

TRANSECT ZONE – T3 SUB-URBAN

General Character: Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally | **Building Placement:** Large and variable front and side yard setbacks

Frontage Types: Porches, fences, naturalistic tree planting | **Typical Building Height:** 1-to-2 story

Types of Civic Space: Parks, greenways

► SUMMARY OF REQUIREMENTS (TABLE 14):

LOT OCCUPATION

Lot Width	50' min, 120' max.
Lot Coverage	60%

SETBACKS – PRINCIPAL BUILDING

Front (principal)	20' min.
Front (secondary)	12' min.
Side	0' or 18' total min.
Rear	12' min.
Frontage Buildout	40% min.

SETBACKS – OUTBUILDING

Front	20' min + building setback
Side	3' or 6'
Rear	3' min.

BUILDING DISPOSITION (TABLE 9)

Types Permitted: Edgeyard, courtyard

PRIVATE FRONTAGES (TABLE 7)

Types Permitted: Common yard, porch & fence

BUILDING CONFIGURATION (TABLE 8)

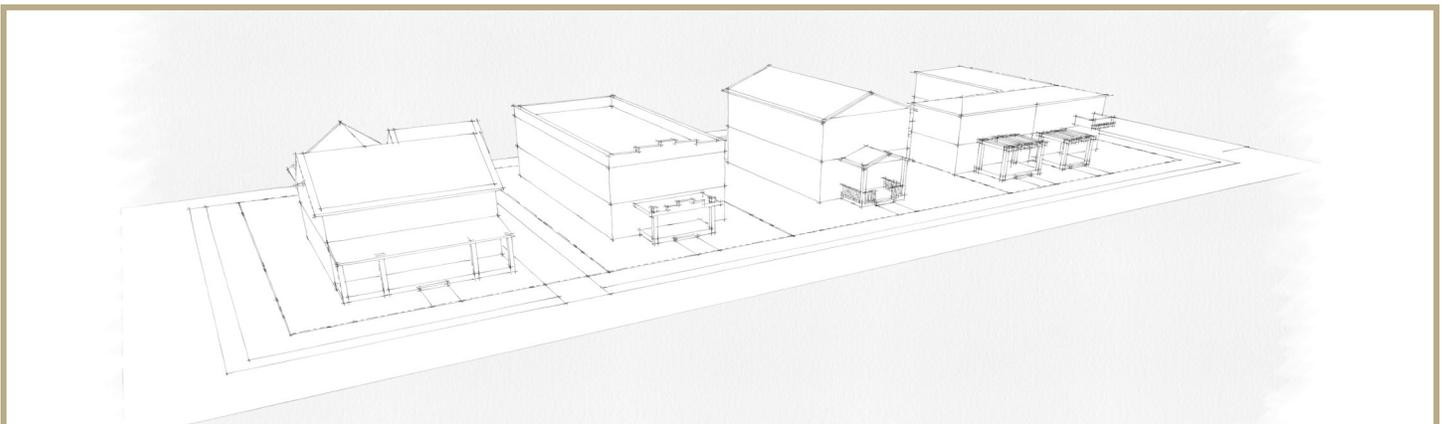
Principal Building	2 stories max
Outbuilding	2 stories max

BUILDING FUNCTION (TABLES 10 & 11)

Restricted Use: Residential, lodging, office, retail

► BUILDING SCALE PLAN REQUIREMENTS (21.50):

