

# CHAPTER 21.80 TABLES

## SMARTCODE

El Paso, Texas

TABLE 14: SUMMARY TABLE

|                                                                           | T1 NATURAL ZONE | T2 RURAL ZONE             | T3 SUB-URBAN ZONE         | T4 GENERAL URBAN ZONE     | T40 GENERAL URBAN ZONE - OPEN | T5 URBAN CENTER ZONE      | T50 URBAN CENTER ZONE - OPEN | T6 URBAN CORE ZONE     | SD SPECIAL DISTRICT |
|---------------------------------------------------------------------------|-----------------|---------------------------|---------------------------|---------------------------|-------------------------------|---------------------------|------------------------------|------------------------|---------------------|
| a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| CLD requires                                                              | no minimum      | 50% min                   | 20 - 40%                  | 10 - 30%                  | 20% max                       | not permitted             | not permitted                | not permitted          | (see Table 15)      |
| TND requires                                                              | no minimum      | no minimum                | 10 - 30%                  | 30 - 60%                  | 40% max                       | 10 - 30%                  | 30% max                      | not permitted          |                     |
| RCD requires                                                              | no minimum      | no minimum                | not permitted             | 10 - 30%                  | 40% max                       | 10 - 30%                  | 30% max                      | 40 - 80%               |                     |
| b. BASE RESIDENTIAL DENSITY (see Section 3.4)                             |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Reserved                                                                  |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| By Right                                                                  | by Variance     | by Variance               | 6 units / ac. gross       | 15 units / ac. gross      | 20 units / ac. gross          | 24 units / ac. gross      | 25 units / ac. gross         |                        |                     |
| Other Functions                                                           | by Variance     | by Variance               | 5 - 15% min               | 10 - 25% min              | 30 - 60% min                  | 30 - 60% min              | 30 - 60% min                 |                        |                     |
| c. Block SIZE                                                             |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Block Perimeter                                                           | no maximum      | no maximum                | 3000 ft. max              | 2400 ft. max              | 2400 ft. max                  | 2000 ft. max              | 2000 ft. max                 | 2000 ft. max           |                     |
| d. THOROUGHFARES (see Table 3 and Table 4)                                |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| HW                                                                        | permitted       | permitted                 | permitted                 | not permitted             | not permitted                 | not permitted             | not permitted                | not permitted          |                     |
| BV                                                                        | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| AV                                                                        | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| CS                                                                        | not permitted   | not permitted             | not permitted             | not permitted             | permitted                     | permitted                 | permitted                    | permitted              |                     |
| DR                                                                        | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| ST                                                                        | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| RD                                                                        | permitted       | permitted                 | permitted                 | not permitted             | not permitted                 | not permitted             | not permitted                | not permitted          |                     |
| Rear Lane                                                                 | permitted       | permitted                 | permitted                 | required *                | not permitted                 | not permitted             | not permitted                | not permitted          |                     |
| Rear Alley                                                                | not permitted   | not permitted             | not permitted             | required *                | required *                    | required                  | required                     | required               |                     |
| Path                                                                      | permitted       | permitted                 | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Passage                                                                   | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Bicycle Trail                                                             | permitted       | permitted                 | permitted                 | not permitted **          | not permitted **              | not permitted             | not permitted                | not permitted          |                     |
| Bicycle Lane                                                              | permitted       | permitted                 | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Bicycle Route                                                             | permitted       | permitted                 | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| e. CIVIC SPACES (see Table 13)                                            |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Park                                                                      | permitted       | permitted                 | permitted                 | not permitted             | not permitted                 | not permitted             | not permitted                | not permitted          |                     |
| Green                                                                     | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Square                                                                    | not permitted   | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Plaza                                                                     | not permitted   | not permitted             | not permitted             | not permitted             | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Playground                                                                | permitted       | permitted                 | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| f. LOT OCCUPATION                                                         |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Lot Width                                                                 | not applicable  | 120 ft. min               | 50 ft. min 120 ft. max    | 20 ft. min 80 ft. max     | 20 ft. min 450 ft. max *      | 18 ft. min 180 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                       | 90% max                   | 90%                          | 100% max               |                     |
