

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

**DEPARTMENT:** Development Services

**AGENDA DATE:** Introduction: July 8,, 2008  
Public Hearing: July 29, 2008

**CONTACT PERSON/PHONE:** John Neal, (915) 541-4056

**DISTRICT(S) AFFECTED:** All

**SUBJECT:**

An Ordinance amending the El Paso City Code by adding Title 21, Smart Code, to establish the Smart Code regulations, to create Smart Code use districts in accordance with the comprehensive plan, regulate within such districts the height, scale, location and use of buildings and structures, the size of yards and setbacks, civic spaces, use of land for commercial, industry, residence and other purposes; regulate the density of dwellings and other structures and the percentage of lot that may be occupied; define certain terms as used within the ordinance; specify requirements for off-street parking of motor vehicles and off-street loading areas; provide for development standards for all uses; provide for regulations regarding signage; provide for procedures for Smart Code zoning and development; provide for warrants and variances; provide for incentives; provide for enforcement including penalties of a fine not to exceed \$2,000 or civil penalty not to exceed \$500 for each and every offense; provide for injunctive relief; and provide for the following: findings of fact; severability, effective date: and proper notice and a hearing. (All Districts)

**BACKGROUND / DISCUSSION:**

See attached memorandum report and ordinance.

**PRIOR COUNCIL ACTION:**

No.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

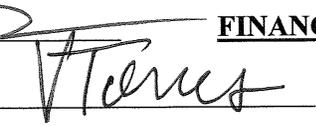
DCC- July 9, 2008

CPC- July 17, 2008

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) N/A \_\_\_\_\_

**DEPARTMENT HEAD:** Victor Q. Torres 

**APPROVED FOR AGENDA:**

**CITY MANAGER:** Patricia D. Aduato, Deputy City Manager  **DATE:** June 30, 2008 \_\_\_\_\_

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

MEMORANDUM

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DATE: June 30, 2008  
TO: The Honorable Mayor and City Council  
Joyce Wilson, City Manager  
FROM: John Neal, Special Projects  
Subject: Smart Code Ordinance

The Smart Code has been adopted by cities across the country to provide an alternative to conventional urban and suburban development. With its emphasis on scale, form and context rather than use, it is intended to replicate the benefits of early 20<sup>th</sup> century neighborhoods- more walk able, more sustainable, with a mixture of uses and activities The Smart Code is a unified land development ordinance that is an alternative to development under both the existing Subdivision and Zoning ordinances. It would become the new Title 21 in the El Paso City Code.

The City contracted PlaceMakers, a nationally recognized professional consulting firm, to educate and guide us through the adoption process. Initially the charge was to make the code suitable as an “optional parallel code for green fields” but additionally some mapping along Mesa was done in anticipation that applications could occur along selected infill corridors. Moreover, it was necessary to prepare the code to site specific use reflecting El Paso’s unique features through a process called “calibration”. This process occurred primarily through work with stakeholders, interested public participants and an Ad Hoc Subcommittee of the City Plan Commission. This was the same Subcommittee that had intensely reviewed and vetted the Subdivision Ordinance. Over the last six (6) months no fewer than seven (7) half day or full day educational and review sessions of the proposed code have been held, all open to the public and enjoying the benefit of public participation and comment. The most frequently expressed comment from both Subcommittee members and from the public was a desire that this code be rolled out on an optional basis.

At the time of the public hearing the recommendations of the DCC and CPC will be presented.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE EL PASO CITY CODE BY ADDING TITLE 21, SMART CODE, TO ESTABLISH THE SMART CODE REGULATIONS, TO CREATE SMART CODE USE DISTRICTS IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, REGULATE WITHIN SUCH DISTRICTS THE HEIGHT, SCALE, LOCATION AND USE OF BUILDINGS AND STRUCTURES, THE SIZE OF YARDS AND SETBACKS, CIVIC SPACES, USE OF LAND FOR COMMERCIAL, INDUSTRY, RESIDENCE AND OTHER PURPOSES; REGULATE THE DENSITY OF DWELLINGS AND OTHER STRUCTURES AND THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED BY STRUCTURES; DEFINE CERTAIN TERMS AS USED WITHIN THIS ORDINANCE; SPECIFY REQUIREMENTS FOR OFF-STREET PARKING OF MOTOR VEHICLES AND OFF-STREET LOADING AREAS; PROVIDE FOR DEVELOPMENT STANDARDS FOR ALL USES; PROVIDE FOR REGULATIONS REGARDING SIGNAGE; PROVIDE FOR PROCEDURES FOR SMART CODE ZONING AND DEVELOPMENT; PROVIDE FOR WARRANTS AND VARIANCES; PROVIDE FOR INCENTIVES PROVIDE FOR ENFORCEMENT INCLUDING PENALTIES OF A FINE NOT TO EXCEED \$2,000 OR CIVIL PENALTY NOT TO EXCEED \$500 FOR EACH AND EVERY OFFENSE; PROVIDE FOR INJUNCTIVE RELIEF; AND PROVIDE FOR THE FOLLOWING: FINDINGS OF FACT; SEVERABILITY, EFFECTIVE DATE; AND PROPER NOTICE AND A HEARING.**

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

**WHEREAS**, 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 regulations established by this amendment are designed to promote the health and general welfare of the public by requiring placement of buildings, parking and open space in a manner that will reinforce safe environments, and include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile; and,

**WHEREAS**, the regulations established by this amendment adopt the Smart Code which benefits the community by delivering a safer and healthier environment for the residents; creating an environment that is supportive of pedestrian and transit mobility, protecting and enhancing sensitive environments; and preserving home values through sustainable development methods.

**WHEREAS**, it is intended that developers be given the option of developing under the Smart Code which are intended to ensure a high-quality development that responsibly accommodates and maximizes the social, economic and environmental opportunities presented by new development.

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**WHEREAS**, Smart Code is intended to integrate the design of streets, buildings and open space to reinforce safe environments, and include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile and allows for development that adequately accommodates automobiles while respecting the pedestrian and the spatial form of public areas.

**WHEREAS**, the City recognizes the importance of having developments that adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas and the Smart Code accomplishes such goals; 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 amendments, finds that the adoption of the regulations as submitted 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.

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

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

**WHEREAS**, parties in interest and citizens have had an opportunity to be heard at several public meetings and hearings conducted by the City Plan Commission and City Council, notice of which was posted on the City's website, by provision of personal notice by staff, and published in the City's official newspaper before the 15<sup>th</sup> day before the first public hearing and agendas for each hearing were posted at City Hall more than seventy-two (72) hours, when required by state law.

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

**SECTION 1.** That the above findings are adopted and incorporated herein as if fully set out.

**SECTION 1. FINDINGS OF FACT**

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

**SECTION 2.** That the El Paso City Code shall be amended by adding a Title 21 (Smart Code) with the language as set forth in Exhibit "A", titled "Title 21 (Smart Code)", attached and incorporated by reference for all purposes.

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# EL PASO, TX

SMARTCODE      Adopted 29 July 2008



T1



T2



T3



T4



T5



T6



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**ARTICLE 1. GENERAL TO ALL PLANS****1.1 AUTHORITY**

1.1.1 The adoption of this (title or chapter) is authorized under Chapter 211 and Chapter 212 of the Local Government Code.

1.1.2 The zoning regulations as established in this title have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the city. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of the land throughout the city.

1.1.3 The city council on its own motion or on request may amend, supplement or change by ordinance, the regulations herein established.

**1.2 APPLICABILITY**

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

- a. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- b. Words used in the present tense include the past and future tenses, and the future the present.
- c. The word "shall" is always mandatory. The word "may" is permissive.
- d. The word "building" or "structure" includes any part thereof, and the word "structure" includes the word "building."
- e. Words and terms not defined herein shall be interpreted in accord with Merriam-Webster's Collegiate Dictionary, Tenth Edition.
- f. *Italicized* terms used throughout this Code may be defined in Article 7 Definitions of Terms. Article 7 contains regulatory language that is integral to this Code. In the event of conflicts between these definitions and those of the Existing Local Land Development Codes, those of this Code shall take precedence.

1.2.2 Title 19 (Subdivision) and Title 20 (Zoning) of the El Paso Municipal Code ("Existing Local Land Development Codes") shall continue to be applicable to issues not covered by this Code. The landscaping provisions of Title 21 shall take precedence over similar provisions in Title 18 Sections 18.46.060, 18.46.080, 18.46.090 and Article IV Alternative Compliance.

**1.3 INTENT**

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

**1.3.1 THE REGION**

- a. That the region should retain its natural infrastructure and visual character derived from topography, Chihauhuan Desert habitat, farmlands, riparian corridors, arroyos and mountains.
- b. That new development should be organized in the patterns of *Clustered Land Development (CLD)*, *Traditional Neighborhood Development (TND)*, or *Regional Center Development (RCD)* as defined in this Code.

- c. That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
  - d. That transportation *Corridors* should be planned and reserved in coordination with land use.
  - e. That green *Corridors* should be used to define and connect the urbanized areas.
  - f. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
  - g. That Article 4 of this Chapter is most appropriate for application in the areas including downtown, transit corridors, future *TODs* and previously urbanized *Mixed Use* centers.
- 1.3.2 THE *COMMUNITY*
- a. That *TNDs* and *Regional Centers* should be compact, pedestrian-oriented and *Mixed Use*.
  - b. That *TNDs* and *Regional Centers* should be the preferred pattern of development and that *Districts* specializing in a single use should be the exception.
  - c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
  - d. That interconnected networks of *Thoroughfares* should be designed to disperse and reduce the length of automobile trips.
  - e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
  - f. That appropriate building *Densities* and land uses should be provided within walking distance of transit stops.
  - g. That *Civic*, institutional, and *Commercial* activity should be embedded in downtowns, not isolated in remote single-use complexes.
  - h. That schools should be sized and located to enable children to walk or bicycle to them.
  - i. That a range of *Open Space* including *Parks*, *Plazas*, and playgrounds should be distributed within neighborhoods and downtowns.
- 1.3.3 THE *TRANSECT*
- a. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
  - b. That the *Transect Zone* descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.
  - c. The *Transect Zones'* characteristics, as set forth in this Code, were determined through a process of public hearing with approval by the City Council. Therefore, since these *Transect Zones* have been properly incorporated into this Code, projects within Smart Code Zoning districts that require no *Variances* shall be processed administratively without further council approval.
- 1.3.4 THE *BLOCK* AND THE BUILDING
- a. That buildings and landscaping should contribute to the physical definition of *Thoroughfares* as *Civic* places.
  - b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
  - c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.

- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
  - e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
  - f. That *Civic Buildings* and public gathering places should be provided as locations that reinforce community identity and support self-government.
  - g. That *Civic Buildings* should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
  - h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
  - i. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.
- 1.4 PROCESS
- 1.4.1 Any property to be developed under this code must be part of an approved *New Community Plan* or an *Infill Plan* as defined and set forth in Article 3 or Article 4 of this Code respectively.
- 1.4.2 Any property to be developed under this Code must be zoned "SmartCode Zone". The rezoning application shall include the following:
- a. A site plan drawn to scale in black and white, and not less than eight and one-half inches by eleven inches and not more than twenty-four inches by thirty-six inches, showing the boundaries of the property proposed for rezoning, names of streets immediately adjacent to the property proposed for rezoning, the north point, the legal description of the property proposed for rezoning and the amount of land included. When over eight and one-half inches by eleven inches, the drawing shall be on paper suitable for reproduction.
  - b. One copy of the zoning map, outlining in red the area proposed for change of zoning.
  - c. Where land proposed for rezoning is vacant or unused land, a plan showing at a minimum the proposed locations of Transect Zones and those locations shall be in conformance with the regulations set forth in Article 3 of this code.
  - d. The location of *Special District*, if any.
  - e. The proposed thoroughfare networks and *Block* layout.
  - f. The lettering shall be so placed on the plans so as to be read from the bottom or from the right-hand side of the sheet, and the north point shall be directed away from the reader.
  - g. Proof of notice of proposed application to any recognized neighborhood association required to receive notice pursuant to Chapter 2.102 of this code. (Ord. 16653 § 2 (part), 2007)
- 1.4.3 The process and procedure once an application is submitted shall be in accordance with the provisions of Article VI of Title 20, Zoning, of the City Code, except that the application requirements specified in paragraph 1.4.1 above shall supersede the application requirements stated in of Article VI of Title 20, Zoning.
- 1.4.4 Once the property is rezoned to "SmartCode Zone", the property owner is authorized to proceed under Article 3 or Article 4, whichever is applicable, and Article 5 plans under Title 21. El Paso City Council, hereby creates a *Consolidated Review Committee* ("CRC") comprised of a designated member or designated alternate member from each City Department or other agency represented by the Develop-

- ment Coordinating Committee. The *CRC* shall be responsible for approving *New Community Plans* as defined in Article 3 and 4 of this Code and Building Scale Plans as defined in Article 5 of this Code. Building Scale Plans are defined and set forth in Article 5 of this Code. Building Scale Plans shall not be approved unless a *New Community Plan* or an *Infill Plan* for the property has been approved. An owner may appeal a decision of the *CRC* to the City Council
- 1.4.5 Once the property owner receives approval of the required Building Scale Plans from the *CRC*, the property owner must comply with the provisions of Title 19 Subdivisions to receive plat approval, provided that any provisions concerning platting requirements that are specifically addressed in Title 21, shall take precedence over similar requirements in Title 19. Prior to the submission of any plat, the property to be developed under this code must be part of an approved Building Scale Plan. When reviewing a Plat submitted in compliance with the provisions of Title 21, to include approval of the Building Scale, the *CRC* shall determine whether the *Community Scale Plans* and the Building Scale Plans were approved by the *CRC* and whether the plat provisions contained in Title 19 which are not addressed in Title 21 have been complied with. The City Plan Commission shall have no authority over the Building Scale Plans or *Community Scale Plans*, other than to determine whether such plans were approved by the *CRC*.
- 1.4.6 Once a plat is approved, building permits may be issued only after approval of a complete Building Scale Plan submitted in accordance with Article 5.1.3.
- 1.4.7 Should a violation of an approved *New Community Plan*, *Infill Plan* or Building Scale Plan occur during construction, or should any construction, site work, or development be commenced without such an approved plan, the Planning Division has the right to require the owner to stop, remove, and/or mitigate the violation, or to require the owner to secure a *Variance* to cover the violation.
- 1.5 **WARRANTS AND VARIANCES**
- 1.5.1 There shall be two types of modifications from the requirements of this Code: *Warrants* and *Variances*.
- 1.5.2 A *Warrant* is a modification of a standard that may be granted only where specifically stated within Title 21 as allowable and may be approved only if the applicant has complied with criteria for granting of the modification. Where no specific criteria for granting of the modification is specified, a *Warrant* may be granted only for a dimensional deviation of less than 10% of the specified standard.
- 1.5.3 A variance allows a modification of a requirement under this Title, provided that the modification is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. "Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed. Requests for *Variances* shall be heard by the Zoning Board of Adjustment in accordance with the provisions of Chapter 2.16 of the El Paso Municipal Code.
- 1.6 **INCENTIVES**
- 1.6.1 Applications that are not subject to the mandatory provisions of this Code shall be eligible to utilize the following incentives by right:

El Paso, Texas

- a. Applications under this Code shall receive highest priority review status by the CRC, Zoning Board of Adjustment, City Plan Commission, and City Council ahead of other applications that were eligible to use this Code but elected not to do so.
- b. All application or filing fees shall be waived for applications under this Code.
- c. City shall accept dedication and maintenance of *Civic Space* (See Table 13) as *Parks* and *Open Space*.
- d. [Reserved for Additional Incentives].

**ARTICLE 2. RESERVED**

**ARTICLE 3. NEW COMMUNITY PLANS**

## 3.1 INSTRUCTIONS

- 3.1.1 For land areas containing a minimum of 80 contiguous acres, the provisions of Article 3 and this Code in general shall be available By Right, upon request for rezoning as a SmartCode Zone by the applicant and approval by City Council. If the land areas requested for use under this Code are not currently zoned as a SmartCode Zone under this Code, then the developer shall not be eligible to use this Code until the land has been rezoned for this Code. This rezoning shall be subject to the same requirements of any rezoning within this jurisdiction plus the applicant requirements in Article 1.4.1 of this Code.
- 3.1.2 *New Community Plans* must conform to the Comprehensive Plan, which may be amended by approval of the City Council.
- 3.1.3 Upon rezoning of an area as a Smart Code Zone, all parcels within the zone shall be marked as such on the Zoning Map of El Paso. Within the Smart Code Zone, this Code shall be the exclusive and mandatory zoning regulation, and its provisions, and those of the subsequently approved *New Community Plan* and Building Scale Plans, shall be applied in their entirety.
- 3.1.4 *New Community Plans* submitted in accordance with the provisions of this Code, and requiring no *Variances*, shall be approved administratively by the CRC.
- 3.1.5 *New Community Plans* may be prepared by an owner or by the Development Services Department, Planning Division.
- 3.1.6 *New Community Plans* shall include a *Regulating Plan* consisting of one or more maps showing the following, and demonstrating their compliance with the standards described in this Article:
- a. *Transect Zones*
  - b. *Civic Zones* including playgrounds
  - c. *Thoroughfare* network and *Block* layout
  - d. *Special Districts*, if any
  - e. *Special Requirements*, if any
  - f. Numbers of *Warrants* or *Variances*, if any.

