

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Community and Human Development
AGENDA DATE: February 2, 2021 (Consent)
CONTACT PERSON/PHONE: Nicole Ferrini, Chief Resilience Officer, 212-1659, ferrinim@elpasotexas.gov
DISTRICT(S) AFFECTED: District 1

SUBJECT:

A resolution authorizing the Mayor of the City of El Paso, Texas to sign a resolution of no objection for a 2021 4% Non-Competitive, Low Income Housing Tax Credit (LIHTC) application submitted by CDV 34, LLC to the Texas Department of Housing and Community Affairs (TDHCA) for the rehabilitation of 101 affordable housing units at Corona del Valle, 5453 Ridge St, El Paso, TX 79932.

BACKGROUND / DISCUSSION:

CDV 34, LLC submitted a request for a resolution of no objection for their 4% non-competitive Low Income Housing Tax Credit (LIHTC) proposal to TDHCA for rehabilitation of 101 affordable housing units at the existing Corona Del Valle apartments, located at 5453 Ridge St, 79932, in District 1.

On November 28, 2016, Council approved a process whereby requests for "resolutions of no objection" for 4% non-competitive, Low Income Housing Tax Credits (LIHTC) are to be approved. In the case of the Corona Del Valle apartments at 5453 Ridge St., these tax credits will go towards the rehabilitation of 101 existing affordable units for a total investment of \$17,719,894, including the \$4,859,218 in 4% non-competitive Low Income Housing Tax Credits that CDV 34, LLC is applying for with TDHCA. Backup documentation attached to this item includes additional site and development details.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

\$4,859,218 in 4% non-competitive LIHTCs from TDHCA.


BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD:



Nicole Ferrini, Chief Resilience Officer

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

RESOLUTION

WHEREAS, CDV 34, LLC has proposed a development for the rehabilitation of 101 units of affordable rental housing located at 5453 Ridge Street, El Paso, Texas 79932, in the City of El Paso named Corona Del Valle; and

WHEREAS, CDV 34, LLC has submitted an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2021 4% Tax-Exempt Bond Housing Tax Credits for the Corona Del Valle project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:
 - i. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a); and
 - ii. The Governing Body has had sufficient opportunity to obtain a response from CDV 34, LLC regarding any questions or concerns about the proposed Development; and
 - iii. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
 - iv. After due consideration of the information provided by CDV 34, LLC and public comment, the Governing Body **does not object to** the proposed Application.
2. That for and on behalf of the Governing Body, Laura D. Prine, City Clerk, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

APPROVED this _____ day of _____, 2021.

THE CITY OF EL PASO:

Oscar Leeser
Mayor

(Signatures on the following page)

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Nicole M. Ferrini
Chief Resilience Officer



2021 LOW INCOME HOUSING TAX CREDIT REQUEST FOR MUNICIPAL RESOLUTION

The City of El Paso requires the following information in order to process a request for support resolution for the Texas Dept. of Housing and Community Affairs as part of the 2021 Low Income Housing Tax Credit (LIHTC) application process. All 9% LIHTC applicants must fill out Sections A, B, and D. Section C is for 9% LIHTC applicants seeking City financial support. 4% HTC applicants must fill out sections A, B and D only.

- The deadline for 9% Housing Tax Credit Requests for Municipal Resolution is Monday, November 2, 2020 by 5:00 pm (MST)

SECTION A. PROPERTY AND CONTACT INFORMATION

1. Applicant/Developer: _____
2. Contact Person: _____
3. Applicant Address: _____
Phone: _____ E-Mail: _____
4. Name of Proposed Development: _____
5. Proposed Development Address/Location: _____
6. Type of Tax Credit requested of TDHCA (ex. 9% Statewide At-Risk or 9% Regional Competitive):

SECTION B. PROJECT INFORMATION

1. Project type (rehabilitation, new construction, adaptive reuse, etc.): _____
2. Provide a written narrative explaining why the particular type of tax credit is being requested and how the proposed development meets TDHCA criteria and the City of El Paso adopted Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals. To accomplish this, the narrative should include detailed descriptions of how the proposed development meets each of the criteria for Value Statements 2, 3, 4, and 5 in the City's adopted evaluation criteria (attached to this form). Narrative must be no more than 10 pages, single-spaced, 12 pt. Arial or Calibri font, 1" margins. Submit as Attachment B-2.
3. Total cost of development (as prepared by an Architect, Engineer or Contractor): \$ _____
4. Cost per square foot: \$ _____
5. Amount of tax credits being requested of TDHCA: \$ _____
6. Number of units & housing mix for proposed development (1, 2 or 3 bedroom) and Number of Affordable Units

