

TRANSECT ZONE – T40 GENERAL URBAN-OPEN

- General Character:** Mix of houses, townhouses, & small apartment buildings with open commercial activity; balance between landscape and buildings; presence of pedestrians
- Building Placement:** Shallow setbacks or none; buildings oriented to street defining a street wall
- Frontage Types:** Porches, fences, stoops, dooryards
- Typical Building Height:** 2 to 3 Story
- Types of Civic Space:** Plazas, squares, greens, median landscaping

► SUMMARY OF REQUIREMENTS (TABLE 14):

LOT OCCUPATION

Lot width	20' min, 450' max
Lot coverage	90% max

SETBACKS – PRINCIPAL BUILDING

Front (principal)	0' min, 12' max
Front (secondary)	6' min, 12' max
Side	0' min
Rear	0' min
Frontage Buildout	80% min

SETBACKS – OUTBUILDING

Front	40' max. from rear property line
Side	0'
Rear	3' max

BUILDING DISPOSITION (TABLE 9)

Types Permitted:	Edgeyard, sideyard, rearyard, courtyard
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PRIVATE FRONTAGES (TABLE 7)

Types Permitted:	Terrace or LC, forecourt, stoop, shopfront & awning, gallery, arcade
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BUILDING CONFIGURATION (TABLE 8)

Principal Building	4 stories max, 20' min
Outbuilding	2 stories max

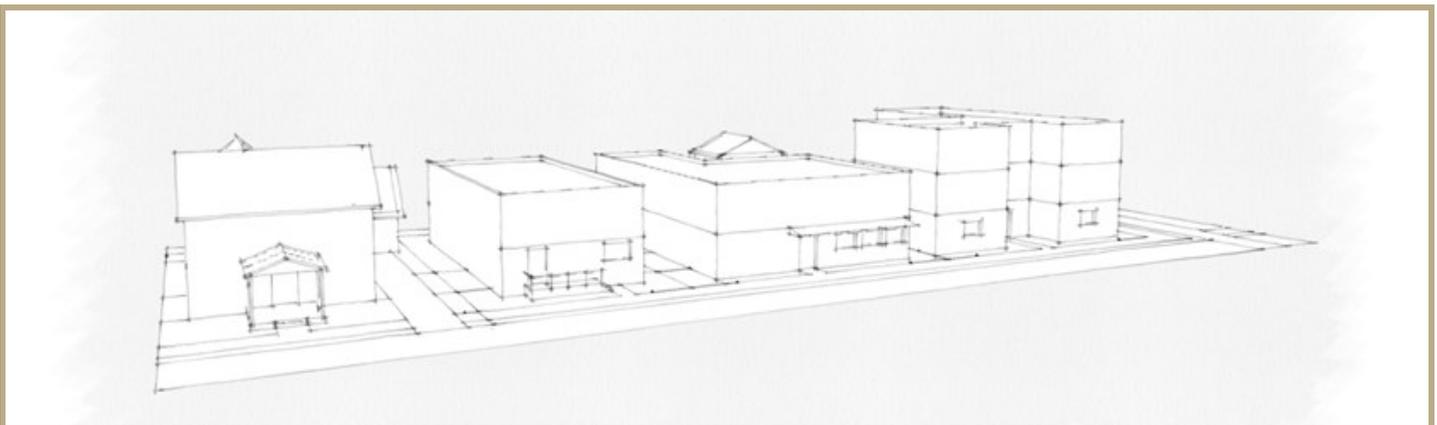
BUILDING FUNCTION (TABLES 10 & 11)

Open Use:	Residential, lodging, office, retail
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► BUILDING SCALE PLAN REQUIREMENTS (21.50):

Instructions:	21.50.010
Building Disposition:	21.50.060
Building Configuration:	21.50.070
Building Function:	21.50.080
Parking & Density Calculations:	21.50.090