## 3.2 SEQUENCE OF COMMUNITY DESIGN

- 3.2.1 The site shall be overlaid with one or several *Pedestrian Sheds*, responding to existing conditions, adjacent developments, connecting *Thoroughfares*, and natural features. The *Pedestrian Sheds* shall overlap to the minimum extent possible and cover the maximum reasonable portion of the site. The site may be smaller than its *Pedestrian Shed*.
- 3.2.2 Each *Pedestrian Shed* shall be designated with a *Community* type in accordance with Section 3.3. The *Pedestrian Sheds* shall determine the approximate boundaries and centers of the *Communities*.
- 3.2.3 *Transect Zones* shall be allocated by *Pedestrian Shed* according to the applicable *Community* type and in accordance with Table 14a.
- 3.2.4 *Civic Zones* shall be assigned according to Section 3.5.
- 3.2.5 The *Thoroughfare* network shall be laid out according to Section 3.7.
- 3.2.6 *Density* shall be calculated according to Section 3.8.
- 3.2.7 Any remnants of the site outside the *Pedestrian Sheds* shall be assigned to *Transect Zones T1 through T3*, *Civic Space*, or *Special Districts*.

### 3.3 COMMUNITY TYPES

#### 3.3.1 *Clustered Land Development (CLD)*

- a. A *Clustered Land Development (CLD)* shall be structured by one *Standard Pedestrian Shed* and shall consist of no fewer than 30 acres and no more than 80 acres.
- b. A *CLD* shall include *Transect Zones* as allocated on Table 14a. A minimum of 50% of the *Community* shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

#### 3.3.2 *Traditional Neighborhood Development (TND)*

- a. A *Traditional Neighborhood Development (TND)* shall be structured by one *Standard or Linear Pedestrian Shed* and shall be no fewer than 80 acres and no more than 160 acres.
- b. A *TND* shall include *Transect Zones* as allocated on Table 14a.
- c. 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.
- d. In the T-4 General Urban Zone, a minimum *Residential* mix of three Building Disposition types (none less than 20%) shall be required, selected from Table 9.

#### 3.3.3 *Regional Center Development (RCD)*

- a. A *Regional Center Development (RCD)* shall be structured by one *Long Pedestrian Shed* or *Linear Pedestrian Shed* and shall consist of no fewer than 80 acres and no more than 640 acres.
- b. An *RCD* shall include *Transect Zones* as allocated on Table 14a.
- c. 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.

#### 3.3.4 *Transit-Oriented Development (TOD)*

- a. Any *TND* or *RCD* on an existing or projected rail or *Bus Rapid Transit (BRT)* network may be redesignated in whole or in part as *TOD* and permitted the higher *Density* represented by the *Effective Parking* allowance in Section 5.9.2d.
- b. The use of a *TOD* overlay shall be approved by *Variance*.

### 3.4 TRANSECT ZONES

3.4.1 *Transect Zones* shall be assigned and mapped on each *New Community Plan* according to the percentages allocated on Table 14a.

3.4.2 A *Transect Zone* may include any of the elements indicated for its T-Zone number throughout this Code, in accordance with Intent described in Table 1 and the metric standards summarized in Table 14.

### 3.5 CIVIC ZONES

#### 3.5.1 General

- a. *Civic Zones* dedicated for public use shall be required for each *Community* and designated on the *New Community Plan* as *Civic Space (CS)* and *Civic Building (CB)*.
- b. *Civic Space Zones* are public sites permanently dedicated to *Open Space*.
- c. *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.
- d. When a *Warrant* is required by Table 14e, a *Civic Zone* may be permitted by *Warrant* if it does not occupy more than 20% of a *Pedestrian Shed*, otherwise it is subject to the creation of a *Special District*. See Section 3.6.
  - e. Parking for civic zones shall be calculated per the standards of Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.. Civic parking lots may remain unpaved if graded, compacted and landscaped.
- 3.5.2 *Civic Zones* Specific to T1 & T2 Zones
- a. *Civic Buildings* and *Civic Spaces* within T1 Natural and T2 Rural Zones shall be permitted only by *Variance*.
- 3.5.3 *Civic Space* (CS) Specific to T3-T6 Zones
- a. Each *Pedestrian Shed* shall assign at least 5% of its *Urbanized* area to *Civic Space*.
  - b. *Civic Spaces* shall be designed as generally described in Table 13, and distributed throughout *Transect Zones* as described in Table 14e.
  - c. 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.
  - d. Each *Pedestrian Shed* shall contain at least one *Main Civic Space*. The *Main Civic Space* shall be within 800 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.
  - e. Within 800 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.
  - f. Each *Civic Space* shall have a minimum of 50% of its perimeter enfronting a *Thoroughfare*, except for playgrounds.
  - g. *Civic Spaces* may be permitted within *Special Districts* by *Warrant*, but may not exceed 50% of the *Special District*.
  - h. *Parks* may be permitted in *Transect Zones* T4, T5 and T6 by *Warrant*.
- 3.5.4 *Civic Buildings* (CB) Specific to T3-T6 Zones
- a. 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.
  - b. 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*.
  - c. [Reserved]
  - d. *Civic Building* sites shall not occupy more than 20% of the area of each *Pedestrian Shed*.
  - e. *Civic Building* sites should be located within or adjacent to a *Civic Space*, or at the axial termination of a significant *Thoroughfare*.
  - f. *Civic Buildings* shall be subject to the standards of Article 5.
  - g. *Civic Buildings* may be permitted within *Special Districts*.

## 3.6 SPECIAL DISTRICTS

- 3.6.1 *Special District* designations shall be assigned to areas that, by their intrinsic size, *Function*, or *Configuration*, cannot conform to the requirements of any *Transect Zone*, or combination of zones.
- 3.6.2 *Special Districts* that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

## 3.7 THOROUGHFARE STANDARDS

## 3.7.1 General

- a. *Thoroughfares* are intended for use by vehicular and pedestrian traffic and to provide access to *Lots* and *Open Spaces*.
- b. *Thoroughfares* shall generally consist of two parts: vehicular lanes and *Public Frontages*.
- c. *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.
- d. 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.
- e. The *Thoroughfare* network shall be designed to define *Blocks* not exceeding the size prescribed in Table 14c. 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 20% from the standard specified in Table 14c..
- f. 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 by *Warrant* to accommodate specific site conditions only.
- g. Each *Lot* shall *Enfront* a vehicular *Thoroughfare*, except that 20% of the *Lots* within each *Transect Zone* may *Enfront* a *Passage*.
- h. *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.
- i. RESERVED.
- j. The standards for *Thoroughfares* within *Special Districts* shall be determined by *Variance*.

## 3.7.2 Vehicular Lanes

- a. *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.
- b. A bicycle network consisting of *Bicycle Trails*, *Bicycle Routes* and *Bicycle Lanes*

should be provided throughout as defined in Article 7 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.

### 3.7.3 *Public Frontages*

#### a. General to all zones T1, T2, T3, T4, T5, T6

- i. The *Public Frontage* contributes to the character of the *Transect Zone*, and includes the types of *Sidewalk*, *Curb*, planter, *Bike Lanes* and street trees.
- ii. *Public Frontages* shall be designed as shown in Table 4A and Table 4B and allocated within *Transect Zones* as specified in Table 14d.
- iii. 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 20% deviation.

#### b. Specific to zones T1, T2, T3

- i. The *Public Frontage* shall include native trees of various species, naturalistically clustered, as well as understory.
- ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.

#### c. Specific to zone T4, T5, T6

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

#### d. Specific to zone T4

- i. 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*.

#### e. Specific to zones T5, T6

- i. 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*.

## 3.8 DENSITY CALCULATIONS

3.8.1 All areas of the *New Community Plan* site that are not part of the T-1 shall be considered cumulatively the *Net Site Area*. The *Net Site Area* shall be allocated to the various *Transect Zones* according to the parameters specified in Table 14a.

3.8.2 *Density* shall be expressed in terms of housing units per acre as specified for the area of each *Transect Zone* by Table 14b. For purposes of *Density* calculation, the *Transect Zones* include the *Thoroughfares* but not land assigned to Civic Zones.

3.8.3 [Reserved].

3.8.4 Within the percentage range shown on Table 14b for *Other Functions*, the housing units specified on Table 14b shall be exchanged at the following rates:

- a. For *Lodging*: 2 bedrooms for each unit of *Net Site Area Density*.
- b. For *Office* or *Retail*: 1000 square feet for each unit of *Net Site Area Density*.

3.8.5 The housing and other *Functions* for each *Transect Zone* shall be subject to further adjustment at the building scale as limited by Table 10 and Table 11 and Section 5.9.

## 3.9 SPECIAL REQUIREMENTS

3.9.1 A *New Community Plan* may designate and upon designation shall enforce any of the following *Special Requirements* at the discretion of the applicant:

- a. A differentiation of the *Thoroughfares* as *A-Grid* and *B-Grid*. Buildings along the *A-Grid* shall be held to the highest standard of this Code in support of pedestrian activity. The *Frontages* assigned to the *B-Grid* shall not exceed 30% of the total length of *Frontages* within a *Pedestrian Shed*.
- b. Designations for Mandatory and/or Recommended *Retail Frontage* requiring or advising that a building provide a *Shopfront* at *Sidewalk* level along the entire length of its *Private Frontage*. The *Shopfront* shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the *Sidewalk* as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to *Retail* use through the depth of the second *Layer*. (Table 17d)
- c. Designations for Mandatory and/or Recommended *Gallery Frontage*, requiring or advising that a building provide a permanent cover over the *Sidewalk*, either cantilevered or supported by columns. The *Gallery Frontage* designation may be combined with a *Retail Frontage* designation.
- d. Designations for Mandatory and/or Recommended *Arcade Frontage*, requiring or advising that a building overlap the *Sidewalk* such that the first floor *Facade* is a colonnade. The *Arcade Frontage* designation may be combined with a *Retail Frontage* designation.
- e. A designation for coordinated *Frontage*, requiring that the *Public Frontage* (Table 4A) and *Private Frontage* (Table 7) be coordinated as a single, coherent landscape and paving design.
- f. Designations for Mandatory and/or Recommended *Terminated Vista* locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the *CRC*.
- g. A designation for *Cross Block Passages*, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

## 3.10 ENVIRONMENTAL STANDARDS

## 3.10.1 General

- a. *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).
  - i. Trees should be planted below the grade of the *Sidewalk* and the street in structural cells with sufficient root space.
  - ii. Rain Gardens and Bioswales should be installed to infiltrate runoff from parking lots, *Thoroughfares*, *Plazas* and other impervious surfaces.
  - iii. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for *Sidewalks*, parking lots, and *Plazas* to infiltrate stormwater.
- b. 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*.
- c. There shall be designated Wetlands subject to a standard of restoration, retention,

- and mitigation as specified below for each *Transect Zone*.
- 3.10.2 Specific to zones T1, T2
- a. Within T1 Zones and T2 Zones, the encroachment and modification of natural conditions listed in Section 3.10.5.a shall be limited according to applicable local, state and federal law.
  - b. The Stream Buffers for Streams shall extend 100 feet from each side of the centerline of the watercourse or the limits of the 100 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 by *Variance* only.
  - c. Wetlands shall be retained and restored if in a degraded condition. Additional Buffers shall be maintained at 100 feet. Wetland Buffers shall be maintained free of structures or other modifications to the natural landscape, including agriculture. *Thoroughfare* crossings shall be permitted only by *Variance*.
- 3.10.3 Specific to zones T1, T2, T3
- a. Stormwater management on *Thoroughfares* shall be primarily through retention and percolation, channeled by curbside Swales.
- 3.10.4 Specific to zones T3, T4
- Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.
- 3.10.5 Specific to zone T3
- a. 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.
    - i. surface waterbodies
    - ii. protected wetlands
    - iii. protected habitat
    - iv. riparian corridors
    - v. purchased *Open Space*
    - vi. conservation easements
    - vii. transportation corridors
    - viii. areas residual to *Clustered Land Development (CLD)*
    - ix. flood plain, including Special Flood Hazard Areas
    - x. steep slopes
  - b. The Stream buffer shall extend 100 feet from each side of the centerline of the watercourse or the limits of the 100 year floodplain, whichever is greater. Stream Buffers shall be maintained free of structures, except that *Thoroughfare* crossings may be permitted.
  - c. Wetlands shall be retained and restored if in degraded condition. Additional Buffers shall be maintained at 50 feet. Buffers shall be free of structures or other modifications to the natural landscape. *Thoroughfare* crossings shall be permitted only by *Variance*.

- 3.10.6 Specific to zone T4
- a. Within T4 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 3.10.5.a. The alteration of such conditions shall be mitigated off-site.
  - b. The Stream Buffers shall extend 50 feet from each side of the centerline of the watercourse or the limits of the 100 year floodplain, whichever is greater.. Stream Buffers and Streams of all classes may be crossed by *Thoroughfares* as required by the *Thoroughfare* network.
  - c. Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape. *Thoroughfare* crossings may be permitted.
- 3.10.7 Specific to zone T5
- a. Within T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 3.10.5.a. The alteration of such conditions should be mitigated off-site.
  - b. The Stream Buffers shall extend 25 feet from each side of the centerline of the watercourse or the limits of the 100 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.
  - c. Wetlands may be modified if mitigated off-site at a two to one ratio. *Thoroughfare* crossings shall be permitted By Right.
- 3.10.8 Specific to zone T6
- a. Within T6 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 3.10.5.a. The alteration of such conditions shall not require off-site mitigation.
  - b. The Stream Buffers shall extend 25 feet from each side of the centerline of the watercourse or the limits of the 100 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.
  - c. Wetlands may be modified, not requiring off-site mitigation. *Thoroughfare* crossings shall be permitted By Right.
- 3.10.9 Specific to zones T4, T5, T6
- a. 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.

**ARTICLE 4. INFILL COMMUNITY SCALE PLANS**

## 4.1 INSTRUCTIONS

- 4.1.1 Upon direction by City Council, and in conformance with the Comprehensive Plan, the Development Services Department, Planning Division may prepare, or have prepared on its behalf, *Infill Regulating Plans* to guide further development. *Infill Regulating Plans* shall be prepared in a process of public consultation subject to approval by the City Council.
- 4.1.2 *Infill Regulating Plans* shall regulate, at minimum, an area the size of the *Pedestrian Shed* commensurate with its *Community* type as listed in Section 4.2. The Development Services Department, Planning Division shall determine a *Community* type based on existing conditions and intended evolution in the plan area.
- 4.1.3 *Infill Regulating Plans* shall consist of one or more maps showing the following:
- The outline(s) of the *Pedestrian Shed*(s) and the boundaries of the *Community* or *Communities*
  - Transect Zones* and *Civic Zones* within each *Pedestrian Shed*, assigned according to an analysis of existing conditions and future needs
  - A *Thoroughfare Network*, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B, and Table 4C)
  - Special Districts*, if any (Section 4.5)
  - Special Requirements*, if any (Section 4.7)
  - A record of *Warrants* or *Variances*.
- 4.1.4 Within any area subject to an approved *Infill Regulating Plan*, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 5 in accordance with the provisions of this Code. Building Scale Plans requiring no *Variances* shall be approved administratively by the CRC.
- 4.1.5 The owner of a contiguous parcel 5 acres or more, whether inside or outside an area already subject to an *Infill Regulating Plan*, may apply to prepare a Special Area Plan. In consultation with the Development Services Department, Planning Division, a Special Area Plan may assign new *Transect Zones*, *Civic Zones*, *Thoroughfares*, *Special Districts* (if any) and *Special Requirements* (if any) as provided in this Code, with appropriate transitions to abutting areas.
- 4.1.6 The owner of a contiguous parcel of 30 acres or more, whether inside or outside an area already subject to an *Infill Regulating Plan*, may initiate the preparation of a New *Community Plan*. A plan under this section, shall regulate, at minimum, an area the size of the *Pedestrian Shed* commensurate with its *Community* type as listed in Section 4.2, even if it overlaps adjacent parcels. Both the site and plan area should connect and blend with surrounding urbanism.

