

TRANSECT ZONE – T4 GENERAL URBAN

General Character: Mix of houses, townhouses, & small apartment buildings with scattered commercial activity; a balance between landscape and buildings; presence of pedestrians

Building Placement: Shallow-to-medium front- and side-yard setbacks | **Frontage Types:** Porches, fences, stoops, dooryards | **Typical Building Height:** 2 to 3 Story | **Types of Civic Space:** Squares, Greens

► SUMMARY OF REQUIREMENTS (TABLE 14):

LOT OCCUPATION

Lot width	20' min, 80' max
Lot coverage	70% max

SETBACKS – PRINCIPAL BUILDING

Front (principal)	0' min, 12' max
Front (secondary)	6' min, 12' max
Side	0' min
Rear	0' min
Frontage Buildout	60% min

SETBACKS – OUTBUILDING

Front	24' behind principal
Side	0' or 3' min
Rear	3' max

BUILDING DISPOSITION (TABLE 9)

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

Types Permitted:	Porch & fence, terrace or LC, forecourt, stoop, shopfront & awning, gallery
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BUILDING CONFIGURATION (TABLE 8)

Principal Building	3 stories max
Outbuilding	2 stories max

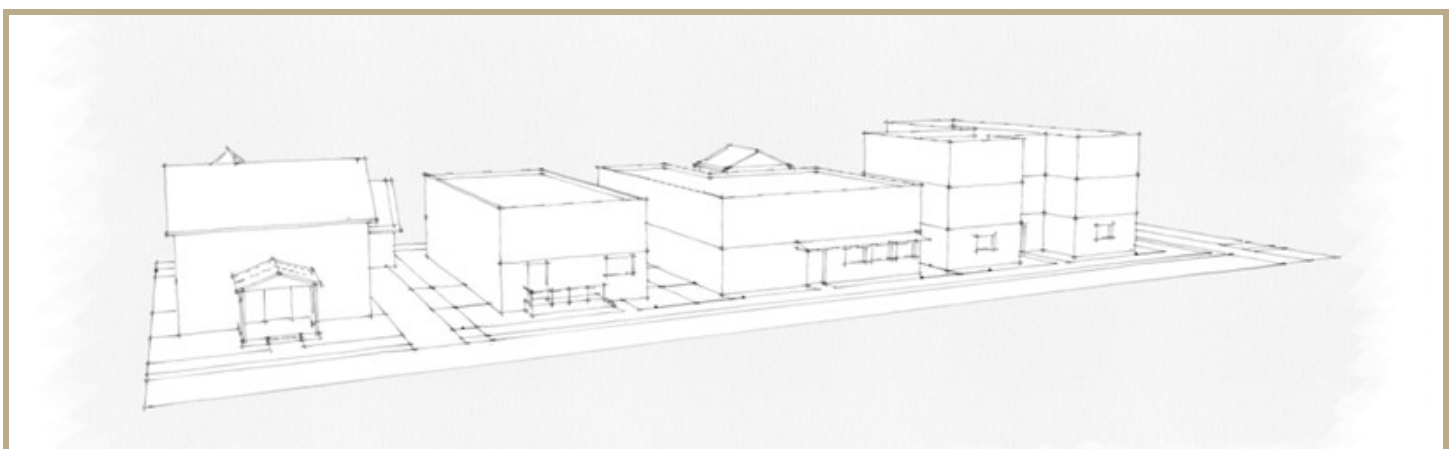
BUILDING FUNCTION (TABLES 10 & 11)

