

Title 21 Redlines

Chapter 21.10 - GENERAL TO ALL PLANS

21.10.040 Process.

- C. Once the property is rezoned to SmartCode Zone (SCZ), the property owner is authorized to proceed under Chapters 21.30 and 21.40, whichever is applicable, and Chapter 21.50 under this title. El Paso City Council, hereby creates a Consolidated Review Committee (CRC) comprised of a designated member or designated alternate member from each city department or other agency represented by the development coordinating committee. The CRC shall be responsible for approving adjustments to new community plans as defined in Chapter 21.30 or infill community plans as defined in Chapter 21.40 of this title and approving building scale plans as defined in Chapter 21.50 of this title. Building scale plans shall not be approved unless a new community plan or an infill community plan for the property has been approved. No building scale plan shall be required where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and 20.10.363. An owner may appeal a decision of the CRC to the city council.
- D. Once the property owner receives approval of a preliminary building scale plan from the CRC (see Section 21.50.010), except that no building scale plan shall be required where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and 20.10.363, the property owner must comply with the provisions of Title 19 Subdivisions to receive plat approval, provided that any provisions concerning platting requirements that are specifically addressed in this title, shall take precedence over similar requirements in Title 19. Prior to the submission of any plat, the property to be developed under this title must be part of an approved preliminary building scale plan. When reviewing a plat submitted in compliance with the provisions of this title, to include approval of the building scale plan, the city plan commission shall determine whether the preliminary building scale plans were approved by the CRC and whether the plat provisions contained in Title 19 which are not addressed in this title have been complied with. The city plan commission shall have no authority over the building scale plans other than to determine whether such preliminary plans comply with both Title 21 and Title 19, provided that where Title 19 conflicts with a specific provision under this title, addressing the same issue, the standard or requirement of this title shall prevail.

Chapter 21.30 NEW COMMUNITY PLANS

21.30.090 Special requirements.

- A. A new community regulating plan may designate and upon designation shall enforce any of the following special requirements which, if approved, shall then be enforced at the building scale plan stage (except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required):

Chapter 21.40 INFILL COMMUNITY PLANS

21.40.010 Instructions.

- E. Upon rezoning of an area as a SmartCode Zone, all parcels within the zone shall be marked as such on the zoning map of El Paso. Within the SmartCode Zone, the approved infill regulating plan and this title shall become the exclusive and mandatory zoning regulation, and its provisions, as altered by approved warrants, variances, and adjustments, shall be applied in their entirety property owners within the plan area may submit building scale plans under Chapter 21.50 in accordance with the provisions of this title. Building scale plans requiring no variances shall be approved administratively by the CRC, [except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 \(SmartCode\) and Section 20.10.363, no building scale plan shall be required.](#)

21.40.030 Transect zones.

- B. After approval into a SmartCode Zone by the city council, landowners in each transect zone may obtain building scale plans that include any of the elements indicated by Chapters 21.40 and 21.50, [except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 \(SmartCode\) and Section 20.10.363, no building scale plan shall be required.](#)

21.40.070 Special requirements.

- A. An infill regulating plan may designate any of the following special requirements, which if approved shall then be enforced at the building scale plan stage, [except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 \(SmartCode\) and Section 20.10.363, shall be enforced prior to issuance of building permits:](#)

Chapter 21.50 - BUILDING SCALE PLANS

21.50.070 Building configuration.

- B. Specific to zones T2, T3, T4, T4-O, T5, T5O, [T-6, SD-1, SD-2, SD-3, SD-4, SD-5, SD-6, SD-7.](#)

Chapter 21.70 - DEFINITIONS OF TERMS

21.70.010 Definitions.

[“Apartment/Multifamily residential building” means a building or part of a building containing three or more attached or detached dwelling units, to include condominium. The term includes the use or development of a condominium. A “condominium” means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.](#)

"Live-work" means a mixed use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same

structure that contains the commercial activity or industry. [Where the live-work development meets the definition of mixed-use residential, that shall supersede.](#) See Work-Live. (Syn: flexhouse.)

[“Mixed-use residential,” when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development and meets the criteria found in El Paso City Code section 20.10.363. The term includes the use or development of a condominium. A “condominium” means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. Developments not meeting the criteria listed above shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.](#)

"Rowhouse" means a single-family dwelling [individually on a lot](#) that shares a party wall with another of the same type [on a separate lot](#) and occupies the full frontage line. See Rearyard Building. (Syn: Townhouse)

["Small lot" means a residential lot that is 4,000 square feet or less and meets the criteria found in El Paso City Code section 20.10.625.](#)

Chapter 21.80 - TABLES

21.80.140 - Table 11: Parking Calculations.