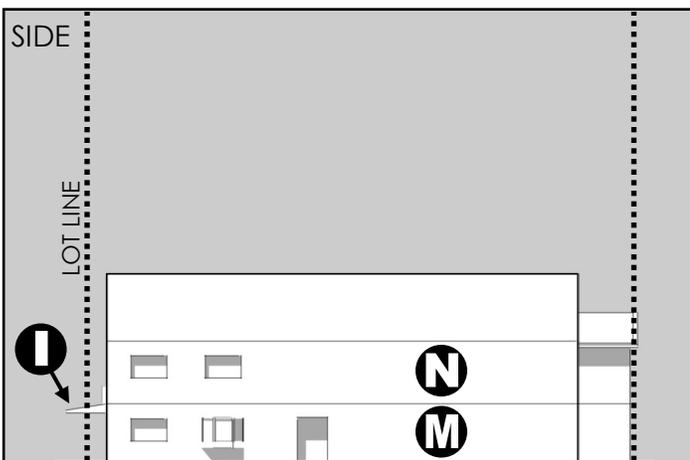
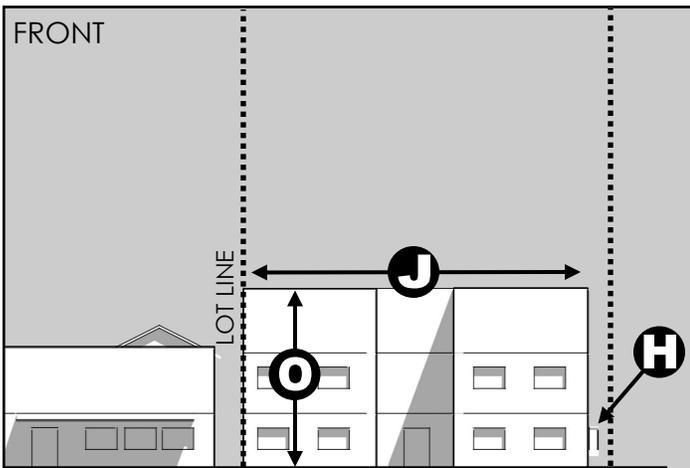
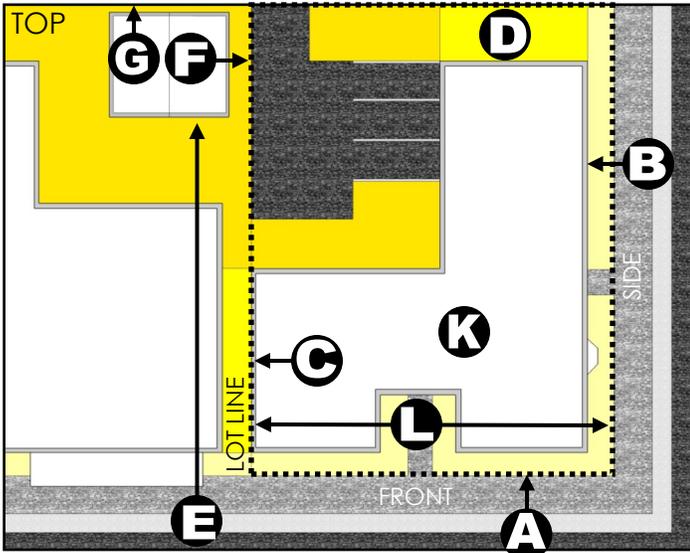
Parking Location Standards:	21.50.100
Landscape Standards:	21.50.110
Signage Standards:	21.50.120
Natural Drainage Standards:	21.50.130
Architectural Standards:	21.50.140



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► SITE SPECIFIC REQUIREMENTS

BUILDING CONFIGURATION (TABLE 8):



A	FRONT SETBACK (PRIMARY)	0' min, 12' max.
B	SIDE STREET SETBACK (SECONDARY)	6' min, 12' max.
C	SIDE SETBACK	0' min.
D	REAR SETBACK	0' min.
E	OUTBUILDING FRONT SETBACK	40' max from rear property line
F	OUTBUILDING SIDE SETBACK	0' min.
G	OUTBUILDING REAR SETBACK	3' max.
H	PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Stoops, lightwells, balconies, bay windows, terraces (Up to 100%)
I	PERMITTED SIDEWALK ENCROACHMENTS	Awnings and galleries: 2' with 8' vertical clearance Balconies and bay windows: 25%
J	FRONTAGE BUILDOUT	80% min. at setback
K	LOT COVERAGE	90% max.
L	LOT WIDTH	20' min, 450' max.
M	FIRST STORY HEIGHT	Residential: 14' max., Commercial: 11' min.
N	UPPER STORY HEIGHT	11', max. excluding roof, parapet, chimney
O	STORIES	20' min, 4 stories principal; 2 stories outbuilding
	FIRST LAYER	12', Permitted encroachments
	SECOND LAYER	24', Primary & accessory structures
	THIRD LAYER	Parking, primary & accessory structures

