

20.12.050 - Supplemental density regulations

Density regulations may be modified in the following instances:

D. In the C-5 zoning district and in order to support the City of El Paso's goal for increased housing and in support of the City's comprehensive plan, the maximum number of permitted dwelling units shall not be limited when approved by City Council as per a City program or economic incentive program and residential units are a minimum of four hundred square feet per unit; or when residential units are a minimum of four hundred square feet per unit and three of the following criteria are met:

1. When abutting a public right-of-way, at least fifty percent of the ground floor façade abutting the right-of-way is constructed to the property line and the principal entrance is from the public sidewalk; or
2. Common open space is provided with amenities including, but not limited to, recreational areas, artwork, outdoor seating, or planters; or
3. No parking is provided or, if provided, parking shall be covered by either street screening, fencing, masonry wall, or enclosed within a structure; or
4. Building energy consumption is supplemented by alternative energy such as solar or wind-generated; or
5. Located within a quarter mile of a transit stop or transit-oriented corridor.