## 4.2 COMMUNITY TYPES

- 4.2.1 *Infill Regulating Plans* shall encompass one or more of the following *Community* types. The allocation percentages of Table 14a do not apply.
- 4.2.2 *Infill TND (Traditional Neighborhood Development)*
- 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.
  - b. The edges of an *Infill TND* should blend into adjacent neighborhoods and/or a downtown without buffers.
- 4.2.3 *Infill RCD (Regional Center Development)*
- a. An *Infill RCD* should be assigned to downtown 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.
  - b. The edges of an *Infill RCD* should blend into adjacent neighborhoods without buffers.
- 4.2.4 *Infill TOD (Transit-Oriented Development)*
- a. Any *Infill TND* or *Infill RCD* on an existing or projected rail or *Bus Rapid Transit (BRT) Network* may be redesignated in whole or in part as *TOD* and permitted the higher *Density* represented by the *Effective Parking* allowance in Section 5.9.2d.
  - b. The use of a *TOD* overlay shall be approved by City initiative or by *Variance*.
- 4.3 **TRANSECT ZONES**
- 4.3.1 *Transect Zone Standards for Infill Regulating Plans* should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the City Council. Metrics shall be recorded on Table 14 and Table 15.
- 4.3.2 A *Transect Zone* shall include elements indicated by Article 3, Article 5, and Article 6.
- 4.4 **CIVIC ZONES**
- 4.4.1 **General**
- a. *Infill Plans* should designate *Civic Space Zones (CS)* and *Civic Building Zones (CB)*.
  - b. A *Civic Zone* may be permitted if it does not occupy more than 20% of a *Pedestrian Shed*, otherwise it is subject to the creation of a *Special District*. See Section 4.5.
  - c. Parking for *Civic Zones* shall be calculated per the standards of Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves.
- 4.4.2 *Civic Space Zones (CS)*
- a. *Civic Spaces* shall be generally designed as described in Table 13, their type determined by the surrounding or adjacent *Transect Zone* in a process of public consultation subject to the approval of the City Council.
- 4.4.3 *Civic Building Zones (CB)*
- a. *Civic Buildings* shall be permitted on *Civic Zones* reserved in the *Infill Regulating Plan*.
  - b. *Civic Buildings* shall be subject to the Requirements of Article 5.
- 4.5 **SPECIAL DISTRICTS**

El Paso, Texas

- 4.5.1 Areas that, by their intrinsic size, *Function*, or *Configuration*, cannot conform to the requirements of any *Transect Zone* or combination of zones shall be designated as *Special Districts* by the Development Services Department, Planning Division in the process of preparing an *Infill Plan*.
- 4.5.2 *Special Districts* that do not have provisions within this Code shall be governed by the *Standards* of the pre-existing zoning.
- 4.6 PRE-EXISTING CONDITIONS
- 4.6.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in the same use and form until a *Substantial Modification* occurs or is requested, at which time the *Consolidated Review Committee (CRC)* shall determine the provisions of this Section that shall apply.
- 4.6.2 [Reserved]
- 4.6.3 The modification of existing buildings is permitted *By Right* if such changes result in greater conformance with the specifications of this Code.
- 4.6.4 Where buildings exist on adjacent *Lots*, the *CRC* may require that a proposed building match one or the other of the adjacent *Stebacks* and heights rather than the provisions of this Code.
- 4.6.5 [Reserved]
- 4.6.6 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 Code may be reduced as provided by Tables 10 and 11.
- 4.7 SPECIAL REQUIREMENTS
- 4.7.1 An *Infill Community Plan* may designate any of the following *Special Requirements*:
- A differentiation of the *Thoroughfares* as *A-Grid* and *B-Grid*. Buildings along the *A-Grid* shall be held to the highest Standard of this Code in support of pedestrian activity. Buildings along the *B-Grid* may allow automobile-oriented Standards. The *Frontages* assigned to the *B-Grid* shall not exceed 30% of the total length of *Frontages* within a *Pedestrian Shed*.
  - Designations for Mandatory and/or Recommended *Retail Frontage* requiring or advising that a building provide a *Shopfront* at *Sidewalk* level along the entire length of its *Private Frontage*. The *Shopfront* shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the *Sidewalk* as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to *Retail* use through the depth of the second *Layer*. (Table 17d.)
  - Designations for Mandatory and/or Recommended *Gallery Frontage*, requiring or advising that a building provide a permanent cover over the *Sidewalk*, either cantilevered or supported by columns. The *Gallery Frontage* designation may be combined with a *Retail Frontage* designation.
  - Designations for Mandatory and/or Recommended *Arcade Frontage*, requiring or advising that a building overlap the *Sidewalk* such that the first floor *Facade* is a colonnade. The *Arcade Frontage* designation may be combined with a *Retail Frontage* designation.
  - A designation for coordinated *Frontage*, requiring that the *Public Frontage* (Table 4A) and *Private Frontage* (Table 7) be coordinated as a single, coherent landscape and paving design.

- f. Designations for Mandatory and/or Recommended *Terminated Vista* locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the *CRC*.
- g. A designation for Cross *Block* Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

**ARTICLE 5. BUILDING SCALE PLANS**

## 5.1 INSTRUCTIONS

- 5.1.1 *Lots and buildings located within a New Community Plan or Infill Community Plan subject to this Code and previously approved by the City Council shall be subject to the requirements of this Article.*
- 5.1.2 Owners and developers may have the design plans required under this Article prepared on their behalf. Such plans require administrative approval by the CRC.
- 5.1.3 Building and Site Plans shall show the following, in compliance with the standards described in this Article:
- a. Prior to submittal of a Plat for approval, the applicant must receive CRC approval of a Building Scale Plan showing the following:
    - Building *Disposition*
    - Building *Configuration*
    - Building *Function*
    - Parking Location Standards
    - *Lot Lines*
  - b. Prior to receiving any building permits, and after receiving plat approval, the property owner must receive CRC approval of a Building Scale Plan showing the following:
    - Landscape Standards
    - Signage Standards
    - *Special Requirements*
    - Architectural Standards

## 5.2 [RESERVED]

## 5.3 SPECIAL REQUIREMENTS

- 5.3.1 *A New Community Plan or an Infill Community Plan may designate any of the following Special Requirements to be applied according to the standards of this Article:*
- a. *A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may allow automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.*
  - b. *Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d.)*
  - c. *Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.*
  - d. *Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a*

- Retail Frontage* designation.
- e. A designation for coordinated *Frontage*, requiring that the *Public Frontage* (Table 4A) and *Private Frontage* (Table 7) be coordinated as a single, coherent landscape and paving design.
  - f. Designations for Mandatory and/or Recommended *Terminated Vista* locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
  - g. A designation for Cross *Block* Passages, requiring that a minimum 8-foot wide pedestrian access be reserved between buildings.
- 5.4 **CIVIC ZONES**
- 5.4.1 **General**
- a. *Civic Zones* are designated on *Community Plans* as *Civic Space (CS)* or *Civic Building (CB)*.
  - b. Parking for *Civic Zones* shall be calculated per the standards of Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site that it serves. .
- 5.4.2 ***Civic Space Zones (CS)***
- a. *Civic Spaces* shall be generally designed as described in Table 13.
- 5.4.3 ***Civic Building Zones (CB)***
- a. *Civic Buildings* shall be subject to the requirements of this Article.
- 5.5 **SPECIFIC TO T1 NATURAL ZONE**
- 5.5.1 Buildings in the T1 Natural Zone are permitted only by *Variance*. Permission to build in T1 and the standards for Article 5 shall be determined concurrently as *Variations*, in public hearing of the Zoning Board of Adjustment. Once the Zoning Board of Adjustment has made a decision on this request, that decision shall be subject to review by the City Council in a public hearing.
- 5.6 **BUILDING DISPOSITION**
- 5.6.1 **RESERVED.**
- 5.6.2 Specific to zones T3, T4, T5, T6
- a. Newly platted *Lots* shall be dimensioned according to Table 14f and Table 15.
  - b. *Building Disposition* types shall be as shown in Table 9.
  - c. Buildings shall be disposed in relation to the boundaries of their *Lots* according to Table 14g and Table 15.
  - d. 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.
  - e. *Lot* coverage by building shall not exceed that recorded in Table 14f and Table 15.
  - f. *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 and Table 15.
  - g. *Setbacks* for *Principal Buildings* shall be as shown in Table 14g 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 10% deviation.
- h. *Rear Setbacks* for *Outbuildings* shall be a minimum of 12 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 and Table 15.
  - i. To accommodate building on slopes over ten percent, relief from front *Setback* requirements is available by *Warrant* provided it does not exceed a 20% deviation.
- 5.6.3 Specific to zones T5, T6
- a. The *Principal Entrance* shall be on a *Frontage Line*.
- 5.7 *BUILDING CONFIGURATION*
- 5.7.1 General to zones T2, T3, T4, T5, T6
- a. The *Private Frontage* of buildings shall conform to and be allocated in accordance with Table 7 and Table 14i.
  - b. 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*.
  - c. *Building Heights* and *Stepbacks* shall conform to Table 8 and Table 14j.
  - d. *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. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as 2 *Stories*. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.
  - e. In a *Parking Structure* or garage, each level counts as a single *Story* regardless of its relationship to habitable *Stories*.
  - f. Height limits do not apply to *Attics* or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
- 5.7.2 Specific to zones T2, T3, T4, T5
- a. The minimum size of a dwelling within a *Principal Building* shall be 300 sq. ft. in interior space. *Outbuildings* may be any size, not to exceed 440 sq. ft.
- 5.7.3 Specific to zone T3
- a. No portion of the *Private Frontage* may encroach the *Sidewalk*.
  - b. Open porches may encroach the first *Layer* 50% of its depth. (Table 17d)
  - c. Balconies and bay windows may encroach the *First Layer* 25% of its depth.
- 5.7.4 Specific to zone T4
- a. Balconies, open porches and bay windows may encroach the first *Layer* 50% of its depth. (Table 17d).
  - b. Awnings may encroach the *Sidewalk* to within two feet of the *Curb* but must clear the *Sidewalk* vertically by at least 8 feet.
- 5.7.5 Specific to zones T5, T6
- a. Awnings, *Arcades*, and *Galleries* may encroach the *Sidewalk* to within two feet of the *Curb* but must clear the *Sidewalk* vertically by at least 8 feet.
  - b. *Stoops*, *Lightwells*, balconies, bay windows, and terraces may encroach the first *Layer* 100% of its depth. Balconies and bay windows may encroach the *Sidewalk* 25% of its depth. (Table 17d).

- c. [RESERVED]
  - d. In the absence of a building *Facade* along any part of a *Frontage Line*, a *Streetscreen* shall be built coplanar with the *Facade*.
  - e. *Streetscreens* should be between 3.5 and 8 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.
- 5.8 **BUILDING FUNCTION**
- 5.8.1 General to zones T2, T3, T4, T5, T6
- a. Buildings in each *Transect Zone* shall conform to the *Functions* on Table 10 and Table 12 and Table 14k.
- 5.8.2 Specific to zones T2, T3
- a. *Accessory Functions* of *Restricted Lodging* or *Restricted Office* shall be permitted within an *Outbuilding*. See Table 10.
- 5.8.3 Specific to zones T4, T5
- a. *Accessory Functions* of *Limited Lodging* or *Limited Office* shall be permitted within an *Outbuilding*. See Table 10.
- 5.8.4 Specific to zones T5, T6
- a. *First Story Commercial Functions* shall be permitted.
  - b. *Manufacturing Functions* within the first *Story* may be permitted by *Variance*.
- 5.9 **PARKING AND DENSITY CALCULATIONS**
- 5.9.1 Specific to zones T2, T3
- a. *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.
- 5.9.2 Specific to zones T4, T5, T6
- a. *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.
  - b. 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*.
  - c. Based on the *Effective Parking* available, the *Density* of the projected *Function* may be determined according to Table 10.
  - d. Within the overlay area of a *Transit-Oriented Development (TOD)* the *Effective Parking* may be further adjusted upward by 30%.
  - e. The total *Density* within each *Transect Zone* shall not exceed that specified by an approved *Regulating Plan* based on Article 3.
  - f. *Accessory Units* do not count toward *Density* calculations.
  - g. *Liner Buildings* less than 30 feet deep and no more than two *Stories* shall be exempt from parking requirements.
- 5.10 **PARKING LOCATION STANDARDS**
- 5.10.1 General to zones T2, T3, T4, T5, T6
- a. Parking shall be accessed by *Rear Alleys* or *Rear Lanes*, when such are available on the *Regulating Plan*.
  - b. Open parking areas shall be masked from the *Frontage* by a Building or

- Streetscreen.*
- c. For buildings on *B-Grids*, open parking areas may be allowed unmasked on the *Frontage*.
- 5.10.2 Specific to zones T2, T3
- a. 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)
  - b. 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*.
- 5.10.3 Specific to zones T3, T4
- a. *Driveways* at *Frontages* shall be no wider than 10 feet in the first *Layer*. (Table 3B-f)
- 5.10.4 Specific to zone T4
- a. All parking areas and garages shall be located at the second or third *Layer*.
- 5.10.5 Specific to zones T5, T6
- a. All parking *Lots*, garages, and *Parking Structures* shall be located at the second or third *Lot Layer*. (Table 17d)
  - b. Vehicular entrances to parking *Lots*, garages, and *Parking Structures* shall be no wider than 24 feet at the *Frontage*.
  - c. 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.
  - d. *Parking Structures* on *A-Grids* shall have *Liner Buildings* lining the first and second *Stories*.
  - e. A minimum of one bicycle rack place shall be provided within the *Public* or *Private Frontage* for every ten vehicular parking spaces.
- 5.11 LANDSCAPE STANDARDS
- 5.11.1 General to zones T2, T3, T4, T5, T6
- a. Impermeable surface shall be confined to the ratio of *Lot* coverage specified in Table 14f.
- 5.11.2 Specific to zones T2, T3, T4
- a. The first *Layer* may not be paved, with the exception of *Driveways* as specified in Section 5.10.2 and Section 5.10.3. (Table 17d)
- 5.11.3 Specific to zone T3
- a. A minimum of two trees shall be planted within the first *Layer* for each 40 feet of *Frontage Line* or portion thereof. (Table 17d)
  - b. Trees may be of single or multiple species as shown on Table 6.
  - c. Trees shall be naturalistically clustered.
  - d. Lawns may be permitted provided they are composed of native or non-native adapted species.
- 5.11.4 Specific to zone T4
- a. A minimum of one tree shall be planted within the first *Layer* for each 40 feet of *Frontage Line* or portion thereof. (Table 17d)
  - b. The species shall be a single species to match the species of Street Trees on the *Public Frontage*, or as shown on Table 6.
  - c. Lawns may be permitted provided they are composed of native or non-native adapted species.

5.11.5 Specific to zones T5, T6

- a. Trees shall not be required in the first *Layer*.
- b. The first *Layer* may be paved to match the pavement of the *Public Frontage*.

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## 5.12 SIGNAGE STANDARDS

## 5.12.1 General to zones T2, T3, T4, T5, T6

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the *Principal Entrance* or at a mailbox.

## 5.12.2 Specific to zones T2, T3

- a. Signage shall not be illuminated.

## 5.12.3 Specific to zones T4, T5, T6

- a. Signage shall be externally illuminated, except that signage within the *Shopfront* glazing may be neon lit.

## 5.12.4 Specific to zones T2, T3, T4

- a. 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 4 square feet and shall clear 8 feet above the *Sidewalk*.

## 5.12.5 Specific to zones T5, T6

- a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the *Facade*, and shall clear 8 feet above the *Sidewalk*.
- b. A single external permanent sign band may be applied to the *Facade* of each building, providing that such sign not exceed 3 feet in height by any length.

## 5.13 NATURAL DRAINAGE STANDARDS

## 5.13.1 General to Zones T3, T4, T5, T6

- a. Buildings should be equipped with roofs of shallow 4-inch soils and drought-tolerant plants. Buildings approved for Intensive Green Roofs may hold soils deeper than 4" and larger plants and trees.
- b. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
- c. Green walls, if provided, shall be restricted to noninvasive species.
- d. Cisterns may be used to capture and recirculate stormwater from buildings.

## 5.13.2 Specific to Zone T3

- a. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance

## 5.13.3 Specific to Zones T3, T4

- a. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.

## 5.13.4 Specific to Zones T4, T5, T6

- a. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
- b. 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.

## 5.14 ARCHITECTURAL STANDARDS

## 5.14.1 GENERAL TO ZONES T3, T4, T5, T6

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**ARTICLE 6. ENFORCEMENT AND PENALTY****6.1 CIVIL AND CRIMINAL PENALTIES**

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

**6.2 CRIMINAL PROSECUTION**

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

**6.3 CIVIL REMEDIES**

6.3.1 Nothing in this title shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this title and to seek remedies as allowed by law, including, but not limited to, the following:

- a. Injunctive relief to prevent specific conduct that violates this title or to require specific conduct that is necessary for compliance with this title;
- b. A civil penalty up to five hundred dollars a day when it is shown that the defendant was actually notified of the provisions of this title and after receiving notice committed acts in violation of this title or failed to take action necessary for compliance with this title; and
- c. Any other available relief.

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**DEFINITIONS**

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the CRC shall determine the correct definition. Items in italics refer to *Articles*, *Sections*, or *Tables* in the SmartCode.

**A-Grid:** cumulatively, those *Thoroughfares* that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest *Standards* prescribed by this Code. See *B-Grid*. (Syn: primary grid.)

**Accessory Building:** an *Outbuilding* with an *Accessory Unit*.

**Accessory Unit:** an *Apartment* not greater than 440 *Square* feet sharing ownership and utility connections with a *Principal Building*; it may or may not be within an *Outbuilding*. See *Table 10* and *Table 17*. (Syn: ancillary unit)

**Allée:** a regularly spaced and aligned row of trees usually planted a*Long* a *Thoroughfare* or *Path*.

*Apartment:* a *Residential* unit sharing a building and a *Lot* with other units and/or uses; may be for rent, or for sale as a condominium.

**Arcade:** a *Private Frontage* conventional for *Retail* use wherein the *Facade* is a colonnade that overlaps the *Sidewalk*, while the *Facade* at *Sidewalk* level remains at the *Frontage Line*.

**Attic:** the interior part of a building contained within its roof structure.

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

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

**BRT:** see **Bus Rapid Transit**.

**Backbuilding:** a single-*Story* structure connecting a *Principal Building* to an *Outbuilding*. See *Table 17*.

**Base Density:** the number of dwelling units per acre before adjustment for other *Functions* and/or TDR. See *Density*.

**Bed and Breakfast:** an owner-occupied *Lodging* type offering 1 to 6 bedrooms, permitted to serve breakfast in the mornings to guests.

**Bicycle Lane (BL):** a dedicated lane for cycling within a moderate-speed vehicular *Thoroughfare*, demarcated by striping.