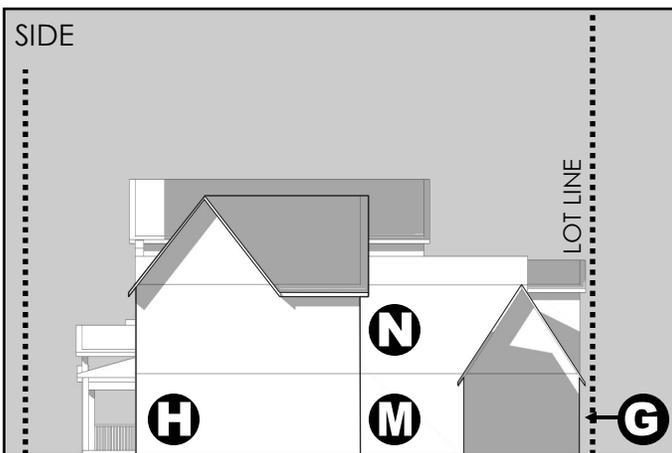
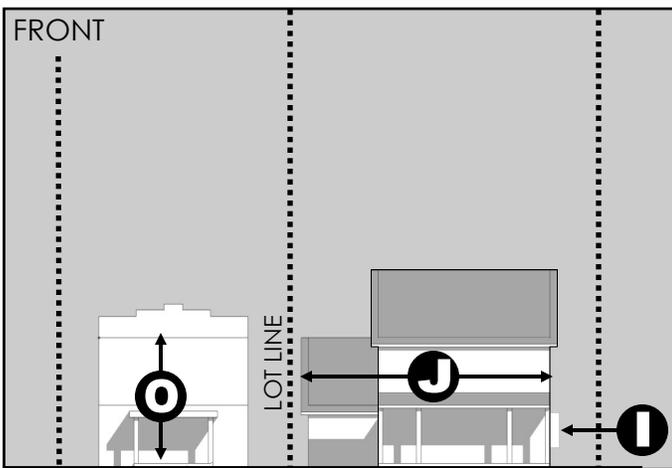
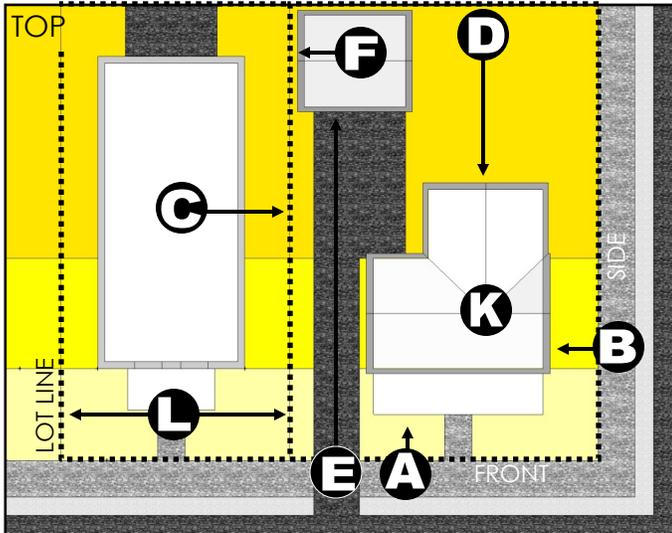
Instructions:	21.50.010	Parking Location Standards:	21.50.100
Building Disposition:	21.50.060	Landscape Standards:	21.50.110
Building Configuration:	21.50.070	Signage Standards:	21.50.120
Building Function:	21.50.080	Natural Drainage Standards:	21.50.130
Parking & Density Calculations:	21.50.090	Architectural Standards:	21.50.140



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► SITE SPECIFIC REQUIREMENTS

BUILDING CONFIGURATION (TABLE 8):



A	FRONT SETBACK (PRIMARY)	20' min.
B	SIDE STREET SETBACK (SECONDARY)	12' min.
C	SIDE SETBACK	0' or 18' cumulative
D	REAR SETBACK	12' min.
E	OUTBUILDING FRONT SETBACK	Front plus 20'
F	OUTBUILDING SIDE SETBACK	3' or 6' min.
G	OUTBUILDING REAR SETBACK	3' min.
H	PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Porches (Up to 50%)
I	PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Balconies, bay windows, overhangs (Up to 25%)
J	FRONTAGE BUILDOUT	40% min. buildout at frontage
K	LOT COVERAGE	60% max.
L	LOT WIDTH	50' min, 120' max.
M	FIRST STORY HEIGHT	Residential: 14' max., Commercial: 11'-25'
N	UPPER STORY HEIGHT	11', max. excluding roof, parapet, chimney
O	STORIES	2 stories max.
	FIRST LAYER	20', Permitted encroachments
	SECOND LAYER	20', Parking, primary & accessory structures
	THIRD LAYER	Parking, primary & accessory structures

