. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
2. Thoroughfares shall generally consist of two parts: vehicular lanes and public frontages.
3. Thoroughfares shall be designed in context with the urban form and desired design speed of the transect zones through which they pass. The public frontages of thoroughfares that pass from one transect zone to another shall be adjusted accordingly or, alternatively, the transect zone may follow the alignment of the thoroughfare to the depth of one lot, retaining a single public frontage throughout its trajectory.
4. Within the most rural zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban transect zones (T3 through T6) pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.

5. The thoroughfare network shall be designed to define blocks not exceeding the size prescribed in Table 14c and Table 16c. The perimeter shall be measured as the sum of lot frontage lines. Block perimeter at the edge of the development parcel shall be subject to approval by warrant, if the deviation allowed by the warrant is no more than twenty percent from the standard specified in Table 14c and Table 16c.
6. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval in T2 and T3 by warrant only where there are exceptional topographic conditions that do not allow through connections.
7. Each lot shall enfront a vehicular thoroughfare, except that twenty percent of the lots within each transect zone may enfront a passage. By Warrant, lots within each transect zone that enfront both a passage and an *Ephemeral Stream* shall not be counted towards the twenty percent maximum.
8. Thoroughfares along a designated B-Grid may be exempted by warrant from one or more of the specified public frontage or private frontage requirements, if at least one of the requirements specified in Tables 4a, 4b and 7 are met. See Table 4a and Table 7.
9. Reserved.
10. The standards for thoroughfares within special districts shall be determined by City Council when the regulating plan is approved, except the Airport Special Districts Thoroughfare standards may be determined from Tables 3a, 3b, 4a, 4b and 4c.

B. Vehicular Lanes.

1. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.
2. A bicycle network consisting of bicycle trails, bicycle routes and bicycle lanes should be provided throughout as defined in Chapter 21.70, Definitions of Terms and allocated as specified in Table 14d. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

C. Public Frontages.

1. General to all Zones T1, T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD1, SD2, SD3, SD4, SD5.
 - a. The public frontage contributes to the character of the transect zone, and includes the types of sidewalk, curb, planter, bike lanes and street trees.
 - b. Public frontages shall be designed as shown in Table 4A and Table 4B and allocated within transect zones as specified in Table 14d and Special Districts as specified in Table 16d.
 - c. Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by warrant to accommodate specific site conditions, if it is within a twenty percent deviation.
2. Specific to Zones T1, T2, T3.
 - a. The public frontage shall include native trees of various species, naturalistically clustered, as well as understory.
 - b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.

3. Specific to Zones T4, T4-O, T5, **T5O**, T6.
 - a. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
4. Specific to Zone T4.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
5. Specific to Zones T4-O, T5, **T5O**, T6.
 - a. The public frontage shall include trees planted in a regularly-spaced Allée pattern of single species with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

SECTION 4. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Section 21.30.100 (Environmental standards), of the El Paso City Code is amended as follows:

21.30.100 - Environmental standards.

A. General.

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

B. Environmental Contamination

1. The level of contamination on Brownfield sites may impact and limit the ability to comply with all standards established under this Title, although the form of a particular set of transects may still be appropriate. If the Texas Commission on Environmental Quality (TCEQ) or the Environmental Protection Agency (EPA) has placed environmental restrictions on a designated Brownfield site, then by Warrant, the following modifications may be granted provided that such modifications are necessary and attributable solely to the environmental restrictions and would still allow for the Brownfield site to be developed under the remaining requirements of this Title.
 - a. The acreage requirements of Section 21.30.030,

- b. Removal of certain uses in Table 12,
 - c. Allocation of zones in Table 14a,
 - d. Block size requirements of Table 14c, specifically where contamination is contained.
- C. Specific to Zones T1, T2.
 - 1. Within T1 Zones and T2 Zones, the encroachment and modification of natural conditions listed in Section 21.30.100(F)(1) shall be limited according to applicable local, state and federal law.
 - 2. The stream buffers for streams shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.
 - 3. Wetlands shall be retained and restored if in a degraded condition. Additional buffers shall be maintained at one hundred feet. Wetland buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. Thoroughfare crossings shall be permitted only when approved by City Council as part of the regulating plan.
- D. Specific to Zones T1, T2, T3.
 - 1. Stormwater management on thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.
- E. Specific to Zones T3, T4, T4-O. Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.
- F. Specific to Zone T3.
 - 1. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions in the categories below. The alteration of such conditions shall be limited according to local, state and federal law.
 - a. Surface waterbodies;
 - b. Protected wetlands;
 - c. Protected habitat;
 - d. Riparian corridors;
 - e. Purchased open space;
 - f. Conservation easements;
 - g. Transportation corridors;
 - h. Areas residual to clustered land development (CLD);
 - i. Floodplain, including special flood hazard areas;
 - j. Steep slopes.
 - 2. The stream buffer shall extend one hundred feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers shall be maintained free of structures, except that thoroughfare crossings may be permitted.
 - 3. Wetlands shall be retained and restored if in degraded condition. Additional buffers shall be maintained at fifty feet. Buffers shall be free of structures or other modifications to the natural landscape. Thoroughfare crossings