**Bicycle Route (BR):** a *Thoroughfare* suitable for the shared use of bicycles and automobiles moving at low speeds.

**Bicycle Trail (BT):** a bicycle way running independently of a vehicular *Thoroughfare*.

**Block:** the aggregate of private *Lots, Passages, Rear Alleys* and *Rear Lanes*, circumscribed by *Thoroughfares*.

**Block Face:** the aggregate of all the building *Facades* on one side of a *Block*.

**Boulevard (BV):** a *Thoroughfare* designed for high vehicular capacity and moderate speed, traversing an *Urbanized* area. *Boulevards* are usually equipped with *Slip Roads* buffering *Sidewalks* and buildings.

*Brownfield:* an area previously used primarily as an industrial site.

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

**Bus Rapid Transit:** a rubber tire system with its own right-of-way or dedicated lane *aLong* at least 70% of its route, providing transit service that is faster than a regular bus.

**By Right:** characterizing a proposal or component of a proposal for a *Community Plan* or Building Scale Plan (Article 3, Article 4, or Article 5) that complies with the SmartCode and is permitted and processed administratively, without public hearing. See *Warrant* and *Variance*.

**CLD or Clustered Land Development:** a *Community* type structured by a *Standard Pedestrian Shed* oriented toward a *Common Destination* such as a general store, *Meeting Hall*, schoolHouse, or church. *CLD* takes the form of a small settlement standing free in the countryside. See Table 2 and Table 14a. (Syn: *Hamlet*, Conservation Land Development, cluster)

**CRC:** *Consolidated Review Committee*.

**Civic:** the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal *Parking*.

**Civic Building:** a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal *Parking*, or for use approved by the legislative body.

**Civic Parking Reserve:** *Parking Structure* or *Parking Lot* within a quarter-mile of the site that it serves. See Section 5.9.2.

**Civic Space:** an outdoor area dedicated for public use. *Civic Space* types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their *Enfronting* buildings. See Table 13.

**Civic Zone:** designation for public sites dedicated for *Civic Buildings* and *Civic Space*.

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**Commercial:** the term collectively defining workplace, *Office*, *Retail*, and *Lodging Functions*.

**Common Destination:** An area of focused *Community* activity, usually defining the approximate center of a *Pedestrian Shed*. It may include without limitation one or more of the following: a *Civic Space*, a *Civic Building*, a *Commercial* center, or a transit station, and may act as the social center of a neighborhood.

**Common Yard:** a planted *Private Frontage* wherein the *Facade* is set back from the *Frontage Line*. It is visually continuous with adjacent yards. See Table 7.

**Community:** a regulatory category defining the physical form, *Density*, and extent of a settlement. The three *Community* types addressed in this Code are *CLD*, *TND*, and *RCD*. Variants of *TND* and *RCD* for *Infill* (Article 4) are called *Infill TND* and *Infill RCD*. The *TOD Community* type may be created by an overlay on *TND* or *RCD*.

**Configuration:** the form of a building, based on its massing, *Private Frontage*, and height.

**Consolidated Review Committee (CRC):** Part of the Development Services Department, Planning Division, the *CRC* is comprised of a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Development and Design Committee. See Section 1.4.3.

**Corridor:** a lineal geographic system incorporating transportation and/or *Greenway* trajectories. A transportation *Corridor* may be a lineal *Transect Zone*.

**Cottage:** an *Edgeyard* building type. A single-family dwelling, on a regular *Lot*, often shared with an *Accessory Building* in the back yard.

**Courtyard Building:** a building that occupies the boundaries of its *Lot* while internally defining one or more private patios. See Table 9.

**Curb:** the edge of the vehicular pavement that may be raised or flush to a *Swale*. It usually incorporates the drainage system. See Table 4A and Table 4B.

**Density:** the number of dwelling units within a *Standard* measure of land area.

**Design Speed:** is the velocity at which a *Thoroughfare* tends to be *Driven* without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired *Design Speed*. See Table 3A.

**Developable Areas:** lands other than those in the T-1 Natural.

**Disposition:** the placement of a building on its *Lot*. See Table 9 and Table 17.

**Dooryard:** a *Private Frontage* type with a shallow *Setback* and front garden or patio, usually with a low wall at the *Frontage Line*. See Table 7. (Variant: *Lightwell*, light court.)

**Drive:** a *Thoroughfare* aLong the boundary between an *Urbanized* and a natural condition, usually aLong a waterfront, *Park*, or promontory. One side has the urban

character of a *Thoroughfare*, with *Sidewalk* and building, while the other has the qualities of a *Road* or *Parkway*, with naturalistic planting and rural details.

**Driveway:** a vehicular lane within a *Lot*, often leading to a garage. See Section 5.10 and Table 3B-f.

**Edgeyard Building:** a building that occupies the center of its *Lot* with *Setbacks* on all sides. See Table 9.

**Effective Parking:** the amount of *Parking* required for *Mixed Use* after adjustment by the *Shared Parking Factor*. See Table 11.

**Effective Turning Radius:** the measurement of the inside *Turning Radius* taking *Parked* cars into account. See Table 17.

**Elevation:** an exterior wall of a building not a *Long a Frontage Line*. See Table 17. See: *Facade*.

**Encroachment:** any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a *Setback*, into the *Public Frontage*, or above a height limit.

**Enfront:** to place an element a *Long a Frontage*, as in “porches *Enfront* the street.”

**Ephemeral stream:** a stream that flows only during and immediately after precipitation events.

**Estate House:** an *Edgeyard* building type. A single-family dwelling on a very large *Lot* of rural character, often shared by one or more *Accessory Buildings*. (Syn: country *House*, villa)

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

**Facade:** the exterior wall of a building that is set a *Long a Frontage Line*. See *Elevation*.

**Forecourt:** a *Private Frontage* wherein a portion of the *Facade* is close to the *Frontage Line* and the central portion is set back. See Table 7.

**Frontage:** the area between a building *Facade* and the vehicular lanes, inclusive of its built and planted components. *Frontage* is divided into *Private Frontage* and *Public Frontage*. See Table 4A and Table 7.

**Frontage Line:** a *Lot Line* bordering a *Public Frontage*. *Facades* facing *Frontage Lines* define the public realm and are therefore more regulated than the *Elevations* facing other *Lot Lines*. See Table 17.

**Function:** the use or uses accommodated by a building and its *Lot*, categorized as Restricted, Limited, or Open, according to the intensity of the use. See Table 10 and Table 12.

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**Gallery:** a *Private Frontage* conventional for *Retail* use wherein the *Facade* is aligned close to the *Frontage Line* with an attached cantilevered shed or lightweight colonnade overlapping the *Sidewalk*. See Table 7.

**Green:** a *Civic Space* type for unstructured recreation, spatially defined by landscaping rather than building *Frontages*. See Table 13.

**Greenfield:** an area that consists of open or wooded land or farmland that has not been previously developed.

**Greenway:** an *Open Space Corridor* in largely natural conditions which may include trails for bicycles and pedestrians.

**Hamlet:** See *CLD*. (Syn: cluster, settlement.)

**Highway:** a rural and suburban *Thoroughfare* of high vehicular speed and capacity. This type is allocated to the more rural *Transect Zones* (T-1, T-2, and T-3).

**Home Occupation:** non-*Retail Commercial* enterprises. The work quarters should be invisible from the *Frontage*, located either within the *House* or in an *Outbuilding*. Permitted activities are defined by the *Restricted Office* category. See Table 10.

**House:** an *Edgeyard* building type, usually a single-family dwelling on a large *Lot*, often shared with an *Accessory Building* in the back yard. (Syn: single.)

**Infill:** noun - new development on land that had been previously developed, including most *Greyfield* and *Brownfield* sites and cleared land within *Urbanized* areas. verb- to develop such areas.

**Infill RCD:** a *Community* type within an *Urbanized*, *Greyfield*, or *Brownfield* area based on a *Long* or *Linear Pedestrian Shed* and consisting of T-4, T-5, and/or T-6 Zones. An *Infill RCD* regulated by Article 4. See Section 4.2.3. (Var.: downtown)

**Infill TND:** a *Community* type within an *Urbanized*, *Greyfield*, or *Brownfield* area based on a *Standard Pedestrian Shed* and consisting of T-3, T-4, and/or T-5 Zones. An *Infill TND* is regulated by Article 4. See Section 4.2.2. (Var: neighborhood.)

**Inn:** a *Lodging* type, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See Table 10.

**Layer:** a range of depth of a *Lot* within which certain elements are permitted. See Table 17.

**Lightwell:** A *Private Frontage* type that is a below-grade entrance or recess designed to allow light into basements. See Table 7. (Syn: light court.)

**Linear Pedestrian Shed:** A *Pedestrian Shed* that is eLongated aLong an important *Mixed Use Corridor* such as a main street. A *Linear Pedestrian Shed* extends approximately 1/4 mile from each side of the *Corridor* for the length of its *Mixed Use* portion. The resulting area is shaped like a lozenge. It may be used to structure a *TND*, *RCD*, *Infill TND*, or *Infill RCD*. (Syn: eLongated *Pedestrian Shed*.)

**Liner Building:** a building specifically designed to mask a *Parking Lot* or a *Parking Structure* from a *Frontage*.

**Live-Work:** a *Mixed Use* unit consisting of a *Commercial* and *Residential Function*. The *Commercial Function* may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the *Commercial* activity or industry. See *Work-Live*. (Syn.: *flexHouse*.)

**Lodging:** premises available for daily and weekly renting of bedrooms. See Table 10 and Table 12.

**Long Pedestrian Shed:** a *Pedestrian Shed* that is an average 1/2 mile radius or 2640 feet, used when a transit stop (bus or rail) is present or proposed as the *Common Destination*. A *Long Pedestrian Shed* represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an *RCD Community* type. See *Pedestrian Shed*.

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

**Lot Line:** the boundary that legally and geometrically demarcates a *Lot*.

**Lot Width:** the length of the *Principal Frontage Line* of a *Lot*.

**Main Civic Space:** the primary outdoor gathering place for a *Community*. The *Main Civic Space* is often, but not always, associated with an important *Civic Building*.

**Manufacturing:** premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their *Retail* sale.

**Meeting Hall:** a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 *Square* feet per projected dwelling unit within the *Pedestrian Shed* in which it is located.

**Mixed Use:** multiple *Functions* within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency.

**Net Site Area:** all developable land within a site including *Thoroughfares* but excluding land allocated as *Civic Zones*.

**Network Pedestrian Shed:** a *Pedestrian Shed* adjusted for average walk times a *Long Thoroughfares*. This type may be used to structure *Infill Community Plans*. See Table 17.

**Office:** premises available for the transaction of general business but excluding *Retail*, artisanal and *Manufacturing* uses. See Table 10.

**Open Space:** land intended to remain undeveloped; it may be reserved for *Civic Space*.

**Outbuilding:** an *Accessory Building*, usually located toward the rear of the same *Lot* as a *Principal Building*, and sometimes connected to the *Principal Building* by a *Backbuilding*. See Table 17.

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**Park:** a *Civic Space* type that is a natural preserve available for unstructured recreation. See Table 13.

**Parking Structure:** a building containing one or more *Stories of Parking* above grade.

**Passage (PS):** a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through *Long Blocks* and connect rear *Parking* areas to *Frontages*.

**Path (PT):** a pedestrian way traversing a *Park* or rural area, with landscape matching the contiguous *Open Space*, ideally connecting directly with the urban *Sidewalk* network.

**Pedestrian Shed:** An area that is centered on a *Common Destination*. Its size is related to average walking distances for the applicable *Community* type. *Pedestrian Sheds* are applied to structure *Communities*. See *Standard, Long, Linear* or *Network Pedestrian Shed*. (Syn: walkshed, walkable catchment.)

**Parkway:** the element of the *Public Frontage* which accommodates street trees, whether continuous or individual.

**Plaza:** a *Civic Space* type designed for Civic purposes and *Commercial* activities in the more urban *Transect Zones*, generally paved and spatially defined by building *Frontages*.

**Principal Building:** the main building on a *Lot*, usually located toward the *Frontage*. See Table 17.

**Principal Entrance:** the main point of access for pedestrians into a building.

**Principal Frontage:** On corner *Lots*, the *Private Frontage* designated to bear the address and *Principal Entrance* to the building, and the measure of minimum *Lot Width*. Prescriptions for the *Parking Layers* pertain only to the *Principal Frontage*. Prescriptions for the first *Layer* pertain to both *Frontages* of a corner *Lot*. See *Frontage*.

**Private Frontage:** the privately held *Layer* between the *Frontage Line* and the *Principal Building Facade*. See Table 7 and Table 17.

**Public Frontage:** the area between the *Curb* of the vehicular lanes and the *Frontage Line*. See Table 4A and Table 4B.

**RCD:** see *Regional Center Development*.

**Rear Alley (RA):** a vehicular way located to the rear of *Lots* providing access to service areas, *Parking*, and *Outbuildings* and containing utility easements. *Rear Alleys* should be paved from building face to building face, with drainage by inverted crown at the center or with roll *Curbs* at the edges.

**Rear Lane (RL):** a vehicular way located to the rear of *Lots* providing access to service areas, *Parking*, and *Outbuildings* and containing utility easements. *Rear*

*Lanes* may be paved lightly to *Driveway Standards*. The streetscape consists of gravel or landscaped edges, has no raised *Curb*, and is drained by percolation.

**Rearyard Building:** a building that occupies the full *Frontage Line*, leaving the rear of the *Lot* as the sole yard. See Table 9. (Var: *Rowhouse*, *Townhouse*, *Apartment House*)

**Recess Line:** a line prescribed for the full width of a *Facade*, above which there is a *Stepback* of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the *Enfronting* public space. See Table 8.

**Regional Center:** *Regional Center Development* or *RCD*.

**Regional Center Development (RCD):** a *Community* type structured by a *Long Pedestrian Shed* or *Linear Pedestrian Shed*, which may be adjoined without buffers by one or several *Standard Pedestrian Sheds*, each with the individual *Transect Zone* requirements of a *TND*. *RCD* takes the form of a high-*Density Mixed Use* center connected to other centers by transit. See *Infill RCD*, Table 2 and Table 14a. (Var: town center, downtown. Syn: *Regional Center*)

**Regulating Plan:** a *Zoning Map* or set of maps that shows the *Transect Zones*, *Civic Zones*, *Special Districts* if any, and *Special Requirements* if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

**Residential:** characterizing premises available for *Long-term* human dwelling.

**Retail:** characterizing premises available for the sale of merchandise and food service. See Table 10 and Table 12.

**Retail Frontage:** *Frontage* designated on a *Regulating Plan* that requires or recommends the provision of a *Shopfront*, encouraging the ground level to be available for *Retail* use. See *Special Requirements*.

**Road (RD):** a local, rural and suburban *Thoroughfare* of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural *Transect Zones* (T1-T3). See Table 3A.

**Rowhouse:** a single-family dwelling that shares a party wall with another of the same type and occupies the full *Frontage Line*. See *Rearyard Building*. (Syn: *Townhouse*)

**Secondary Frontage:** on corner *Lots*, the *Private Frontage* that is not the *Principal Frontage*. As it affects the public realm, its *First Layer* is regulated. See Table 17.

**Setback:** the area of a *Lot* measured from the *Lot Line* to a building *Facade* or *Elevation* that is maintained clear of permanent structures, with the exception of *Encroachments* listed in Section 5.7. See Table 14g. (Var: build-to-line.)

**Shared Parking Factor:** an accounting for *Parking* spaces that are available to more than one *Function*. See Table 11.

**Shopfront:** a *Private Frontage* conventional for *Retail* use, with substantial glazing and an awning, wherein the *Facade* is aligned close to the *Frontage Line* with the building entrance at *Sidewalk* grade. See Table 7.

**Sidewalk:** the paved section of the *Public Frontage* dedicated exclusively to pedestrian activity.

**Sideyard Building:** a building that occupies one side of the *Lot* with a *Setback* on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring *House*. See Table 9.

**Slip Road:** an outer vehicular lane or lanes of a *Thoroughfare*, designed for slow speeds while *Inner* lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

**SmartCode Planning Area:** parcel on a *Zoning Map* where the SmartCode is the exclusive and mandatory zoning regulation.

**Specialized Building:** a building that is not subject to *Residential*, *Commercial*, or *Lodging* classification. See Table 9.

**Special District (SD):** an area that, by its intrinsic *Function*, *Disposition*, or *Configuration*, cannot or should not conform to one or more of the normative *Community* types or *Transect Zones* specified by the SmartCode. *Special Districts* may be mapped and regulated at the regional scale or the *Community* scale.

**Special Requirements:** provisions of Section 3.9, Section 4.7, and Section 5.3 of this Code and/or the associated designations on a *Regulating Plan* or other map for those provisions.

**Square:** a *Civic Space* type designed for unstructured recreation and Civic purposes, spatially defined by building *Frontages* and consisting of *Paths*, lawns and trees, formally disposed. See Table 13.

**Standard Pedestrian Shed:** a *Pedestrian Shed* that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See *Pedestrian Shed*.

**Stepback:** a building *Setback* of a specified distance that occurs at a prescribed number of *Stories* above the ground. See Table 8.

**Stoop:** a *Private Frontage* wherein the *Facade* is aligned close to the *Frontage Line* with the first *Story* elevated from the *Sidewalk* for privacy, with an exterior stair and landing at the entrance. See Table 7.

**Story:** a habitable level within a building, excluding an *Attic* or raised basement. See Section 5.7.1 and Table 8.

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

**Streetscreen:** a freestanding wall built along the *Frontage Line*, or coplanar with the *Facade*. It may mask a *Parking Lot* from the *Thoroughfare*, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See Section 5.7.6e.