| g. SETBACKS - PRINCIPAL BUILDING                                          |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| *only one building in excess of 200 ft. permitted per Pedestrian Shed     |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| 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 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      | 6 ft. min 12 ft. max          | 0 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                     | 0 ft. min 24 ft. max      | 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                 | 0 ft. min                    | 0 ft. min              |                     |
| Frontage Buildout                                                         | not applicable  | not applicable            | 40% min                   | 60% min                   | 80% min                       | 80% min                   | 80% min                      | 90% min                |                     |
| h. SETBACKS - OUTBUILDING                                                 |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| * 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     | 40 ft. max from rear prop | 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                     | 0 ft. min                 | 0 ft. min                    | not applicable         |                     |
| Rear Setback                                                              | not applicable  | 3 ft. min                 | 3 ft. min                 | 3 ft.                     | 3 ft. max                     | 3 ft. max                 | 3 ft. max                    | not applicable         |                     |
| i. BUILDING DISPOSITION (see Table 9)                                     |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Edgeyard                                                                  | permitted       | permitted                 | permitted                 | permitted                 | permitted                     | not permitted             | not permitted                | not permitted          |                     |
| Sideyard                                                                  | not permitted   | not permitted             | permitted                 | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Rearyard                                                                  | not permitted   | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Courtyard                                                                 | not permitted   | not permitted             | not permitted             | not permitted             | permitted                     | permitted                 | permitted                    | permitted              |                     |
| j. PRIVATE FRONTAGES (see Table 7)                                        |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Common Yard                                                               | not applicable  | permitted                 | permitted                 | not permitted             | not permitted                 | not permitted             | not permitted                | not permitted          |                     |
| Porch & Fence                                                             | not applicable  | not permitted             | permitted                 | permitted                 | not permitted                 | not permitted             | not permitted                | not permitted          |                     |
| Terrace or L.C.                                                           | not applicable  | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Forecourt                                                                 | not applicable  | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Stoop                                                                     | not applicable  | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Shopfront & Awning                                                        | not applicable  | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Gallery                                                                   | not applicable  | not permitted             | not permitted             | permitted                 | permitted                     | permitted                 | permitted                    | permitted              |                     |
| Arcade                                                                    | not applicable  | not permitted             | not permitted             | not permitted             | permitted                     | permitted                 | permitted                    | permitted              |                     |
| k. BUILDING CONFIGURATION (see Table 8)                                   |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Principal Building                                                        | not applicable  | 2 Stories max             | 2 Stories max             | 3 Stories max             | 4 Stories max, 20 ft. min     | 5 Stories max, 2 min      | 6 Stories max, 2 min         | 2 Stories min          |                     |
| Outbuilding                                                               | not applicable  | 2 Stories max             | 2 Stories max             | 2 Stories max             | 2 Stories max                 | 2 Stories max             | 2 Stories max                | not applicable         |                     |
| l. BUILDING FUNCTION (see Table 10 & Table 12)                            |                 |                           |                           |                           |                               |                           |                              |                        |                     |
| Residential                                                               | not applicable  | restricted use            | restricted use            | limited use               | open use                      | open use                  | open use                     | open use               |                     |
| Lodging                                                                   | not applicable  | restricted use            | restricted use            | limited use               | open use                      | open use                  | open use                     | open use               |                     |
| Office                                                                    | not applicable  | restricted use            | restricted use            | limited use               | open use                      | open use                  | open use                     | open use               |                     |
| Retail                                                                    | not applicable  | restricted use            | restricted use            | limited use               | open use                      | open use                  | open use                     | open use               |                     |

ARTICLE 5

ARTICLE 2, 3, 4

SC94

DISPOSITION

CONFIGURATION

FUNCTION