

REVIEW CRITERIA - Identify which of the following Infill criteria referenced in *Section 20.10.280* are being addressed through the proposal. These will be used by staff and may be used by the City Plan Commission and City Council in making a recommendation and decision. **Mark your selection(s) with an "X" in each applicable box. Note: Section 20.10.280 cannot be used for additions to single-family dwellings or encroaching structures built without permits. (Complete and submit a [Special Permit Application](#) for increases in density or reductions in required setbacks).**

- | | | |
|--|--|---|
| <input type="checkbox"/> Incentives only | <input type="checkbox"/> Setback Reduction | <input type="checkbox"/> Parking Reduction |
| <input type="checkbox"/> Height Increase | <input type="checkbox"/> Density Increase | <input type="checkbox"/> Lot Size Reduction |

Location Criteria (see pages 7-9 of the [Infill Policy Guide](#) here). Mark your selection(s) with an "X" in each applicable box.

Mandatory Requirement. An infill development may be located on any parcel of land which **meets at least one (1)** of the following criteria:

- Any parcel of land designated within a historic district and developed in compliance with section 20.20.080 ([Map](#)).
- Any parcel of land within the downtown plan area ([Map](#)).
- Any parcel of land annexed prior to 1955 ([Map](#)).
- Parcels of land within or share a common property line to an existing subdivision platted for no less than 40 years ([Map](#)).
- Any brownfield or greyfield development.
Parcels of land within areas identified by the city's comprehensive plan as G-2 Traditional Neighborhood and G-7 Industrial and/or Railyards ([Maps](#)).
- Redevelopment of sites previously or currently occupied by civic buildings, public spaces or educational facilities as defined in 20.10.145.

Design Criteria (see pages 11-19 of the [Infill Policy Guide](#) here). Mark your selection(s) with an "X" in each applicable box.

Mandatory Design Requirements (see pages 11-14 of the [Infill Policy Guide](#) here). Applications for infill development shall comply with **all** of the following requirements.

- Where on-site surface parking is proposed, it shall be located at the rear of the property and when possible accessed via alleyway; or at the side of the property and screened in accordance with 21.50.070(F)(5). On-site surface parking shall not be located in the front yard. See example [here](#).
- Buildings shall be placed on the parcel such that the principal orientation is toward the main street and the principal entrance is from the sidewalk. See example [here](#).
- For proposals abutting existing residential development the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%. See example [here](#).

Selective Design Guidelines (see pages 15-19 of the [Infill Policy Guide](#) here). Applications for infill development shall comply with **no less than three (3)** of the following requirements:

- Any new structure with a ground floor non-residential use shall demonstrate that building façades facing public rights-of-way have a majority (50% or more) transparent surface on the ground floor. Transparent surface elements include, but are not limited to, doors and non-opaque windows. More information [here](#).
- The percentage of gross floor area divided by the total lot area for infill development projects shall be no less than 80%. More info [here](#).
The project shall propose a mix of land use categories as classified in Section 20.08.030 (e.g. residential and commercial).
- The project shall propose commercial activity within or directly abutting an adjacent street sidewalk. Examples of qualifying commercial activity include, but are not limited to, the placement of outdoor seating and tables or other sidewalk furniture, and stands for the sale of goods and services. More information [here](#).
The total width of the primary structure shall be greater than or equal to 80% of the total lot width along the main street. For the purposes of this calculation, any necessary vehicular access driveway shall be subtracted from the total lot width. More info [here](#).
- The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan El Paso (see Appendix A of the [Infill Policy Guide](#)). More information [here](#).
- The height of any proposed infill development shall be equal to at least half the width of the widest abutting street. More info [here](#).
- The project includes low impact storm water management including, but not limited to depressed landscaped areas, bioswales, vegetated roofs, pervious pavements, capture and reuse systems.
- The project is certified by the United States Green Building Council LEED-BD+C, LEED HOMES, LEED-ND certification system or any equivalent, nationally recognized alternative, or the architect of record is LEED certified, or the project qualifies for and participates in the City of El Paso Green Building Grant Program.
- For projects in residential districts the applicant shall demonstrate that the parcel has been vacant or underdeveloped for no less than 15 years. For purposes of this guideline only, underdeveloped shall be defined as parcels which do not meet the maximum density permitted in the base zoning district.
- For projects in residential districts the applicant shall demonstrate that a private frontage as described in 21.80, Table 7a through 7e is proposed. More information [here](#).