shall be permitted only when approved by City Council as part of the regulating plan.

- G. Specific to Zone T4.
 - 1. Within T4 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall be mitigated off-site.
 - 2. The stream buffers shall extend fifty feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater. Stream buffers and streams of all classes may be crossed by thoroughfares as required by the thoroughfare network.
 - 3. Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. Thoroughfare crossings may be permitted.
- H. Specific to Zones T4-O, T5.
 - 1. Within T4-O and T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F) (1). The alteration of such conditions should be mitigated off-site.
 - 2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed by thoroughfares as required by the thoroughfare network.
 - 3. Wetlands may be modified if mitigated off-site at a two to one ratio. Thoroughfare crossings shall be permitted by right.
- I. Specific to Zones T5O, T6.
 - 1. Within T5O and T6 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 21.30.100(F)(1). The alteration of such conditions shall not require off-site mitigation.
 - 2. The stream buffers shall extend twenty-five feet from each side of the centerline of the watercourse or the limits of the one-hundred-year floodplain, whichever is greater, with the exception that stream buffers and streams of all classes may be embanked and crossed or enclosed by thoroughfares as required by the thoroughfare network.
 - 3. Wetlands may be modified, not requiring off-site mitigation. Thoroughfare crossings shall be permitted by right.
- J. Specific to Zones T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5.
 - 1. Stormwater management on thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

SECTION 5. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Scale Plans), Section 21.40.020 (Community types), of the El Paso City Code is amended as follows:

21.40.020 - Infill community types.

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

SECTION 6. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Scale Plans), Section 21.40.060 (Pre-existing conditions), of the El Paso City Code is amended as follows:

21.40.060 - Pre-existing conditions.

- A. Existing buildings and appurtenances that do not conform to the provisions of this Title may continue in the same use and form until a substantial modification occurs or is requested, at which time the consolidated review committee (CRC) shall determine the provisions of this section that shall apply.
- B. Reserved.

- C. The modification of existing buildings or the improvement of thoroughfares is permitted by right if such changes result in greater conformance with the specifications of this Title.
- D. Where buildings exist on adjacent lots, the CRC may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this Title.
- E. Reserved.
- F. The restoration or rehabilitation of an existing building shall not require the provision of: (a) parking in addition to that existing, or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Title may be reduced as provided by Tables 10 and 11.

SECTION 7. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.060 (Building disposition), of the El Paso City Code is amended as follows:

21.50.060 - Building disposition.

- A. Reserved.
- B. Specific to Zones T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Newly platted lots shall be dimensioned according to Table 14f, Table 16f and Table 15.
 - a. Only one (1) building in excess of 200 feet shall be permitted in a single pedestrian shed. The width may be adjusted by Warrant up to 10%.
 - 2. Building disposition types shall be as shown in Table 9.
 - 3. Buildings shall be disposed in relation to the boundaries of their lots according to Table 14g, Table 16g and Table 15.
 - 4. One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 17c.
 - 5. Lot coverage by building shall not exceed that recorded in Table 14f, Table 16f and Table 15.
 - 6. Facades shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, Table 16g and Table 15.
 - 7. Setbacks for principal buildings shall be as shown in Table 14g, Table 16g and Table 15. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may otherwise be adjusted by warrant provided it does not exceed a ten percent deviation.
 - 8. Rear setbacks for outbuildings shall be a minimum of twelve feet measured from the centerline of the rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback shall be as shown in Table 14h, Table 16h and Table 15.
 - 9. To accommodate building on slopes over ten percent, relief from front setback requirements is available by warrant provided it does not exceed a twenty percent deviation.
- C. Specific to Zones T5, T5O, T6 and Special Districts SD3, SD4.
 - 1. The principal entrance shall be on a frontage line.