Limited 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

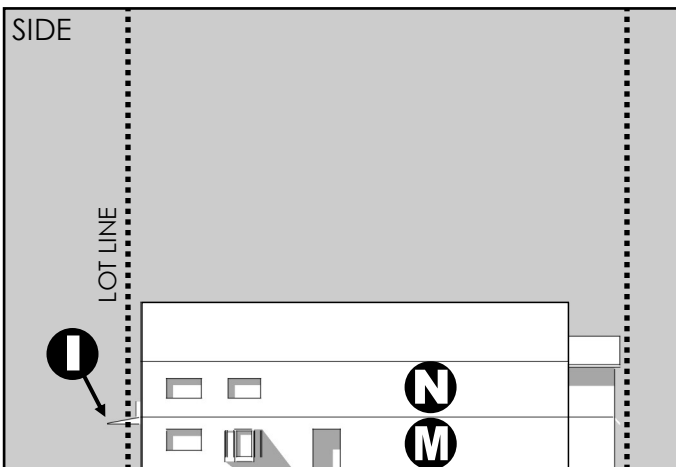
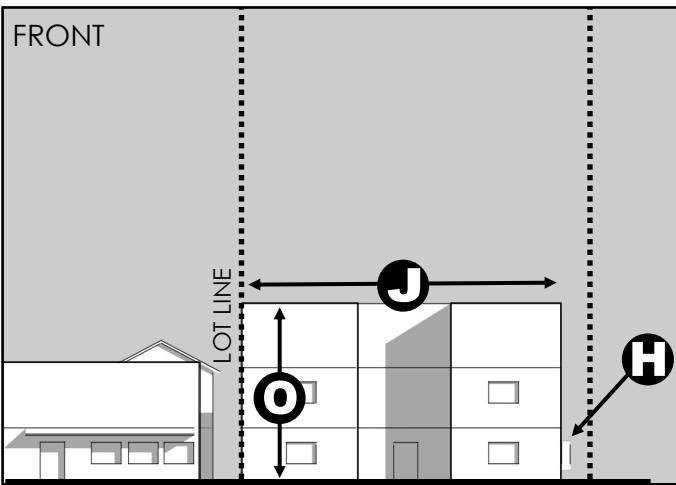
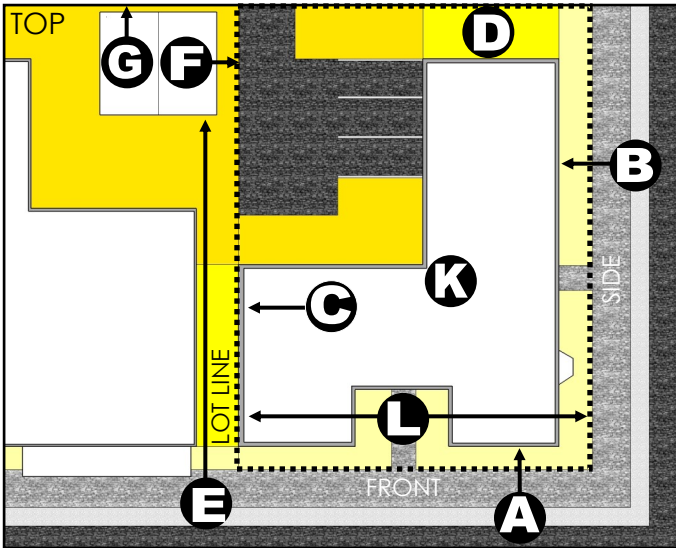
Parking Location Standards:	21.50.100
Landscape Standards:	21.50.110
Signage Standards:	21.50.120
Natural Drainage Standards:	21.50.130
Architectural Standards:	21.50.140



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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	Front plus 24'
F	OUTBUILDING SIDE SETBACK	0' or 3' min.
G	OUTBUILDING REAR SETBACK	3' min.
H	PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS	Balconies, open porches, bay windows (Up to 50%)
I	PERMITTED SIDEWALK ENCROACHMENTS	Awnings and galleries: 2' with 8' vertical clearance
J	FRONTAGE BUILDOUT	60% min.
K	LOT COVERAGE	70% max.
L	LOT WIDTH	20' min, 80' max.
M	FIRST STORY HEIGHT	Residential: 14' max., Commercial: 11'-25'
N	UPPER STORY HEIGHT	11', max. excluding roof, parapet, chimney
O	STORIES	3 stories max. principal, 2 stories max. 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	Flex Building, Apartment Building, Live/Work Unit, Row House, Duplex House, Courtyard House, Sideyard House, Cottage, House, Villa, 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, liquor establishment
CIVIC	Bus shelter, Fountain or public art, library, playground, religious assembly
AGRICULTURE	Kennel
AUTOMOTIVE	Roadside stand
CIVIL SUPPORT	Fire station, police station, cemetery, funeral home, medical clinic
EDUCATION	High school, elementary school, childcare center
INDUSTRIAL	(none)