**Substantial Modification:** alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

**Swale:** a low or slightly depressed natural area for drainage.

**T-Zone:** *Transect Zone*.

**Terminated Vista:** a location at the axial conclusion of a *Thoroughfare*. A building located at a *Terminated Vista* designated on a *Regulating Plan* is required or recommended to be designed in response to the axis.

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

**Thoroughfare:** a way for use by vehicular and pedestrian traffic and to provide access to *Lots* and *Open Spaces*, consisting of Vehicular Lanes and the *Public Frontage*. See Table 3A, Table 3B and Table 17a.

**TND:** Traditional Neighborhood Development, a *Community* type structured by a *Standard Pedestrian Shed* oriented toward a *Common Destination* consisting of a *Mixed Use* center or *Corridor*, and in the form of a medium-sized settlement near a transportation route. See Table 2 and Table 14a. (Syn: village. Variant: *Infill TND*, neighborhood.)

**TOD:** Transit-Oriented Development. *TOD* is created by an overlay on all or part of a *TND* or *RCD*, or by designation on a Regional Plan, permitting increased *Density* to support rail or Bus Rapid Transit (BRT) as set forth in Section 5.9.2d.

**Townhouse:** See *Rearyard Building*. (Syn: *Rowhouse*)

**Transect:** a cross-section of the environment showing a range of different habitats. The rural-urban *Transect* of the human environment used in the SmartCode template is divided into six *Transect Zones*. These zones describe the physical form and character of a place, according to the *Density* and intensity of its land use and *Urbanism*.

**Transect Zone (T-Zone):** One of several areas on a *Zoning Map* regulated by the SmartCode. *Transect Zones* are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, *Density*, height, and *Setback* requirements, other elements of the intended habitat are integrated, including those of the private *Lot* and building and *Public Frontage*. See Table 1.

**Turning Radius:** the curved edge of a *Thoroughfare* at an intersection, measured at the inside edge of the vehicular tracking. The smaller the *Turning Radius*, the

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smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See Table 3B and Table 17.

**Urbanism:** collective term for the condition of a compact, *Mixed Use* settlement, including the physical form of its development and its environmental, *Functional*, economic, and sociocultural aspects.

**Urbanized:** generally, developed. Specific to the SmartCode, developed at T-3 (Sub-Urban) *Density* or higher.

**Variance:** a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (Section 1.3). *Variances* are usually granted by the Board of Appeals in a public hearing. See Section 1.5.

**Warrant:** a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent (Section 1.3). *Warrants* are usually granted administratively by the CRC. See Section 1.5.

**Work-Live:** a *Mixed Use* unit consisting of a *Commercial* and *Residential Function*. It typically has a substantial *Commercial* component that may accommodate employees and walk-in trade. The unit is intended to *Function* predominantly as work space with incidental *Residential* accommodations that meet basic habitability requirements. See *Live-Work*. (Syn: Live-With.)

**Yield:** characterizing a *Thoroughfare* that has two-way traffic but only one effective travel lane because of *Parked* cars, necessitating slow movement and *Driver* negotiation.

**Zoning Map:** the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See *Regulating Plan*.

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TABLE 1: TRANSECT ZONE DESCRIPTIONS

This table describes of the Intent of each Transect Zone.

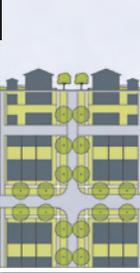
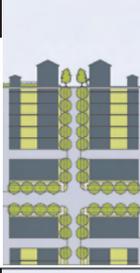
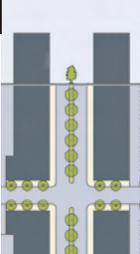
	<p><b>T-1 NATURAL</b>  <b>General Character:</b> Natural landscape with some agricultural use  <b>Building Placement:</b> Not applicable  <b>Frontage Types:</b> Not applicable  <b>Typical Building Height:</b> Not applicable  <b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-2 RURAL</b>  <b>General Character:</b> Primarily agricultural with woodland &amp; wetland and scattered buildings  <b>Building Placement:</b> Variable Setbacks  <b>Frontage Types:</b> Not applicable  <b>Typical Building Height:</b> 1- to 2-Story  <b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-3 SUB-URBAN</b>  <b>General Character:</b> Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally  <b>Building Placement:</b> Large and variable front and side yard Setbacks  <b>Frontage Types:</b> Porches, fences, naturalistic tree planting  <b>Typical Building Height:</b> 1- to 2-Story  <b>Type of Civic Space:</b> Parks, Greenways</p>
	<p><b>T-4 GENERAL URBAN</b>  <b>General Character:</b> Mix of Houses, Townhouses &amp; small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians  <b>Building Placement:</b> Shallow to medium front and side yard Setbacks  <b>Frontage Types:</b> Porches, fences, Stoops, Dooryards  <b>Typical Building Height:</b> 2- to 3-Story  <b>Type of Civic Space:</b> Squares, Greens</p>
	<p><b>T-5 URBAN CENTER</b>  <b>General Character:</b> 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  <b>Building Placement:</b> Shallow Setbacks or none; buildings oriented to street defining a street wall  <b>Frontage Types:</b> Stoops, Shopfronts, Galleries  <b>Typical Building Height:</b> 2- to 5-Story with some variation  <b>Type of Civic Space:</b> Parks, Plazas and Squares, median landscaping</p>
	<p><b>T-6 URBAN CORE</b>  <b>General Character:</b> 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  <b>Building Placement:</b> Shallow Setbacks or none; buildings oriented to street, defining a street wall  <b>Frontage Types:</b> Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades  <b>Typical Building Height:</b> 4-plus Story with a few shorter buildings  <b>Type of Civic Space:</b> Parks, Plazas and Squares; median landscaping</p>

TABLE 2: RESERVED

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**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	T5	T6	■ BY RIGHT
20-25 mph	9 feet	■	■	■	■			
25-35 mph	10 feet	■	■	■	■	■	■	
25-35 mph	11 feet	■	■			■	■	
Above 35 mph	12 feet	■	■			■	■	

DESIGN SPEED	PARKING LANE WIDTH	T1	T2	T3	T4	T5	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	T5	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.

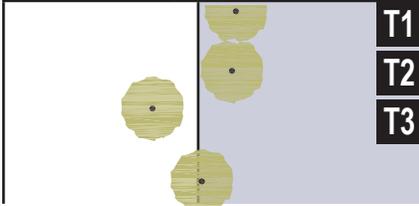
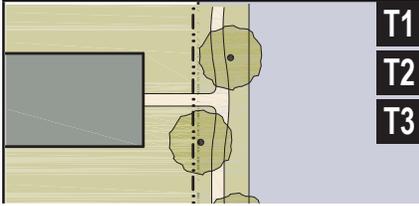
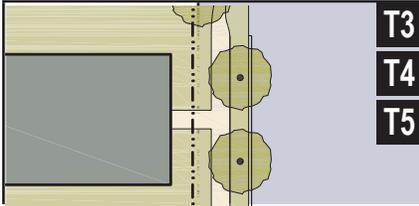
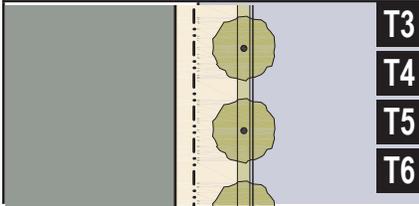
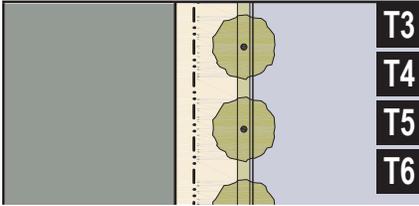
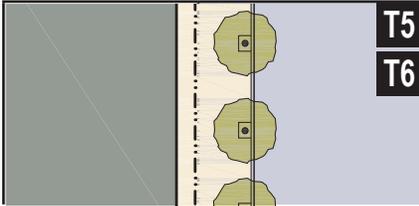
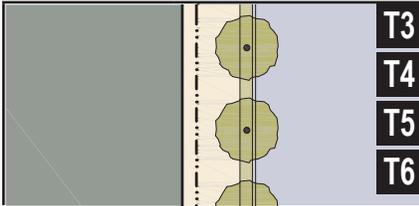
The projected design speeds determine the dimensions of the vehicular lanes and turning radii assembled for Thoroughfares.

	ONE WAY MOVEMENT →	TWO WAY MOVEMENT →			
<b>a. NO PARKING</b>	<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>b. YIELD PARKING</b>	<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			
<b>c. PARKING ONE SIDE PARALLEL</b>	<p>T3   T4</p>	<p>T3   T4   T5</p>	<p>T4   T5</p>	<p>T4   T5   T6</p>	<p>T5   T6</p>
Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Design Speed	20-30 MPH		25-30 MPH	25-30 MPH	
<b>d. PARKING BOTH SIDES PARALLEL</b>	<p>T4   T5   T6</p>	<p>T3</p>	<p>T4   T5   T6</p>	<p>T5   T6</p>	<p>T5   T6</p>
Design ADT	20,000 VPD	VPD	15,000 VPD	22,000 VPD	32,000 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
<b>e. PARKING BOTH SIDES DIAGONAL</b>	<p>T5   T6</p>	<p>T5   T6</p>	<p>T5   T6</p>	<p>T5   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
<b>f. PARKING ACCESS</b>		<p>T3   T4</p>	<p>T5   T6</p>		
Design ADT					
Pedestrian Crossing		3 Seconds	6 Seconds		
Design Speed					

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TABLE 4A: PUBLIC FRONTAGES - GENERAL.

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

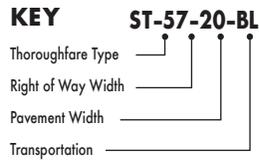
PLAN	
LOT ▶ PRIVATE FRONTAGE ▶	◀ R.O.W. ◀ PUBLIC FRONTAGE
<p><b>a. (HW) For Highway:</b> This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>	
<p><b>b. (RD) For Road:</b> 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><b>c. (ST) For Street:</b> 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><b>d. (DR) For Drive:</b> 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><b>e. (AV) For Avenue:</b> 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><b>f. (CS) (AV) For Commercial Street or Avenue:</b> 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><b>g. (BV) For Boulevard:</b> 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>	



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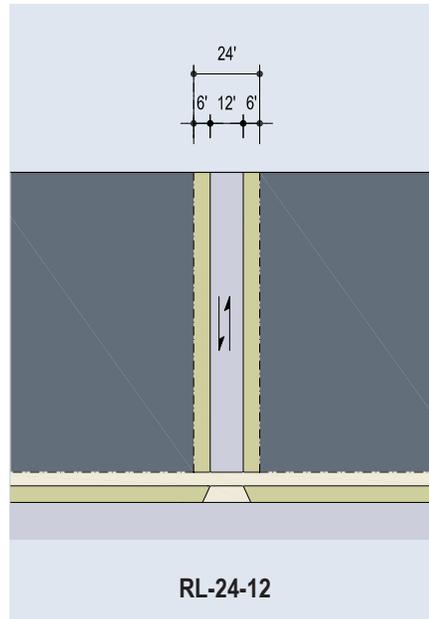
TABLE 4C: THOROUGHFARE ASSEMBLIES

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.

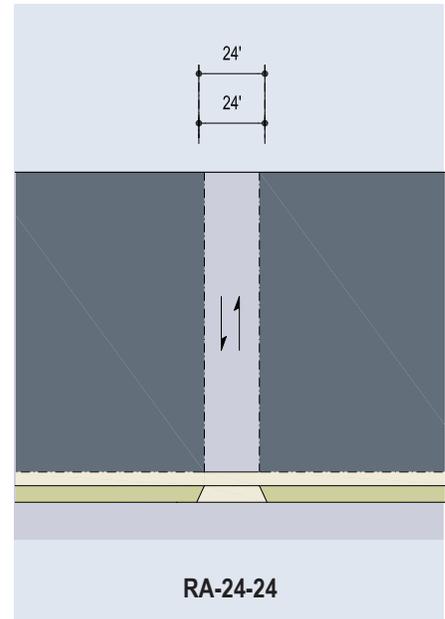


**THOROUGHFARE TYPES**

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

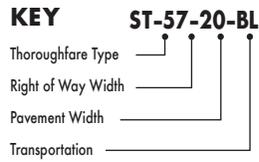


Rear Lane
T3, T4
24 feet
12 feet
Yield Movement
10 MPH
3.5 seconds
n/a
None
Taper
None
None
Inverted Crown
None
None



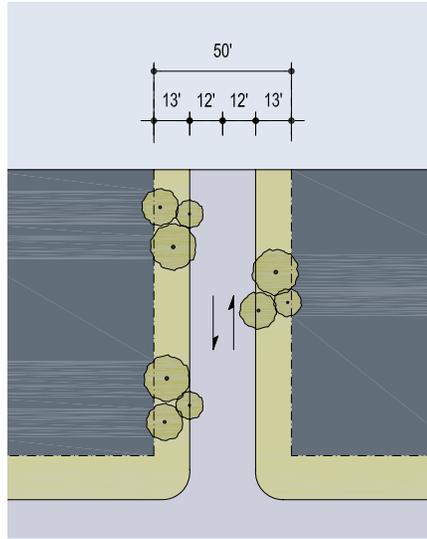
Rear Alley
T4, T5, T6
24 feet
24 feet
Slow Movement
10 MPH
7 seconds
n/a
None
Taper
None
None
Inverted Crown
None
None

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

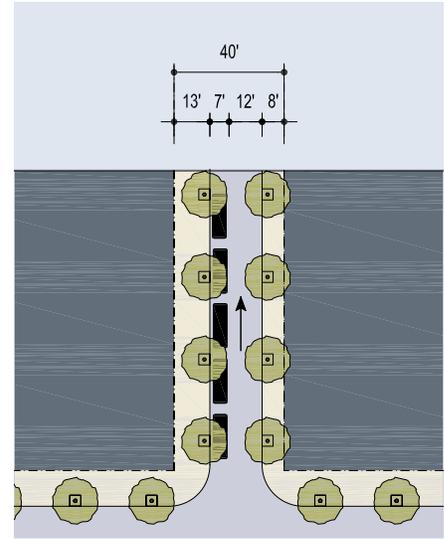


**THOROUGHFARE TYPES**

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



**RD-50-24**

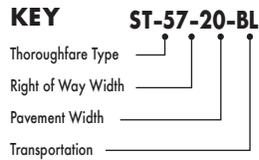


**ST-40-19**

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	

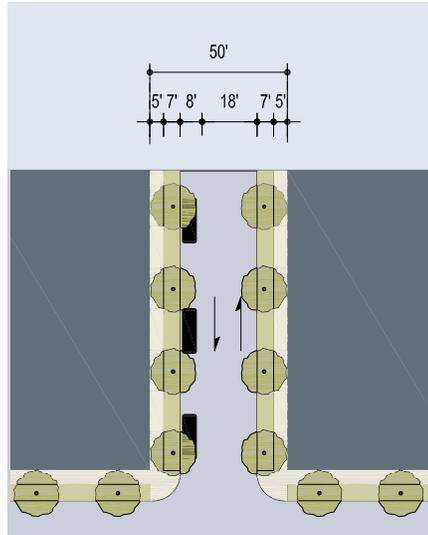
Road	
T1, T2, T3	
50 feet	
24 feet	
Slow Movement	
20 MPH	
6.8 seconds	
2 lanes	
None	
25 feet	
Path optional	
Continuous Swale	
Swale	
Trees clustered	
BT	

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



**THOROUGHFARE TYPES**

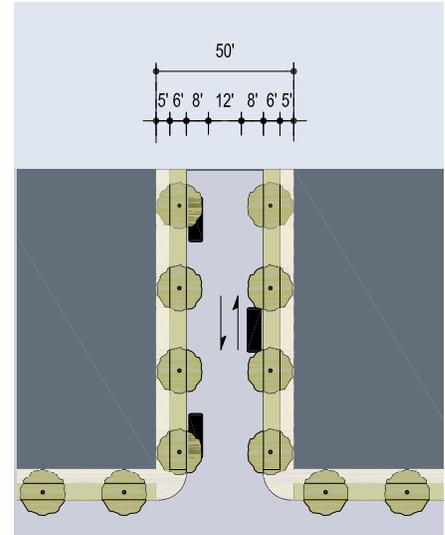
Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR



**ST-50-26\***

Street
T4, T5, T6
50 feet
26 feet
Free Movement
20 MPH
7.4 seconds
2 lanes
One side @ 8 feet marked
10 feet
5 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..

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

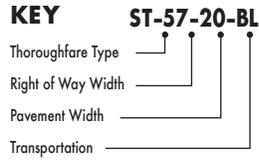


**ST-50-28\***

Street
T4, T5, T6
50 feet
28 feet
Yield Movement
20 MPH
7.6 seconds
2 lane
Both sides @ 8 feet unmarked
10 feet
5 foot Sidewalk
6 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..

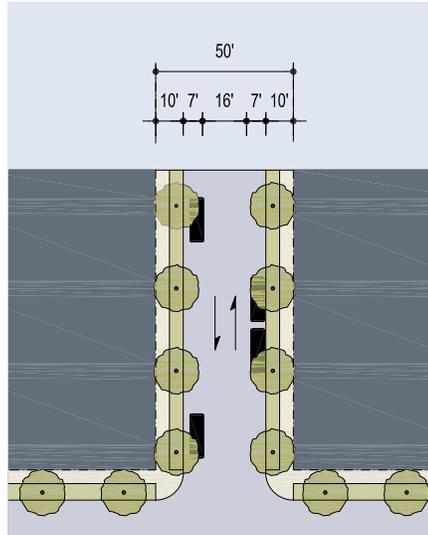
\* PERMITTED IN T4 WITH 40' MID-BLOCK STAGING AREA.