Units/bedroom Size:	Total Quantity	Market Rate	80% AMI	60% AMI	50% AMI	30% AMI
1 Bedroom						
2 Bedroom						
3 Bedroom						
4 Bedroom						
Totals						

7. Is the proposed development site properly zoned for proposed development? Yes ____ No ____
 a. Current Zoning: _____
8. Are property taxes current for the site? Yes ____ No ____
 If yes, provide a copy of current property tax receipt, or print-out from:
https://actweb.acttax.com/act_webdev/elpaso/index.jsp Submit as Attachment B-8.
9. Is the property located in a flood zone? Yes ____ No ____
10. Submit location map showing the project site. Submit as Attachment B-10.
11. Submit project Site Plan (and renderings if available). Submit as Attachment B-11.

SECTION C. FOR THOSE PROJECTS SEEKING FINANCIAL SUPPORT FROM CITY FUNDS

1. Total amount of funds requested from City HOME/CDBG funds: \$ _____
 Or, total amount of requested fee waiver from the City of El Paso: \$ _____

2. Indicate use of all funds by category and amount (for those requesting HOME/CDBG funds):

Acquisition:	\$ _____
Design/Soft Costs:	\$ _____
New Construction of Housing Units:	\$ _____
Rehabilitation/Conversion of Housing Units:	\$ _____
Funds from other sources:	\$ _____
Total Project Cost:	\$ _____

3. Relocation of Tenants (for rehabilitation and/or reconstruction developments):

How many of the existing dwelling units are occupied? _____ Vacant? _____
 If completely vacant, how long has the property been vacant? _____
 Are any of the units owner-occupied? _____
 Will Temporary or permanent relocation be required? _____

4. Section 3 Agreement (for those requesting HOME/CDBG funds): If the project construction amount totals more than \$200,000, the owner/contractor agrees to meet or exceed Section 3 requirements by: (1) awarding at least 20% of the total dollar amount of all covered construction contracts to Section 3 businesses; and (2) offering 50% of new employment opportunities to Section 3 businesses. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. The HOME and CDBG funds administered by the City necessitate following Section 3 provisions.

Do you agree to meet or exceed the Section 3 requirements noted above? Yes ____ No ____

5. Submit the following financial documents (for those requesting HOME/CDBG funds):
- Applicant's financial statement or most recent audit. Submit as Attachment C-5.a.
 - Applicant's Current Income Tax Return. Submit as Attachment C-5.b.

6. Submit the following Relocation documents (if applicable):
- a. Copy of Relocation Plan. Submit as Attachment C-6.a.
 - b. Proof of approval of Relocation Plan by HUD. Submit as Attachment C-6.b.
 - c. List of all households to be displaced, list must include date of issuance of General Information Notices and date of issuance of Relocation Notices for all households. Submit as Attachment C-6.c.

Please note: Phase I Environmental Assessment must be submitted to Community & Human Development for review prior to execution of any HOME or CDBG funding agreements.

SECTION D. CERTIFICATIONS

RETURN COMPLETED 9% LIHTC REQUESTS FOR MUNICIPAL RESOLUTION WITH ALL ATTACHMENTS NO LATER THAN NOVEMBER 2, 2020 BY 5:00 PM (MST).

Submittals received after 5:00 pm on November 2, 2020 MST will not be considered for support.

Applications must be submitted by emailing a link to your application contained within a file sharing service. Please notify DCHD staff by emailing housingprograms@elpasotexas.gov that your application has been stored with a file sharing service to include the link for access. DCHD must receive this email prior to the application deadline. Applications must be submitted electronically unless a waiver has been issued allowing you to submit your application in paper form. Instructions for submitting your paper application will be contained in the waiver for electronic submission.

4% HTC REQUESTS FOR MUNICIPAL RESOLUTION WILL BE ACCEPTED ON A ROLLING BASIS THROUGHOUT THE YEAR

Person authorized to sign on behalf of proposed development:

I/we declare that I/we have examined this request and, to the best of my/our knowledge and belief, the information contained therein is true, correct, and complete.