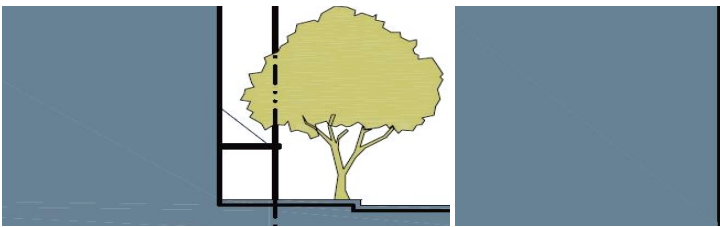
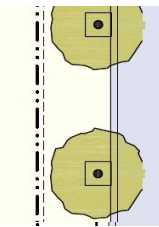
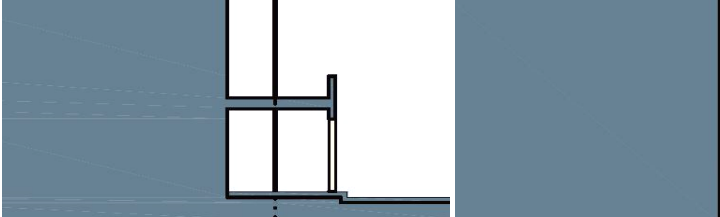
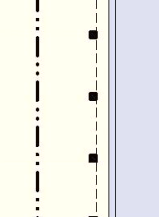
PRIVATE FRONTAGES (TABLE 7):

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			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
Stoop			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	1.5 spaces/dwelling
LODGING	1.0 spaces/bedroom
OFFICE	3.0 spaces/1,000 sq. ft.
RETAIL	4.0 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.
C	1	Driveway width at frontages: shall be no wider than ten feet in the first layer. (Table 3B-f)
D	1	Parking Location: All parking areas and garages shall be located at the third layer.

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)
D	1	A minimum of one tree shall be planted within the first layer or each 40 feet of frontage line or portion thereof. (Table 17d)
	2	The species shall be a single species to match the species of street trees on the Public Frontage, or as shown in Table 6.
	3	Lawns may be permitted provided they are composed of native or non-native adapted species.

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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 T4

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.
	D	1	Permitted First Layer Encroachments: Balconies, open porches and bay windows may encroach the first layer 50% of its depth (Table 17d).
2		Permitted Sidewalk Encroachments: Awnings and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.	
21.50.080	C	1	Accessory functions of restricted lodging or restricted office: shall be permitted within an outbuilding. See Table 10.
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	Shared Parking Factor: 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.

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▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO T4 (Cont.)

21.50.140	A	1	Reserved.
		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	Reserved.
		6	Gable roofs: if provided, shall be sloped with a grade no less than twenty-five percent, or no less than three inches of rise for every foot of run. Roofs for porches, dormers, and attached sheds may be no less than two inches of rise for every foot of run.
		7	Reserved.
		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	Reserved.
		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: Edgeward / Sideyard / Rearyard	
Table 10	A	Limited Residential: The number of dwelling on each lot is the limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards	
	B	Limited 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 12, in addition to the parking requirement for the dwelling. The lodging must be owner occupied. Floor service may be provided in the AM. The maximum length of stay shall not exceed 10 days.	
	C	Limited Office: The building area available for office use on each lot is limited to the first story of the principal building and/or to the accessory building, and by the requirement of 3 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	
	D	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, 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 40.	