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

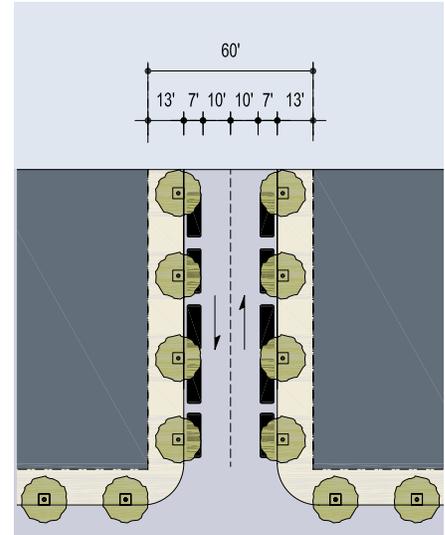


**THOROUGHFARE TYPES**

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



**ST-50-30**

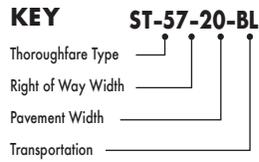


**ST-60-34**

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

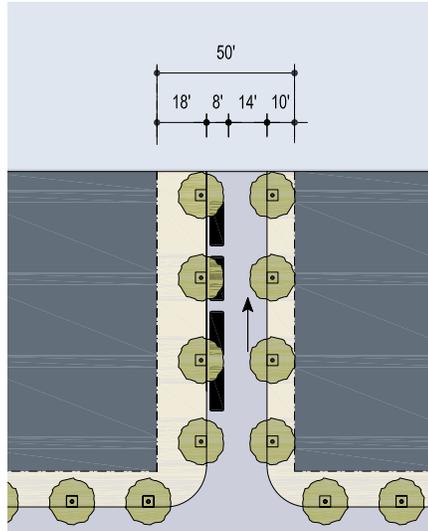
Street
T3, T4
50 feet
30 feet
Slow Movement
20 MPH
8.5 seconds
2 lanes
Both sides @ 7 feet unmarked
10 feet
5 foot Sidewalk
5 foot continuous Parkway
Curb
Trees at 30' o.c.... Avg...

Street
T3, T4, T5
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both Sides @ 7 feet marked
15 feet
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..
BR

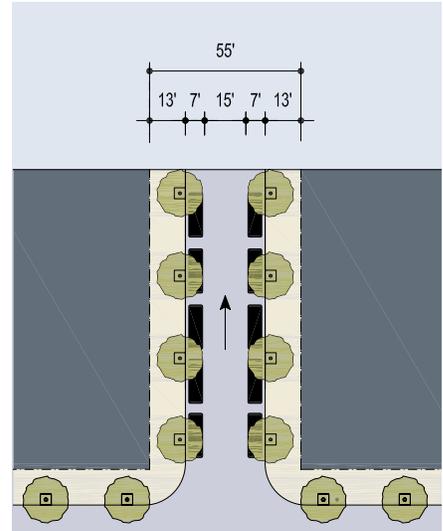


**THOROUGHFARE TYPES**

- 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



**CS-50-22**

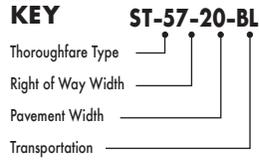


**CS-55-29**

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	

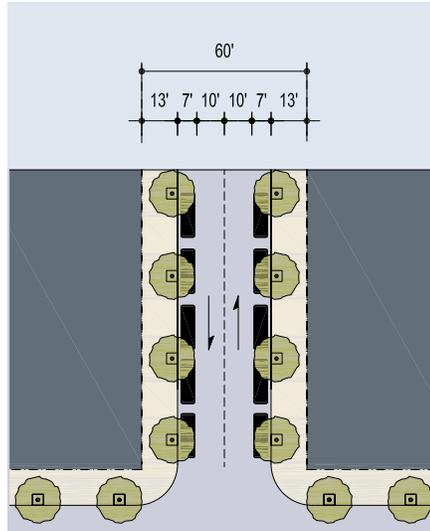
Commercial Street
T5, T6
50 feet
22 feet
Slow Movement
20 MPH
6.2 seconds
1 lane
One side @ 8 feet marked
15 feet
18/10 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..

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

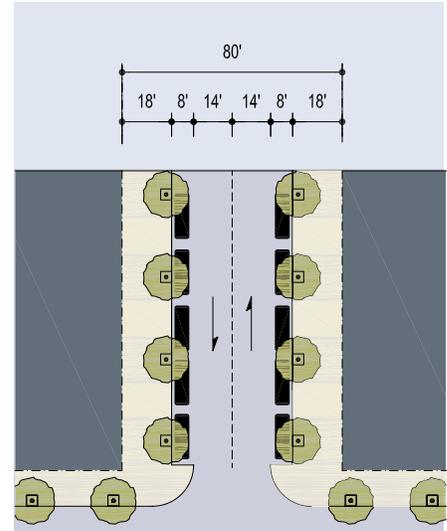


**THOROUGHFARE TYPES**

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



**CS-60-34**

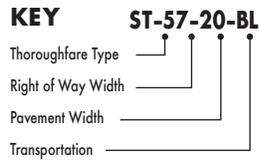


**CS-80-44**

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

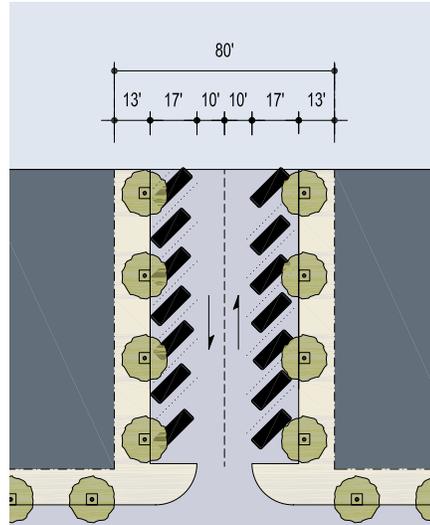
Commercial Street
T5, T6
60 feet
34 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both sides @ 7 feet marked
10 feet
13 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..

Commercial Street
T5, T6
80 feet
44 feet
Slow Movement
25 MPH
8 seconds at corners
2 lanes
Both sides @ 8 feet marked
10 feet
18 foot Sidewalk
4x4" tree well
Curb
Trees at 30' o.c. Avg..

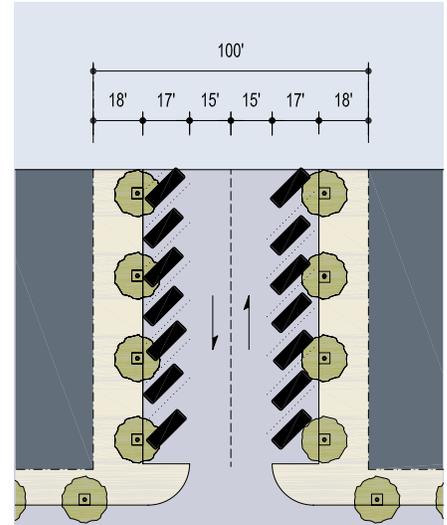


**THOROUGHFARE TYPES**

- 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



**CS-80-54**

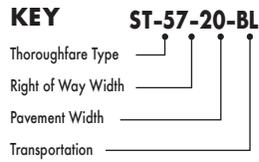


**CS-100-64**

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	

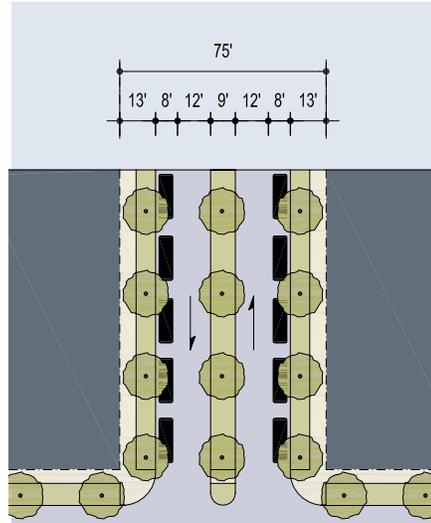
Commercial Street
T5, T6
80 feet
54 feet
Slow Movement
25 MPH
5.7 seconds at corners
2 lanes
Both sides angled @ 17 feet marked
10 feet
13 foot Sidewalk
4X4' tree well
Curb
Trees at 30' o.c. Avg..

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

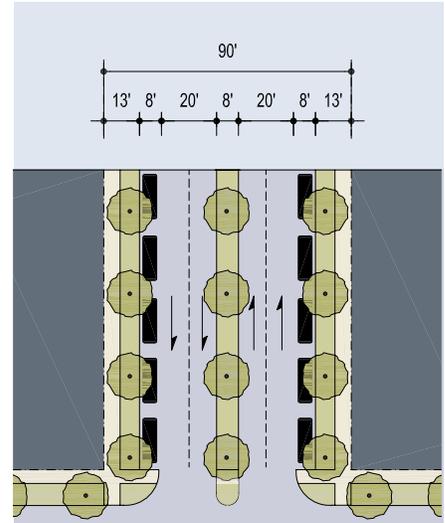


**THOROUGHFARE TYPES**

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



**AV-75-40**

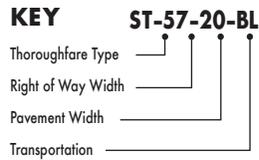


**AV-90-56**

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

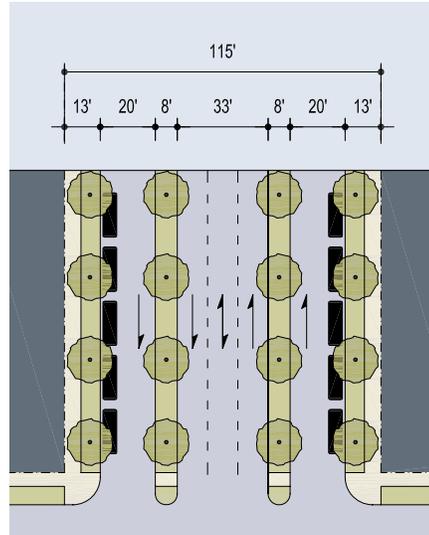
Avenue
T3, T4, T5
75 feet
40 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds
2 lanes
Both sides @ 8 feet marked
10 feet
6 foot Sidewalk
7 foot continuous Parkway
Curb or Swale
Trees at 30' o.c. Avg..
BR, TR

Avenue
T3, T4, T5
90 feet
56 feet total
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
4 lanes
Both sides @ 8 feet marked
10 feet
6 foot Sidewalk
7 foot continuous Parkway
Curb or Swale
Trees at 30' o.c. Avg..
BR, TR

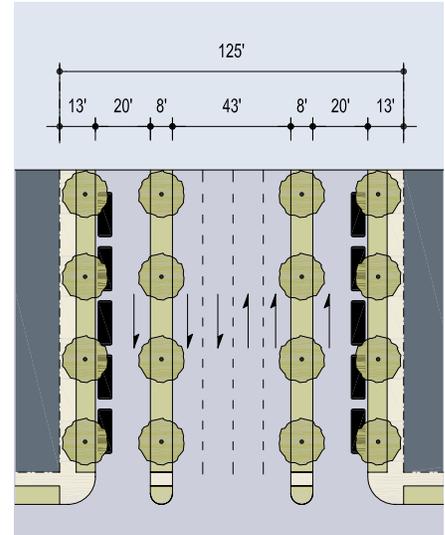


**THOROUGHFARE TYPES**

- 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



**BV-115-33**

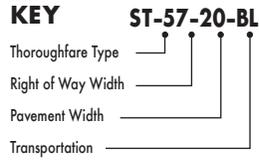


**BV-125-43**

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	

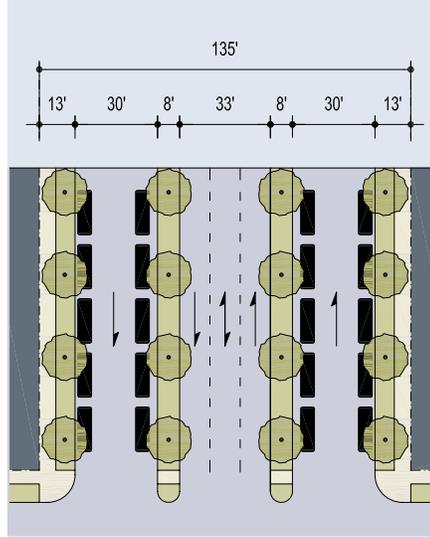
Boulevard
T5, T6
115 feet
20 feet - 33 feet - 20 feet
Free Movement (inner lanes)
35 MPH
5.7 seconds - 9.4 seconds - 5.7 seconds
3 lanes, one turning lane & two one-way slip roads
8 feet
10 feet
6 foot Sidewalk
7 foot continuous Parkway
Curb
Trees at 30' o.c. Avg..
BR, TR

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

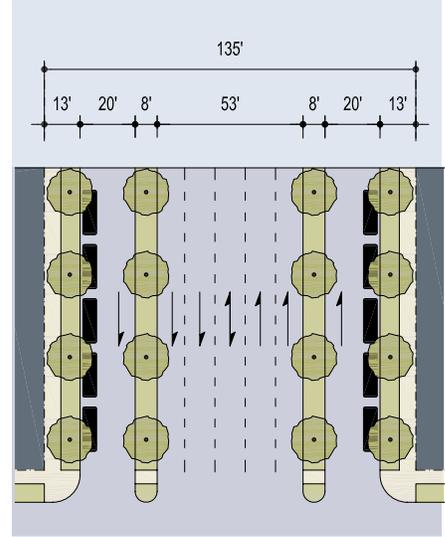


**THOROUGHFARE TYPES**

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



**BV-135-33**



**BV-135-53**

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5, T6
Right-of-Way Width	135 feet
Pavement Width	30 feet - 33 feet - 30 feet
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	8.5 seconds - 9.4 seconds - 8.5 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet
Curb Radius	10 feet
Public Frontage Type	6 foot Sidewalk
Walkway Type	7 foot continuous Parkway
Planter Type	Curb
Curb Type	Trees at 30' o.c. Avg..
Landscape Type	BR, TR
Transportation Provision	

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5, T6
Right-of-Way Width	135 feet
Pavement Width	20 feet - 53 feet - 20 feet
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 15.1 seconds - 5.7 seconds
Traffic Lanes	5 Lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet
Curb Radius	10 feet
Public Frontage Type	6 foot Sidewalk
Walkway Type	7 foot continuous Parkway
Planter Type	Curb
Curb Type	Trees at 30' o.c. Avg..
Landscape Type	BR, TR
Transportation Provision	

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5, T6
Right-of-Way Width	135 feet
Pavement Width	20 feet - 53 feet - 20 feet
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	5.7 seconds - 15.1 seconds - 5.7 seconds
Traffic Lanes	5 Lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet
Curb Radius	10 feet
Public Frontage Type	6 foot Sidewalk
Walkway Type	7 foot continuous Parkway
Planter Type	Curb
Curb Type	Trees at 30' o.c. Avg..
Landscape Type	BR, TR
Transportation Provision	



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	T5	T6	SD	Specifications
Pole 	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>					
Oval 	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>					
Ball 	<input type="checkbox"/>		<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>					
Pyramid 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Umbrella 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
Vase 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

El Paso, Texas

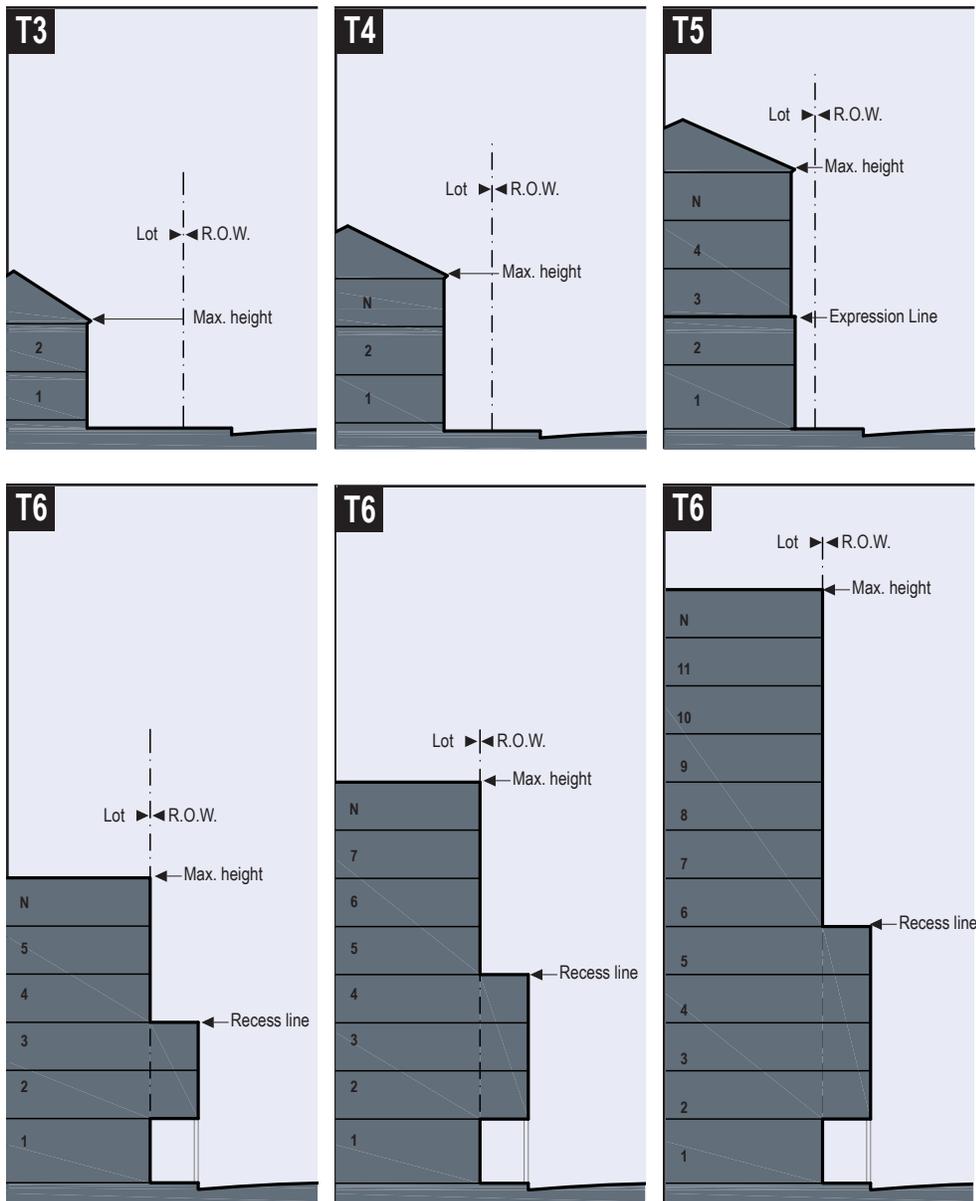
TABLE 7: PRIVATE FRONTAGES

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

	SECTION	PLAN
	LOT PRIVATE FRONTAGE > < R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE > < R.O.W. PUBLIC FRONTAGE
<p><b>a. Common Yard:</b> 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>b. Porch &amp; Fence:</b> 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><b>c. Terrace or Lightwell:</b> 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: <b>Dooryard.</b></p>		 T4 T5
<p><b>d. Forecourt:</b> a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is setback. 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 T5 T6
<p><b>e. Stoop:</b> 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 T5 T6
<p><b>f. Shopfront:</b> 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 T5 T6
<p><b>g. Gallery:</b> 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 T5 T6
<p><b>h. Arcade:</b> 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>		 T5 T6

TABLE 8: BUILDING CONFIGURATION

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



1. Building height shall be measured in number of Stories, excluding Attics and raised basements. Height limits also do not apply to masts, bell-towers, 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.