SECTION 8. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.070 (Building configuration), of the El Paso City Code is amended as follows:

21.50.070 - Building configuration.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. The private frontage of buildings shall conform to and be allocated in accordance with Table 7, Table 14j and Table 16i.
 - 2. Buildings on corner lots shall have two private frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.
 - 3. Building Heights and Stepbacks shall conform to Table 8, Table 14k, and Table 16j.
 - 4. Stories may not exceed fourteen feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of twenty-five feet. A single floor level exceeding fourteen feet, or twenty-five feet at ground level, shall be counted as two stories. Mezzanines extending beyond thirty-three percent of the floor area shall be counted as an additional floor.
 - 5. In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
 - 6. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
- B. Specific to Zones T2, T3, T4, T4-O, T5, T5O.
 - 1. The minimum size of a dwelling within a principal building shall be three hundred sq. ft. in interior space. Outbuildings may be any size, not to exceed four hundred forty sq. ft.
- C. Specific to Zone T3.
 - 1. No portion of the private frontage may encroach the sidewalk.
 - 2. Open porches may encroach the first layer fifty percent of its depth. (Table 17d).
 - 3. Balconies and bay windows may encroach the first layer twenty-five percent of its depth.
- D. Specific to Zone T4.
 - 1. Balconies, open porches and bay windows may encroach the first layer fifty percent of its depth. (Table 17d).
 - 2. Awnings and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
- E. Specific to Zone T4-O.
 - 1. Building heights shall be a minimum of 20 feet at the Frontage Line.
- F. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
 - 2. Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer one hundred percent of its depth. Balconies and bay windows may encroach the sidewalk twenty-five percent of its depth. (Table 17d).
 - 3. Reserved.
 - 4. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built coplanar with the facade.
 - 5. Streetscreens should be between 3.5 and eight feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- G. Specific to Special Districts SD3, SD4, SD5.
 - 1. Building heights shall be limited to the height requirements established in Federal Aviation Regulations Part 77 or successor regulations for the airport. Exclusions to this rule may be permitted by the department of aviation.

2. Building heights may further be limited by the EPIA Regulating Plan.
- H. Specific to Special District SD5.
1. Building heights shall be limited to seventy feet.

SECTION 9. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.080 (Building function), of the El Paso City Code is amended as follows:

21.50.080 - Building function.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Buildings in each transect zone shall conform to the functions on Table 10, Table 12, Table 14l and Table 16k.
- B. Specific to Zones T2, T3.
 1. Accessory functions of restricted lodging or restricted office shall be permitted within an outbuilding. See Table 10.
- C. Specific to Zones T4, T4-O, T5, T5O.
 1. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Outbuilding. See Table 10.
- D. Specific to Zones T5, T5O, T6 and Special Districts SD3, SD4, SD6.
 1. First story commercial functions shall be permitted.
 2. Manufacturing functions within the first story may be permitted by variance.

SECTION 10. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.090 (Parking and density calculations), of the El Paso City Code is amended as follows:

21.50.090 - Parking and density calculations.

- A. Specific to Zones T2, T3.
 1. Buildable density on a lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 10.
- B. Specific to Zones T4, T4-O, T5, T5O, T6, and Special District SD6.
 1. Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.
 2. The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.
 3. Based on the effective parking available, the density of the projected function may be determined according to Table 10.
 - ~~4. Within the overlay area of a transit-oriented development (TOD), the effective parking may be further adjusted upward by thirty percent (see Sections 21.30.030 and 21.40.020).~~
 54. The total density within each transect zone or Special District shall not exceed that specified by an approved New Community Regulating Plan based on Chapter 21.30 or Infill Regulating Plan based on Chapter 21.40.

65. Accessory units do not count toward density calculations.
76. Liner buildings less than thirty feet deep and no more than two stories shall be exempt from parking requirements.

SECTION 11. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.100 (Parking location standards), of the El Paso City Code is amended as follows:

21.50.100 - Parking location standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
 2. Open parking areas shall be masked from the frontage by a building or streetscreen.
 3. For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.
- B. Specific to Zones T2, T3.
 1. Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs and unpaved parking areas may be located at the first lot layer. (Table 17d)
 2. Garages shall be located at the third lot layer except that side- or rear-entry types may be allowed in the first or second lot layer.
- C. Specific to Zones T3, T4.
 1. Driveways at frontages shall be no wider than ten feet in the first layer. (Table 3B-f)
- D. Specific to Zone T4.
 1. All parking areas and garages shall be located at the third layer.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD6.
 1. All parking lots, garages, and parking structures shall be located at the second or third lot layer. (Table 17d)
 2. Vehicular entrances to parking lots, garages, and parking structures shall be no wider than twenty-four feet at the frontage.
 3. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground garage levels which may be exited by pedestrians directly into a building.
 4. Parking structures on A-Grids shall have liner buildings lining the first and second stories.
 5. A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.