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► SITE SPECIFIC REQUIREMENTS

BUILDING FUNCTION & USE (TABLE 12):

BUILDING FUNCTION	PERMITTED USE
RESIDENTIAL	Mixed use block, flex Building, Apartment Building, Live/Work Unit, Row House, Duplex House, Courtyard House, Sideyard House, Accessory Unit
HOTEL	Bed & Breakfast (up to 5 rooms), Inn (up to 12 rooms), School Dormitory
OFFICE	Office Building, Live-work unit
RETAIL	Open-market building, retail building, display gallery, restaurant, kiosk, push cart, liquor establishment
CIVIC	Bus shelter, conference center, fountain or public art, library, live theater, movie theater, museum, outdoor auditorium, parking structure, passenger terminal, playground, religious assembly, surface parking lot
AGRICULTURE	Kenel
AUTOMOTIVE	Gasoline, drive through facility
CIVIL SUPPORT	Fire station, police station, funeral home, hospital, medical clinic
EDUCATION	College, high school, trade school, elementary school, childcare center
INDUSTRIAL	Light industrial facility

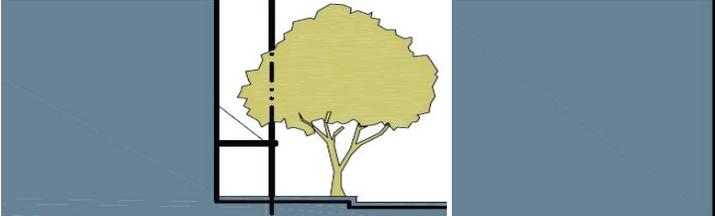
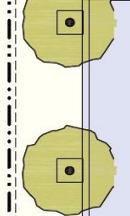
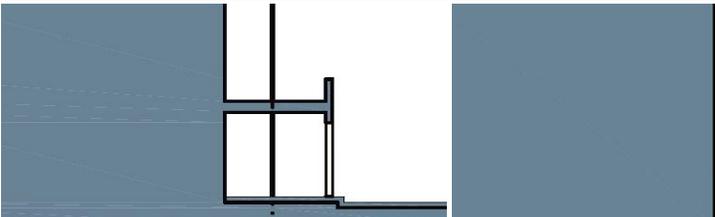
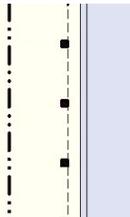
PRIVATE FRONTAGES (TABLE 7):

Porch & Fence			A planted frontage wherein the façade 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.
Terrace or Lightwell			A frontage wherein the façade 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 café.
Forecourt			A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks
Sloop			A frontage wherein the façade 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

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► SITE SPECIFIC REQUIREMENTS

PRIVATE FRONTAGES (TABLE 7) (Cont.):

Shopfront			A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Syn: retail frontage
Gallery			A frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or 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

PARKING DENSITY (TABLE 11):

BUILDING FUNCTION	REQUIRED PARKING
RESIDENTIAL	1.0 space/dwelling
LODGING	1.0 spaces/bedroom
OFFICE	2.0 spaces/1,000 sq. ft.
RETAIL	3.0 spaces/1,000 sq. ft.
CIVIC	Determined by Title 20 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 one-quarter mile of the site it serves.
OTHER	See Civic.

PARKING LOCATION STANDARDS (21.50.100):

A	1 Access: Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
	2 Open parking areas: shall be masked from the frontage by a building or streetscreen.
	3 For buildings on B-Grids: open parking areas may be allowed unmasked on the frontage.
E	1 Parking Location: All parking areas and garages shall be located at the second or third layer.
	2 Entrances: Vehicular entrances to parking lots, garages, and structures shall be no wider than 24' at the frontage
	3 Pedestrian Exits: from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not into a building) except underground garage levels which may be existed by pedestrians directly into a building.
	4 Parking structures on A grid streets: shall have liner buildings lining the first and second stories.
	5 Bicycle racks: A minimum of one bicycle rack place shall be provided within the public or private frontage for every 10 vehicle parking spaces.