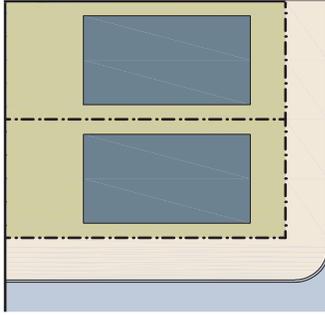
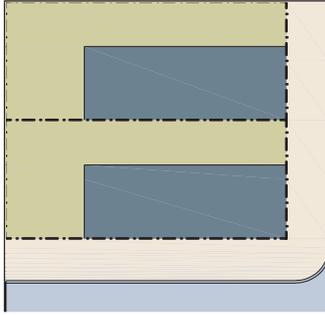
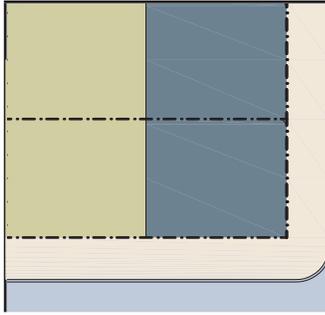
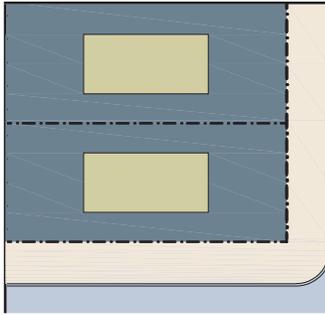
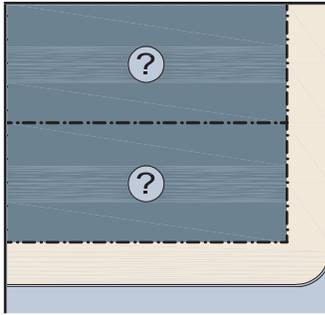
<p><b>a. Edgeyard:</b> Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial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

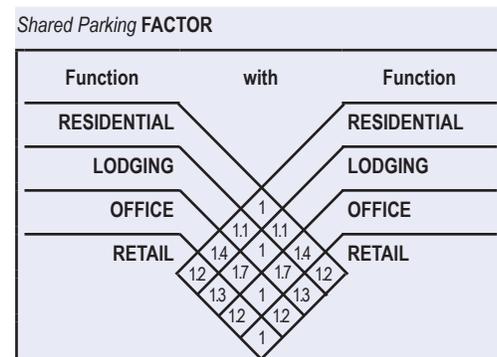
TABLE 10: BUILDING FUNCTION - GENERAL

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

	T2   T3	T4	T5   T6
a. RESIDENTIAL	<b>Restricted Residential:</b> 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.	<b>Limited Residential:</b> 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).	<b>Open Residential:</b> 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	<b>Restricted Lodging:</b> 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 <b>ten</b> days.	<b>Limited Lodging:</b> 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 <b>ten</b> days.	<b>Open Lodging:</b> 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	<b>Restricted Office:</b> 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.	<b>Limited Office:</b> 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.	<b>Open Office:</b> 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	<b>Restricted Retail:</b> 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.	<b>Limited Retail:</b> 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.	<b>Open Retail:</b> 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	T5   T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	Determined by Chapter 20.14 and Appendix C of the El Paso Municipal Code. On street parking available along the corresponding frontage lines shall be counted toward the parking requirement of the building on the lot. The required parking may also be provided within on-quarter mile of the site it serves.		
OTHER	See requirements for Civic.		



El Paso, Texas

TABLE 12: SPECIFIC FUNCTION & USE

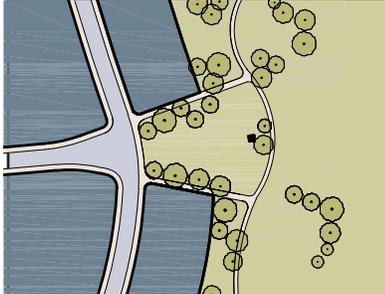
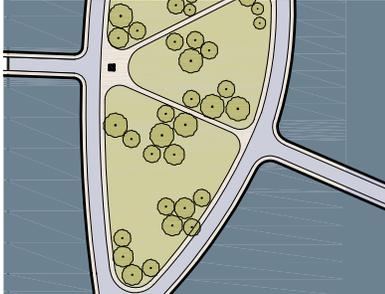
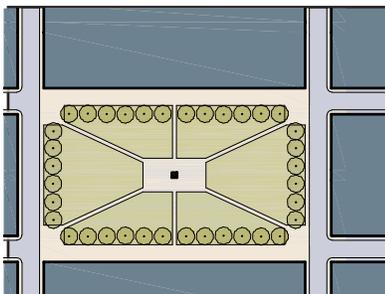
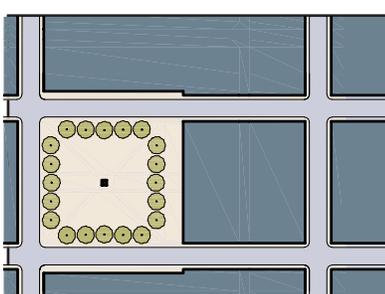
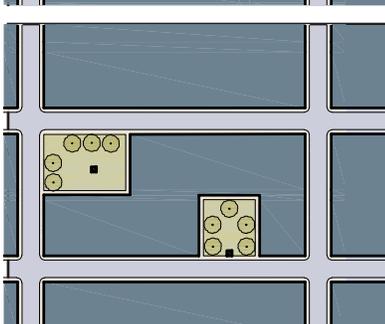
This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones. Table 12 should be customized for local character and requirements.

	T1	T2	T3	T4	T5	T6	SD
<b>a. RESIDENTIAL</b>							
Mixed Use <i>Block</i>					■	■	■
Flex Building				■	■	■	■
Apartment Building				■	■	■	■
Live/Work Unit			■	■	■	■	■
Row House				■	■	■	
Duplex House				■	■		
Courtyard House				■	■		
Sideyard House			■	■	■		
Cottage			■	■			
House	■	■	■				
Villa	■						
Accessory Unit		■	■	■	■		
<b>b. LODGING</b>							
Hotel (no room limit)					■	■	■
Inn (up to 12 rooms)		■		■	■	■	■
Bed & Breakfast (up to 5 rooms)		■	■	■	■	■	
School Dormitory				■	■	■	■
<b>c. OFFICE</b>							
Office Building				■	■	■	■
Live-Work Unit			■	■	■	■	■
<b>d. RETAIL</b>							
Open-Market Building		■	■	■	■	■	■
Retail Building				■	■	■	■
Display Gallery				■	■	■	■
Restaurant				■	■	■	■
Kiosk				■	■	■	■
Push Cart					■	■	■
Liquor Selling Establishment				■	■	■	■
<b>e. CIVIC</b>							
Bus Shelter			■	■	■	■	■
Convention Center						■	■
Conference Center					■	■	■
Exhibition Center						■	■
Fountain or Public Art	■	■	■	■	■	■	■
Library				■	■	■	■
Live Theater					■	■	■
Movie Theater					■	■	■
Museum					■	■	■
Outdoor Auditorium	■	■			■	■	■
Parking Structure					■	■	■
Passenger Terminal					■	■	■
Playground	■	■	■	■	■	■	■
Sports Stadium						■	■
Surface Parking Lot					■	■	■
Religious Assembly	■	■	■	■	■	■	■

	T1	T2	T3	T4	T5	T6	SD
<b>f. OTHER: AGRICULTURE</b>							
Grain Storage		■					
Livestock Pen		■					
Greenhouse	■	■	■				
Stable	■	■					
Kennel	■	■	■	■	■		
<b>f. OTHER: AUTOMOTIVE</b>							
Gasoline		■			■	■	■
Automobile Service							■
Truck Maintenance							■
Drive -Through Facility					■	■	■
Rest Stop	■	■					■
Roadside Stand	■	■		■			■
Billboard							■
Shopping Center							■
Shopping Mall							■
<b>f. OTHER: CIVIL SUPPORT</b>							
Fire Station			■	■	■	■	■
Police Station				■	■	■	■
Cemetery		■	■	■			■
Funeral Home				■	■	■	■
Hospital					■	■	■
Medical Clinic				■	■	■	■
<b>f. OTHER: EDUCATION</b>							
College					■	■	■
High School				■	■	■	■
Trade School					■	■	■
Elementary School			■	■	■	■	■
Other- Childcare Center		■	■	■	■	■	■
<b>f. OTHER: INDUSTRIAL</b>							
Heavy Industrial Facility							■
Light Industrial Facility					■	■	■
Truck Depot							■
Laboratory Facility						■	■
Water Supply Facility							■
Sewer and Waste Facility							■
Electric Substation							■
Wireless Transmitter							■
Cremation Facility							■
Warehouse							■
Produce Storage							■
Mini-Storage							■

■ BY RIGHT

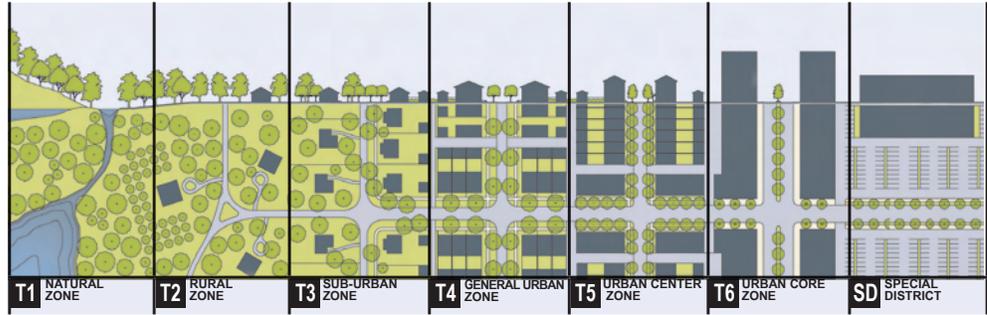
TABLE 13: CIVIC SPACE

<p><b>a. Park:</b> 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>	 <div style="float: right; text-align: center;"> <p>T1</p> <p>T2</p> <p>T3</p> </div>
<p><b>b. Green:</b> 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>	 <div style="float: right; text-align: center;"> <p>T3</p> <p>T4</p> <p>T5</p> </div>
<p><b>c. Square:</b> 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>	 <div style="float: right; text-align: center;"> <p>T4</p> <p>T5</p> <p>T6</p> </div>
<p><b>d. Plaza:</b> 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>	 <div style="float: right; text-align: center;"> <p>T5</p> <p>T6</p> </div>
<p><b>e. Playground:</b> 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>	 <div style="float: right; text-align: center;"> <p>T1</p> <p>T2</p> <p>T3</p> <p>T4</p> <p>T5</p> <p>T6</p> </div>

El Paso, Texas

TABLE 14: SUMMARY

TABLE



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

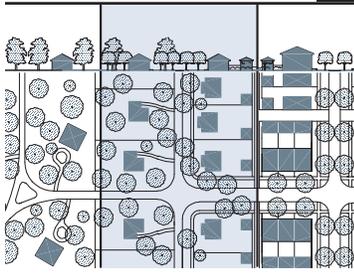
DISPOSITION

CONFIGURATION

FUNCTION

TABLE 15A. FORM-BASED CODE GRAPHICS - T3

T3



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

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

**BUILDING CONFIGURATION** (see Table 8)

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

**LOT OCCUPATION**

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

**BUILDING DISPOSITION** (see Table 9)

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

**SETBACKS - PRINCIPAL BUILDING**

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

**SETBACKS - OUTBUILDING**

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

**PRIVATE FRONTAGES** (see Table 7)

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

Refer to Summary Table 14

**PARKING REQUIREMENTS**

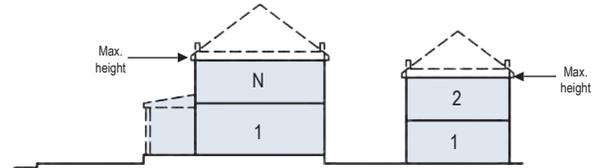
See Table 10 & Table 11

\* or 15 ft. from center line of alley  
Graphics are illustrative only. Refer to metrics for Setback and height information.

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

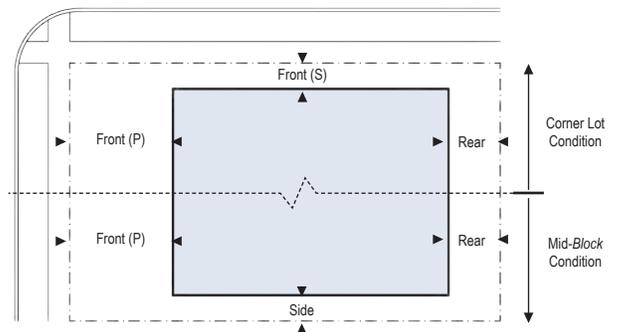
**BUILDING CONFIGURATION**

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



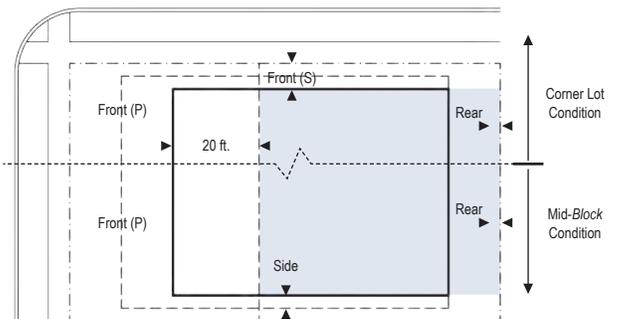
**SETBACKS - PRINCIPAL BLDG.**

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



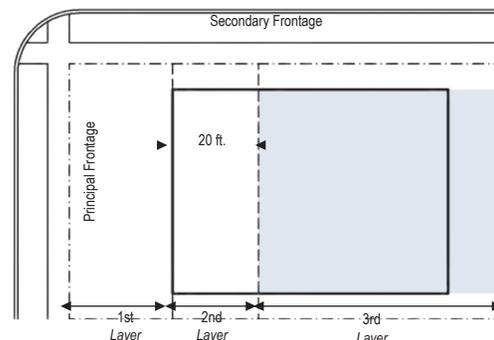
**SETBACKS - OUTBUILDING**

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

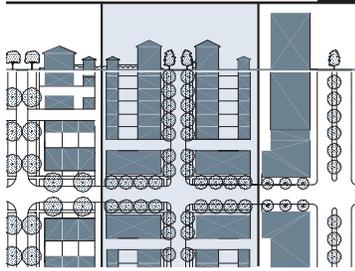


**PARKING PLACEMENT**

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



**T4**



(see Table 1)

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

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

**BUILDING CONFIGURATION** (see Table 8)

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

**LOT OCCUPATION**

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

**BUILDING DISPOSITION** (see Table 9)

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

**SETBACKS - PRINCIPAL BUILDING**

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

**SETBACKS - OUTBUILDING**

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

**PRIVATE FRONTAGES** (see Table 7)

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

Refer to Summary Table 14

**PARKING REQUIREMENTS**

See Table 10 & Table 11

\* or 15 ft. from center line of alley

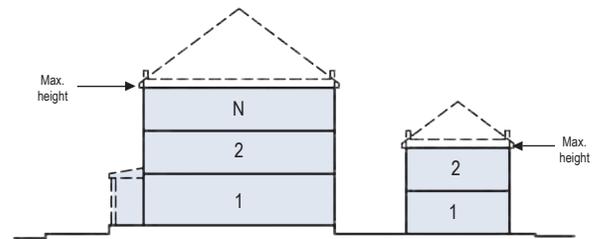
Graphics are illustrative only. Refer to metrics for Setback and height information.