SECTION 12. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.110 (Landscape standards), of the El Paso City Code is amended as follows:

21.50.110 - Landscape standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 - 1. Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f.
- B. Specific to Zones T2, T3, T4.
 - 1. The first layer may not be paved, with the exception of driveways as specified in Section 21.50.100(B) and Section 21.50.100(C). (Table 17d)
- C. Specific to Zone T3.
 - 1. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion thereof. (Table 17d)
 - 2. Trees may be of single or multiple species as shown on Table 6.
 - 3. Trees shall be naturalistically clustered.
 - 4. Lawns may be permitted provided they are composed of native or non-native adapted species.
- D. Specific to Zone T4.
 - 1. A minimum of one tree shall be planted within the first layer or each forty feet of frontage line or portion thereof. (Table 17d)
 - 2. The species shall be a single species to match the species of street trees on the public frontage, or as shown on Table 6.
 - 3. Lawns may be permitted provided they are composed of native or non-native adapted species.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special District SD6.
 - 1. Trees shall not be required in the first layer.
 - 2. The first layer may be paved to match the pavement of the public frontage.
- F. General to Special Districts SD3, SD4, SD5, SD6.
 - 1. Site and landscape design standards.
 - a. The spacing and placement of plants shall be adequate and appropriate for species size at maturity and/or for the grouping of a single plant species.
 - b. All proposed street trees shall be centered a minimum of five feet clear of underground utilities, utility meters, and service lines.
 - c. Proposed trees shall be a minimum height of ten feet.
 - d. Proposed street tree height and type shall be appropriate for the frontage conditions.
 - e. Trees with existing or potential canopy covering sidewalks, driveways, paths, plazas, alleys, lanes, parking space or street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight feet for sidewalks and paths, twelve feet for driveways, parking spaces and streets, and fifteen feet for loading areas, exclusive of tree grates or planting areas with gravel mulch.
 - f. Vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first layer.
 - g. Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 - i. Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation.
 - ii. Hiking trails and/or traces in T1.
 - iii. Clay or sand surfaces associated with recreation fields and facilities.
 - h. All required landscape areas shall be irrigated by an automatic underground irrigation system, drip irrigation or soaker hose.

- i. Where possible and practical, bubbler and drip irrigation systems shall be utilized.
 - j. Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater management ponds.
 - k. Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Hydrophilic plants are required in basin areas prone to submersion.
 - l. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
2. Landscape construction standards.
- a. Open spaces and civic space shall be protected with a temporary construction fence during all site work and construction activities unless alterations to them are otherwise specified by landscape grading plans.
 - b. The soil structure of wide planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
 - c. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
 - d. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
 - e. Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six inches before planting.
 - f. Plants shall have normal, well-developed branches and vigorous root systems.
 - g. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.
3. Landscape maintenance.
- a. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
 - b. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
 - c. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 - i. Maintain and keep all screening and fencing in good condition at all times; and
 - ii. Maintain landscaping by keeping lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, and areas of naturally occurring vegetation and undergrowth; and
 - iii. Replace any required planting(s) which are significantly damaged, altogether removed, infested, disease ridden, or dead within one year or the next planting season, whichever occurs first, except in T1, and areas of naturally occurring vegetation and undergrowth.
- G. Specific to Special Districts SD3 Airport T5.1 and SD4 Airport T5.2.