LANDSCAPING REQUIREMENTS (21.50.110):

A	1 Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f
E	1 Trees shall not be required in the first layer
	2 The first layer may be paved to match the pavement of the Public Frontage

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► SITE SPECIFIC REQUIREMENTS

NATURAL DRAINAGE STANDARDS (21.50.130):

A	2	Balconies: should be equipped with planter boxes designed to capture runoff from the balcony.
	3	Green walls: if provided, shall be restricted to non-invasive species.
	4	Cisterns: may be used to capture and recirculate stormwater from buildings.
C	1	Grass: Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.
D	1	Plant species: The landscape installed shall consist primarily of durable species tolerant of soil compaction.
	2	Planter boxes: should be bottomless, flow-through boxes with native plants, placed next to buildings and designed to capture building runoff. They may be placed in courtyards or adjacent sidewalks with runoff sent to them via French drains or hidden pipes.

► OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T40

21.50.060	B	1	Only one building in excess of 200 feet shall be permitted in a single pedestrian shed. The width may be adjusted by Warrant up to 10% (maximum 220 feet).
		4	One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 17c.
		6	Facades shall be built parallel to a rectilinear Principal Frontage line or to the tangent of a curved Principal Frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, 15 and 16g.
		7	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 (maximum 13.2 feet).
		8	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 a rear alley or rear lane, the rear setback shall be as shown in Table 14h, 15 and 16h.
		9	To accommodate building on slopes over 10%, relief from front setback requirements is available by Warrant provided it does not exceed a twenty percent deviation (maximum 13 feet 2.4 inches).
21.50.070	A	2	Buildings on corner lots shall have two Private Frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the Principal Frontage. Prescriptions for the first layer pertain to both frontages.
		4	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 eleven feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 at ground level, shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.
	B	1	The minimum size of a dwelling within a principal building shall be 300 square feet in interior space. Outbuildings may be any size, not to exceed 400 square feet.
	E	1	Building heights shall be a minimum of 20 feet at the frontage line.
	F	1	Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
		2	Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer 100% of its depth. Balconies and bay windows may encroach the sidewalk 25% of its depth.
		4	In the absence of a building façade along any part of a frontage line, a streetscreen shall be built coplanar with the façade.
		5	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.
21.50.080		C	1

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▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T40 (Cont.)

21.50.090	B	1	Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within the pedestrian shed, if available.
		2	The actual parking may be adjusted upward according to the shared parking factor of Table 11 to determine the effective parking. The shared parking factor is available for any two functions within any pair of adjacent blocks.
		5	Accessory units do not count toward density calculations.
		6	Liner buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.
21.50.120			Refer to Signage Module.
21.50.140	A	1	Building wall materials may be combined on each façade only horizontally, with the heavier below the lighter.
		2	Streetscreens should be constructed of a material matching the adjacent building façade.
		3	All openings, including porches, galleries, arcades and windows, with the exception of shopfronts, shall be square or vertical in proportion.
		4	Openings above the first story shall not exceed 50% of the total building wall area, with each façade being calculated independently.
		5	Doors and windows that operate at sliders are prohibited along frontages.
		6	Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
		7	The exterior finish material on all facades shall be limited to brick, cementitious siding and/or stucco.
		8	Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
		9	Balconies and porches shall be made of wrought iron or painted wood.
		10	Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.
Table 9			Building Disposition: Edgeyard / Sideyard / Rearyard / Courtyard
Table 10	A		Open Residential: The number of dwellings on each lot is limited by the requirement of 1 parking place for each dwelling, a ratio which may be reduced according to the shared parking standards.
	B		Open Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1 assigned parking place 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		Open Office: The building area available for office use on each lot is limited by the requirement of 2 assigned parking places per 1,000 square feet of net office space.
	D		Open Retail: The building area available for retail use is limited by the requirement of 3 assigned parking places per 1000 square feet of net retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.