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

**TABLE 15B. FORM-BASED CODE GRAPHICS - T4**

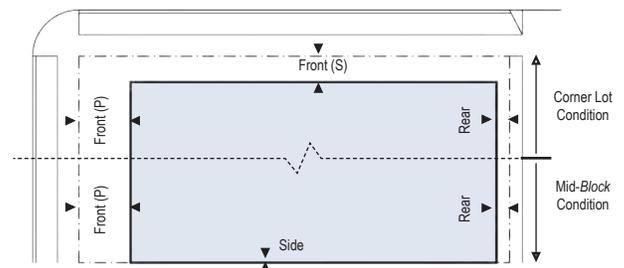
**BUILDING CONFIGURATION**

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



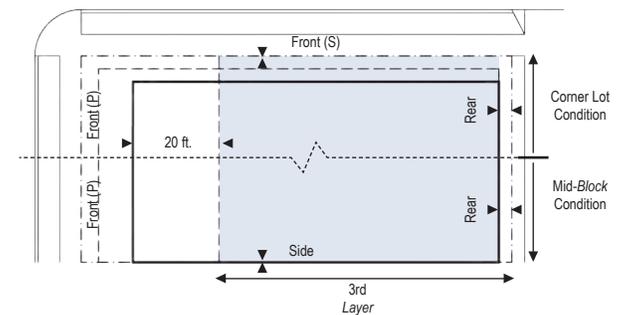
**SETBACKS - PRINCIPAL BLDG.**

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



**SETBACKS - OUTBUILDING**

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



**PARKING PLACEMENT**

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

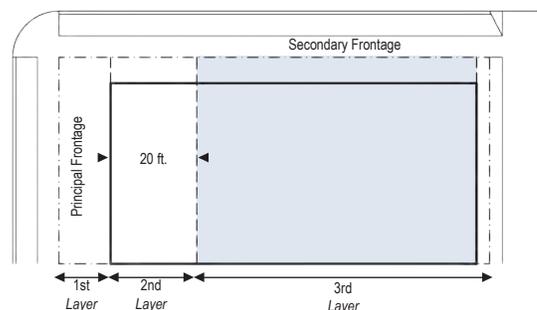
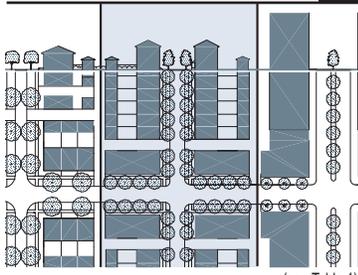


TABLE 15C. FORM-BASED CODE GRAPHICS - T5

T5



(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	5 stories max, 2 min.
b. Outbuilding	2 stories max.

**LOT OCCUPATION**

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

**BUILDING DISPOSITION** (see Table 9)

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

**SETBACKS - PRINCIPAL BUILDING**

a. Front Setback (P)	0 ft. min. 12 ft. max.
b. Front Setback (S)	0 ft. min. 12 ft. max.
c. Side Setback	0 ft. min. 24 ft. max.
d. Rear Setback	0 ft. min.*

Frontage Buildout | 80% min. at setback

**SETBACKS - OUTBUILDING**

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

**PRIVATE FRONTAGES** (see Table 7)

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

Refer to Summary Table 14

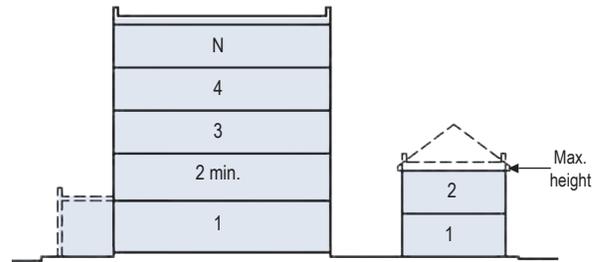
**PARKING REQUIREMENTS**

See Table 10 & Table 11

\* or 15 ft. from center line of alley  
 Graphics are illustrative only. Refer to metrics for Setback and height information.  
 "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

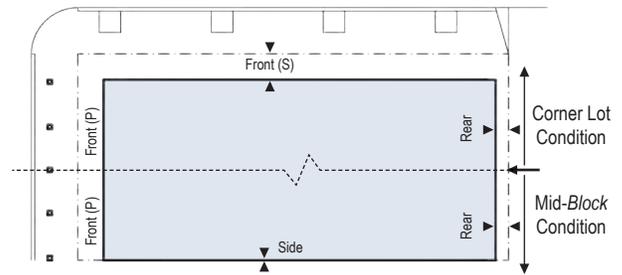
**BUILDING CONFIGURATION**

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.



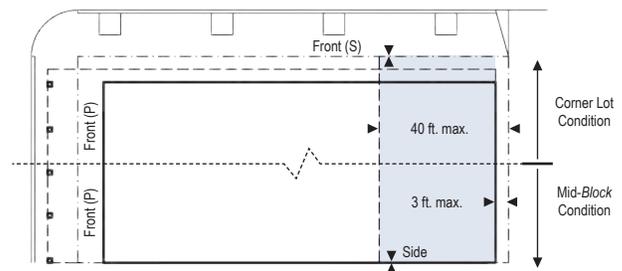
**SETBACKS - PRINCIPAL BLDG.**

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.

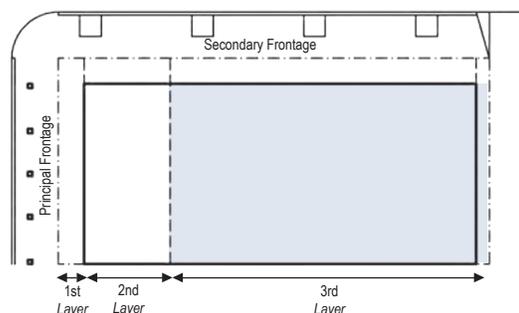
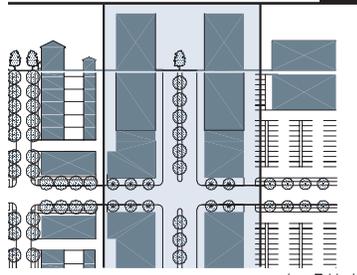


TABLE 15D. FORM-BASED CODE GRAPHICS - T6



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

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

**BUILDING CONFIGURATION** (see Table 8)

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

**LOT OCCUPATION**

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

**BUILDING DISPOSITION** (see Table 9)

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

**SETBACKS - PRINCIPAL BUILDING**

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

**SETBACKS - OUTBUILDING**

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

**PRIVATE FRONTAGES** (see Table 7)

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

Refer to Summary Table 14

**PARKING REQUIREMENTS**

See Table 10 & Table 11

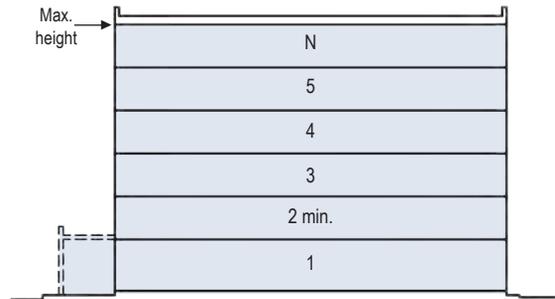
\* or 15 ft. from center line of alley

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

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

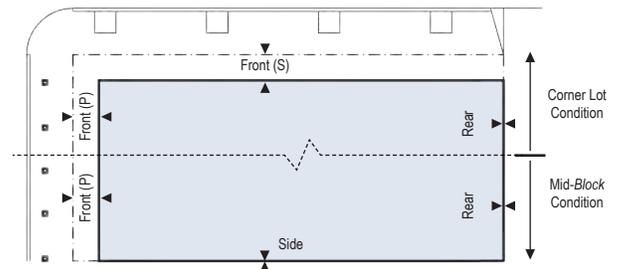
**BUILDING CONFIGURATION**

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



**SETBACKS - PRINCIPAL BLDG.**

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



**PARKING PLACEMENT**

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

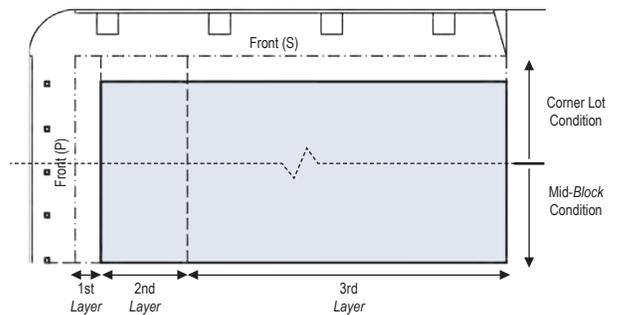


TABLE 16: SPECIAL DISTRICT STANDARDS

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	SD4	SD5	SD6	SD7	
<b>a. ALLOCATION OF ZONES</b>								
CLD	NA	NA						
TND	NA	NA						
TOD	NA	NA						
<b>b. BASE RESIDENTIAL DENSITY</b>								
By Right	24	24						
Other Functions	50 - 70%	50 - 70%						
<b>c. Block SIZE</b>								
Block Perimeter	3000 ft. max. *	3000 ft. max. *						* a Path or Passage may be used to determine Block size
<b>d. THOROUGHFARES</b>								
HW	not permitted	not permitted						
BV	permitted	not permitted						
AV	permitted	permitted						
CS	permitted	permitted						
DR	permitted	permitted						
ST	permitted	permitted						
RD	not permitted	not permitted						
Rear Lane	not permitted	not permitted						
Rear Alley	permitted	permitted						
Path	permitted	permitted						
Passage	permitted	permitted						
Bicycle Trail	permitted	not permitted						
Bicycle Lane	permitted	permitted						
Bicycle Route	permitted	permitted						
<b>e. CIVIC SPACES</b>								
Park	permitted	permitted						
Green	permitted	permitted						
Square	permitted	permitted						
Plaza	permitted	permitted						
Playground	permitted	permitted						
<b>f. LOT OCCUPATION</b>								
Lot Width	NA	NA						
Lot Coverage	NA	NA						
<b>g. SETBACKS - PRINCIPAL BUILDING</b>								
Front Setback	0 ft. min., 30 ft. max.	0 ft. min., 30 ft. max.						
Side Setback	0 ft. min.	0 ft. min.						
Rear Setback	3 ft. min.	3 ft. min.						
<b>h. BUILDING DISPOSITION</b>								
Edgeward	permitted	permitted						
Sideward	permitted	permitted						
Reward	permitted	permitted						
<b>i. PRIVATE Frontages</b>								
Common Yard	permitted	not permitted						
Porch & Fence	not permitted	not permitted						
Terrace or L.C.	permitted	permitted						
Forecourt	permitted	permitted						
Stoop	permitted	permitted						
Shopfront	permitted	permitted						
Gallery	permitted	permitted						
Arcade	permitted	permitted						
Parking Lot	permitted	permitted						
<b>j. BUILDING CONFIGURATION</b>								
Principal Building	6 Stories, max.	8 Stories, max.						
Outbuilding	NA	NA						
<b>k. BUILDING FUNCTION</b>								
Residential	open use	open use						
Lodging	open use	open use						
Office	open use	open use						
Retail	open use	open use						

DISPOSITION

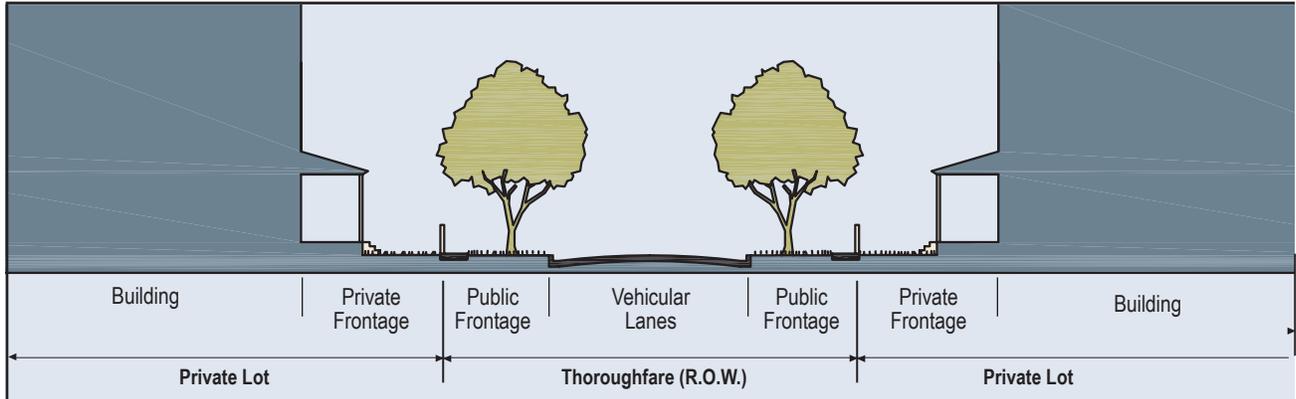
CONFIGURATION

FUNCTION

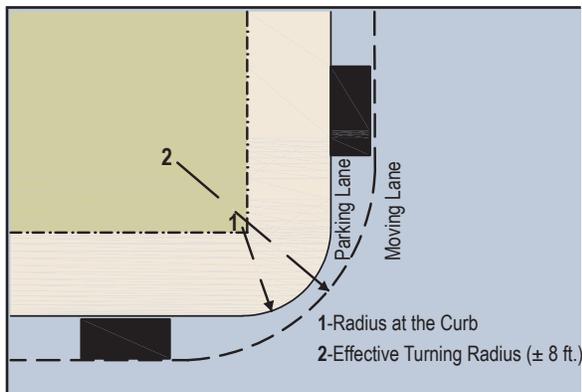
El Paso, Texas

TABLE 17. DEFINITIONS ILLUSTRATED

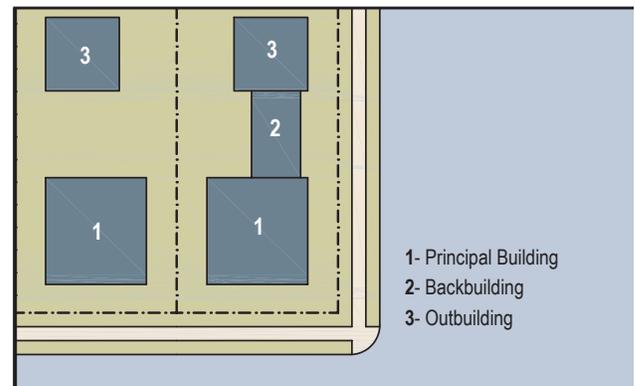
a. THOROUGHFARE & Frontages



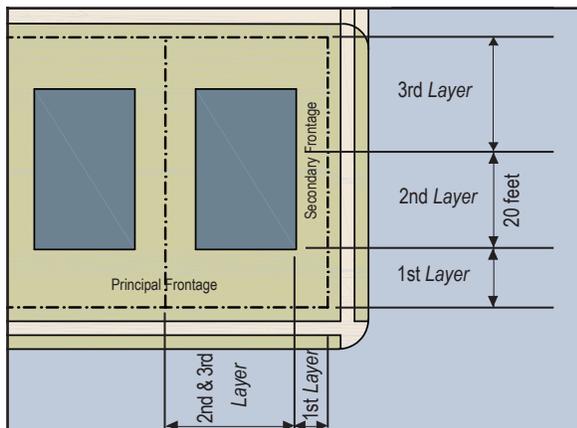
b. TURNING RADIUS



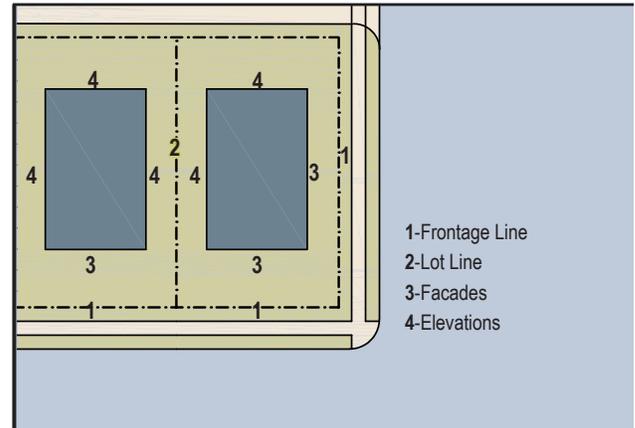
c. BUILDING DISPOSITION



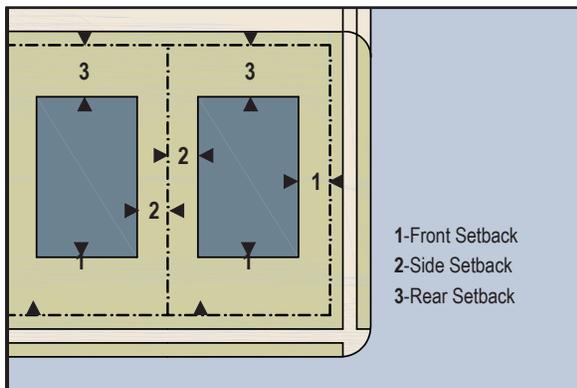
d. LOT Layers



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK PEDESTRIAN SHED