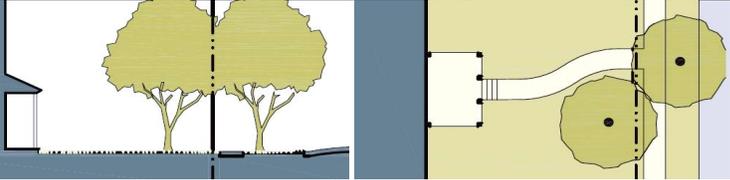
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► SITE SPECIFIC REQUIREMENTS

BUILDING FUNCTION & USE (TABLE 12):

BUILDING FUNCTION	PERMITTED USE
RESIDENTIAL	Live/Work Unit, Sideyard house, Cottage, House, Accessory Unit
HOTEL	Bed & breakfast (up to 5 rooms)
OFFICE	Not permitted
RETAIL	Open market building
CIVIC	Bus shelter, Fountain or public art, Outdoor auditorium, Playground, Religious assembly
AGRICULTURE	Greenhouse, Kennel
AUTOMOTIVE	Not permitted
CIVIL SUPPORT	Fire station, Cemetery
EDUCATION	Elementary school, Other-childcare center
INDUSTRIAL	(none)

PRIVATE FRONTAGES (TABLE 7):

Common Yard		A planted frontage wherein the façade 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
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.

PARKING DENSITY (TABLE 11):

BUILDING FUNCTION	REQUIRED PARKING
RESIDENTIAL	2.0 spaces per dwelling
LODGING	1.0 spaces per bedroom
OFFICE	3.0 spaces per 1000 sq. ft.
RETAIL	4.0 spaces per 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 one-quarter mile of the site it serves.
OTHER	See requirements for 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.
B	1 Layers: Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs, and unpaved parking areas may be located at the first lot layer (Table 17d).
	2 Garages: shall be located at the third lot layer except that side- or rear-entry types may be allowed in the first or second lot layer.
C	1 Driveways at frontages: shall be no wider than ten feet in the first layer (Table 3B-f).

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► SITE SPECIFIC REQUIREMENTS

LANDSCAPING REQUIREMENTS (21.50.110):

A	1	Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f
B	1	The first layer may not be paved, with the exception of driveways as specified in Section 21.50.100(B) and Section 21.50.100(C). (Table 17d)
C	1	A minimum of two trees shall be planted within the first layer for each 40 feet of frontage line or portion thereof (Table 17d)
	2	Trees may be of a single or multiple species as shown on Table 6.
	3	Trees may be naturalistically clustered.
	4	Lawns may be permitted provided they are composed of native or non-native adapted species.

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 T3

21.50.060	B	1	Buildings in excess of 200': 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%.
		4	Building Configuration: 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	Facade Placement: 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	Infill Lot Setbacks: 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.
		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	Buildings on Slopes: 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.
21.50.070	A	2	Corner Lot Frontage: 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	Story Height: 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. Outbuilding Size: Outbuildings may be any size, not to exceed 400 square feet.
	C	1	Sidewalk Encroachments: No portion of the Private Frontage may encroach the sidewalk.
		2	Open Porch Encroachments: Open porches may encroach the first layer 50% of its depth (Table 17d).
		3	Balcony Encroachments: Balconies and bay windows may encroach the first layer 25% of its depth.
21.50.080	B	1	Accessory functions of restricted lodging or restricted office: shall be permitted within an outbuilding. See Table 10.
21.50.090	A	1	Buildable density: on a lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 10.

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▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T3 (Cont.)

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
Table 10	A	Restricted Residential: The number of dwellings on each lot is restricted to four within a principal building and one within an accessory building, with 2 parking places for each. The habitable area of the accessory dwelling shall not exceed 500 square feet.
	B	Restricted Lodging: The number of bedrooms available on each lot for lodging is limited by the requirement of 1 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 AM. The maximum length of stay shall not exceed ten days.
	B	Restricted Office: The building area available for office use on each lot is restricted to the first story of the principal or the accessory building and by the requirement of 3 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.
	D	Restricted Retail: The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the requirement of 4 assigned parking places per 1,000 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.