REQUIRED PARKING (See Table 10)

	T2 T3	T4	T4O T5 T5O T6
APARTMENT AND MIXED USE RESIDENTIAL	1.0/dwelling	1.0/dwelling	1.0/dwelling

21.80.150 Table 12: Specific Function & Use.

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD
a. RESIDENTIAL									
Apartment Building		■	■	■	■	■	■	■	■
Mixed-use Residential		■	■	■	■	■	■	■	■
f. OTHER: AGRICULTURE									
Greenhouse	■	■	■						
Stable	■	■							
Kennel	■	■	■	■	■	■	■		
f. OTHER: AUTOMOTIVE									
Roadside Stand	■	■		■					■

21.80.170 Table 14: Summary Table.

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB- URBAN ZONE	T4 GENERAL URBAN ZONE	T4O GENERAL URBAN ZONE-OPEN	T5 URBAN CENTER ZONE	T5O URBAN CENTER ZONE- OPEN	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT	
b. BASE RESIDENTIAL DENSITY (see Section 3.8)										
	Reserved									
	By Right	by Variance	by Variance. 145 unit/ac for	6 units/ac. Gross	15 units/ac. Gross	20 units/ac. Gross	24 units/ac. Gross	26 units/ac. Gross	145 unit/ac for Apartment	

				Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	s and Mixed-use Residential uses			
		f. LOT OCCUPATION											
		Lot Width	not applicable	120 ft. min. Small Lot Development : See Section 20.10.625	50 ft. min 120 ft. max. Small Lot Development : See Section 20.10.625 .	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		DISPOSITION	
		Lot Coverage	not applicable	30% max. None for Small Lot Development under Section 20.10.625	60% max. None for Small Lot Development under Section 20.10.625	70% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	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. 0 ft. min for Apartments and Mixed-use Residential	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential	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. 0 ft. min for Apartments and Mixed-	12 ft. min. 0 ft. min for Apartments and Mixed-	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max			

				use Residential	use Residential	and Mixed-use Residential	and Mixed-use Residential				
		Side Setback	not applicable	96 ft. min. 0 ft. min for Apartments and Mixed-use Residential	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. 0 ft. min for Apartments and Mixed-use Residential	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	
		k. BUILDING CONFIGURATION (see Table 8)									
		Principal Building	not applicable	2 Stories max	2 Stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	3 Stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	4 Stories max, 20 ft. min	5 Stories max., 2 min	6 Stories max., 2 min	2 Stories min	

21.80.180 Table 15A. Form-Based Code Graphics - T3.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.
LOT OCCUPATION	

a. Lot Width	50 ft. min 120 ft. max. Small Lot Development: See Section 20.10.625.
b. Lot Coverage	60% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
a. Front Setback (P)	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential
b. Front Setback (S)	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential
d. Rear Setback	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential

21.80.190 Table 15B. Form-Based Code Graphics - T4.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.
LOT OCCUPATION	
b. Lot Coverage	70% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. 0 ft. min for Apartments and Mixed-use Residential

21.80.200 Table 15C. Form-Based Code Graphics - T4O.

LOT OCCUPATION	
b. Lot Coverage	90% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. 0 ft. min 12 ft. max for Apartments and Mixed-use Residential

21.80.230 Table 16: Special District Standards.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
b. BASE RESIDENTIAL DENSITY							
By Right	24_ 145 unit/ac for Apartments and Mixed-use Residential uses	24_ 145 unit/ac for Apartments and Mixed-use Residential uses	NA_ 145 unit/ac for Apartments and Mixed-use Residential uses	NA_ 145 unit/ac for Apartments and Mixed-use Residential uses	NA_ 145 unit/ac for Apartments and Mixed-use Residential uses	48_ 145 unit/ac for Apartments and Mixed-use Residential uses	24_ 145 unit/ac for Apartments and Mixed-use Residential uses
f. LOT OCCUPATION							
Lot Coverage	NA	NA	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	100% max.	NA
g. SETBACKS - PRINCIPAL BUILDING							
Rear Setback	0 ft. min.	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. or 20 ft. min.** 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min.
j. BUILDING CONFIGURATION							
Principal Building	6 Stories, max.	8 Stories, max.	12 Stories, max.***	6 Stories, max.***	3 Stories, max.*** 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max. ***	NA***	6 stories max.
Outbuilding	NA	NA	3 Stories, max.***	3 Stories, max.***	2 Stories, max.***	NA	NA