1. Trees shall not be required in the first layer.
 2. The first layer may be paved to match the pavement of the public frontage.
 3. Landscape islands in interior parking lots shall only occur at the end of drive aisles.
 4. Islands should be the minimum size for healthy growth for the specific species of tree.
 5. Porous paving materials are encouraged in order to increase storm water infiltration on site.
- H. Specific to Special District SD5 Airport Science and Technology.
1. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly along B Streets, and to buffer between the special district and the adjacent airport special districts.
 2. A street landscape border may include the sidewalk and shall be a minimum of ten feet in width, running the full length of the street property line bounding the site except for points of ingress and egress. The measurement starts at the right-of-way.
 3. A minimum of one tree shall be planted within the first layer for each forty feet of frontage line or portion thereof.
 4. Fifty percent or more of the street landscape border area must have shrubs and vegetative cover.
 5. An interior landscape border is located along common property lines and is required between SD5 Airport Science and Technology and an airport special district.
 6. Plants shall be five-gallon minimum and of a type that will maintain a screen at least thirty-six inches high. The plant chosen to provide screening must have a mature width that will provide an opaque screen.
 7. Fifty percent of the interior landscape border shall be equally covered with vegetation.
- J. Specific to Airport and MCA SD Parks. Parks shall be managed with appropriate low care and drought tolerant grasses cut high or uncut. Parks may be left with native vegetation only.
- K. Specific to Airport and MCA SD Greens. Greens shall be planted or managed with appropriate low care and drought tolerant turf grasses cut high.
- L. Specific to Airport and MCA SD Squares. Squares shall be carefully graded, leveled, and planted with sod.

SECTION 13. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.120 (Signage standards), of the El Paso City Code is amended as follows:

21.50.120 - Signage standards.

- A. General to Zones T2, T3, T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD6.
 1. There shall be no signage permitted additional to that specified in this section.
 2. The address number, no more than six inches measured vertically, shall be attached to the building in proximity to the principal entrance or at a mailbox.
 - a. The address number within SD6 shall not be less than 4-1/2 inches.
- B. Specific to Zones T2, T3.
 1. Signage shall not be illuminated.
- C. Specific to Zones T4, T4-O, T5, T5O, T6 and Special Districts SD3, SD4, SD5, SD6.
 1. Signage shall be externally illuminated, except that signage within the shopfront glazing may be neon lit.
- D. Specific to Zones T2, T3, T4.

1. One blade sign for each business may be permanently installed perpendicular to the facade within the first layer. Such a sign shall not exceed a total of four square feet and shall clear eight feet above the sidewalk.
- E. Specific to Zones T4-O, T5, T5O, T6 and Special Districts SD4, SD5, SD6.
1. Blade signs, not to exceed six square feet for each separate business entrance, may be attached to and should be perpendicular to the facade, and shall clear eight feet above the sidewalk.
 2. A single external permanent sign band may be applied to the facade of each building, providing that such sign not exceed three feet in height by any length.
 3. Monument signs, not to exceed 6 ft. in height and 4 ft. in width shall be permitted for each Mixed-use Frontage. Such signs may contain the names of all tenant(s) or occupant(s) of the building and there shall be a maximum of one (1) monument sign per Frontage.
 - a. Monument signs may also be used for wayfinding. These shall be located at vehicular decision point junctures, and placed perpendicular to the Thoroughfare. Maximum size shall be 3'-9" wide by 5'-3" high.
- F. Specific to Special District SD6.
1. Signage shall be of quality, durable materials not subject to damage by decay or weathering. Rustic, unfinished or distressed wood; plastic; any oxidizing metal; clay or ceramic; or exposed paper or paperboard are considered unacceptable materials are specifically prohibited.
 2. Gateway Entrance Monuments shall be permitted at primary entrance intersections to the Medical Center of the Americas district.
 - a. Gateway Entrance Monument sign size shall be determined per site conditions by sign contractor and city engineer. Signs may be pylons or overhead signs. Image and text shall be limited to the Medical Center of the Americas corporate signature.
 3. Street signs for wayfinding shall be branded with the Medical Center of the Americas logo with street name.

SECTION 14. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.130 (Natural drainage standards), of the El Paso City Code is amended as follows:

21.50.130 - Natural drainage standards.

- A. General to Zones T3, T4, T4-O, T5, T5O, T6, SD6.
1. Buildings should be equipped with roofs of shallow four-inch soils and drought-tolerant plants. Buildings approved for intensive green roofs may hold soils deeper than four inches and larger plants and trees.
 2. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
 3. Green walls, if provided, shall be restricted to noninvasive species.
 4. Cisterns may be used to capture and recirculate stormwater from buildings.
- B. Specific to Zone T3.
1. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- C. Specific to Zones T3, T4, T4-O.
1. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
- D. Specific to Zones T4, T4-O, T5, T5O, T6, SD6.

1. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
2. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

SECTION 15. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Section 21.50.140 (Architectural standards), Paragraph A, of the El Paso City Code is amended as follows:

21.50.140 - Architectural standards.

A. General to Zones T3, T4, T4-O, T5, **T5O**, T6.

1. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
2. Street screens should be constructed of a material matching the adjacent building Facade.
3. All openings, including porches, Galleries, Arcades and windows, with the exception of Shop fronts, shall be square or vertical in proportion.
4. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
5. Doors and windows that operate as sliders are prohibited along Frontages.
6. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
7. The exterior finish material on all Facades shall be limited to brick, cementitious siding and/or stucco.
8. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
9. Balconies and porches shall be made of wrought iron or painted wood.
10. Accessory Buildings, enclosures, and fences shall be compatible with style and material of the Buildings they serve. Chain-link fencing is specifically prohibited.

B. General to Special Districts SD3, SD4, SD5.

1. Building wall materials may be combined on each facade only horizontally, with the heavier below the lighter.
2. Street screens should be constructed of a material matching the adjacent building facade.
3. Openings above the first story shall not exceed fifty percent of the total building wall area, with each facade being calculated independently.
4. Doors and windows that operate as sliders are prohibited along frontages.
5. Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
6. Flat and low-slope roofs shall be enclosed by parapets a minimum of forty-two inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
7. The maximum amount of allowed wood shall be no more than ten percent and utilized only for accents.
8. Balconies and porches shall be made of painted wood or wrought iron.
9. Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
10. Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.

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

SECTION 16. That Title 21 (SmartCode), Chapter 21.70 (Definition of Terms), Section 21.70.010 (Definitions), of the El Paso City Code is amended to add the following definitions:

21.70.010 - Definitions.

“Promontory” means a small open space located at the edge of a bluff or cliff primarily for viewing the natural landscape.

“Rambla” means a linear open space between one-way streets that extends for at least three successive blocks.

SECTION 17. That Title 21 (SmartCode), Chapter 21.80 (Tables), of the El Paso City Code is amended as follows:

1. That Section 21.80.010, Table 1: Transect zone descriptions, be replaced in its entirety with Exhibit ‘A’.
2. That Section 21.80.030, Table 3A: Vehicular lane dimensions, be replaced in its entirety with Exhibit ‘B’.
3. That Section 21.80.040 - Table 3B: Vehicular lane and parking assemblies, be replaced in its entirety with Exhibit ‘C’.
4. That Section 21.80.050 - Table 4A: Public frontages—General, be replaced in its entirety with Exhibit ‘D’.
5. That Section 21.80.060 - Table 4B: Public frontages—Specific, be replaced in its entirety with Exhibit ‘E’.
6. That Section 21.80.070 - Table 4C: Thoroughfare assemblies, be replaced in its entirety with Exhibit ‘F’.
7. That Section 21.80.080 - Table 5: Public lighting, be replaced in its entirety with Exhibit ‘G’.
8. That Section 21.80.090 - Table 6: Public planting, be replaced in its entirety with Exhibit ‘H’.
9. That Section 21.80.100 - Table 7: Private frontages, be replaced in its entirety with Exhibit ‘I’.
10. That Section 21.80.110 - Table 8: Building configuration, be replaced in its entirety with Exhibit ‘J’.
11. That Section 21.80.120 - Table 9: Building disposition, be replaced in its entirety with Exhibit ‘K’.
12. That Section 21.80.130 - Table 10: Building function—General and Section 21.80.140 - Table 11: Parking calculations, be replaced in its entirety with Exhibit ‘L’.
13. That Section 21.80.150 - Table 12: Specific function and use, be replaced in its entirety with Exhibit ‘M’.
14. That Section 21.80.160 - Table 13: Civic space, be replaced in its entirety with Exhibit ‘N’.
15. That Section 21.80.160 - Table 13B: Civic space, be added in its entirety with Exhibit ‘O’.
16. That Section 21.80.170 - Table 14: Summary table, be replaced in its entirety with Exhibit ‘P’.
17. That Section 21.80.220 - Table 15E. Form-based code graphics – T6, be replaced in its entirety with Exhibit ‘Q’.
18. That Section 21.80.230 - Table 15F. Form-based code graphics - T6, be added in its entirety with Exhibit ‘R’.
19. That Section 21.80.240 - Table 16: Special district standards, be replaced in its entirety with Exhibit ‘S’.

20. That Section 21.80.250 - Table 17. Definitions illustrated, be replaced in its entirety with Exhibit 'T'.

SECTION 18. Except as herein amended, Title 21, SmartCode, of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED THIS _____ DAY OF _____, 2012.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew McElroy
Deputy Director - Planning