Signature (required): _____

Printed Name/Title: _____

Date: _____

FOR STAFF USE ONLY: Received by: _____ Date: _____

Review for Completeness by: _____

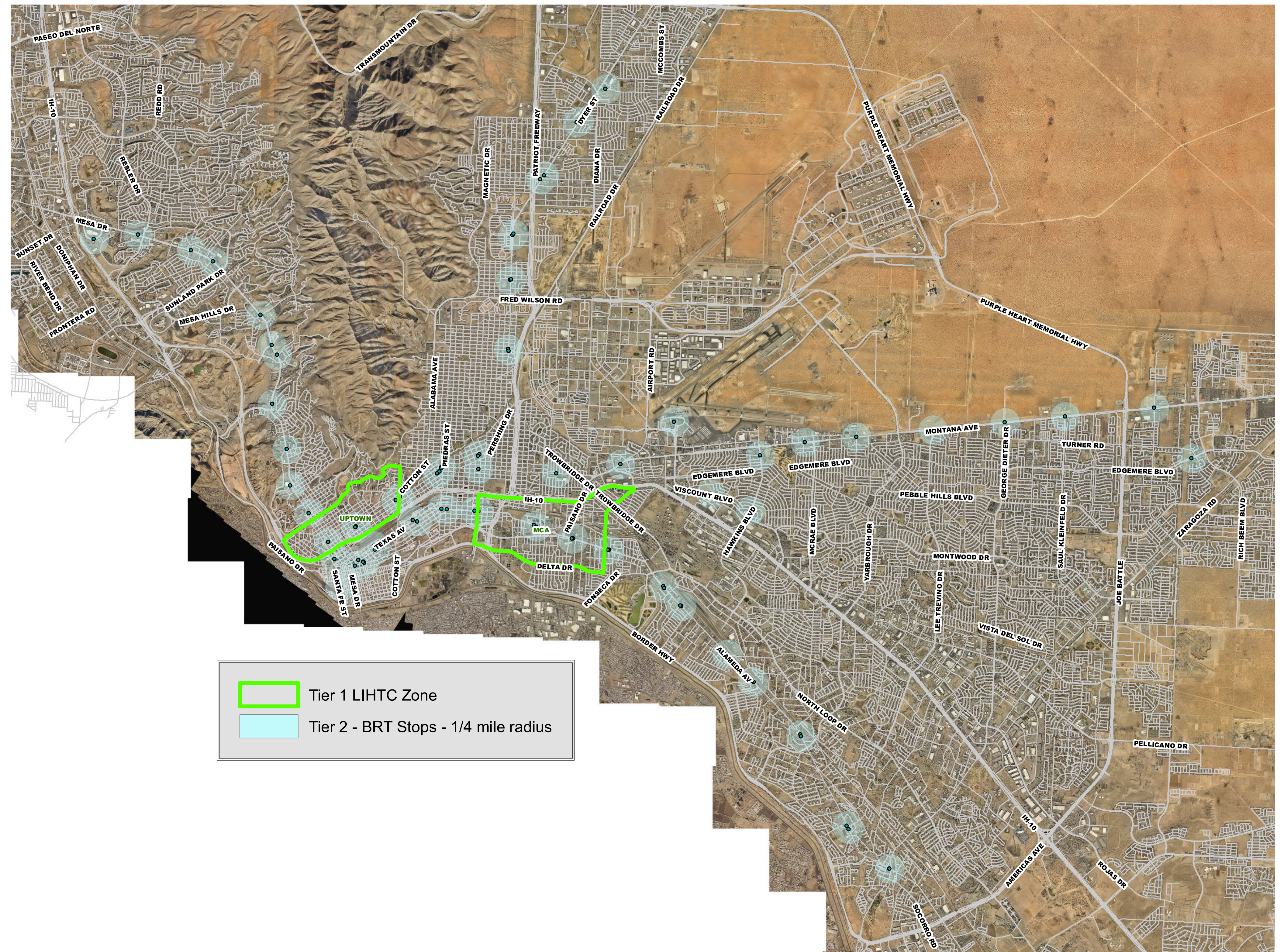
Evaluation Criteria for Requests for Local Government Support of LIHTC Proposals

Value Statement	Total Points	Evaluation Criteria and/or Scoring Breakdown (points)	Plan El Paso Reference (These goals and policies are to be referenced to ensure proposed projects comply with Plan El Paso. Proposals need not address all goals and policies referenced below; rather, listed goals and policies should be used to inform the scoring of proposals against the Evaluation Criteria.)
<p>1. Maximize affordable housing units within the City of El Paso with whatever combination of projects produces the most affordable housing units given allocation of funds for the region</p>	<p>35</p>	<p>a) 15 points for the proposal with the greatest number of units. All other proposals receive a point value equal to 20 multiplied by the percentage of units proposed as compared to the development with the greatest number of units. (ex. Development X proposes 50% of the total units that the development with the greatest number of units proposes. Points for Development X = 20 points x 50% = 10 points).</p> <p>b) 8 points for the development with the most units for households at or below 30% AMI. All other proposals receive a point total equal to 8 multiplied by the percentage of 30% AMI units compared to the development with the greatest number of 30% AMI units.</p> <p>c) 7 points for the development with the most units for households between 31% and 60% AMI. All other proposals receive a point total equal to 7 multiplied by the percentage of 31%-60% AMI units compared to the development with the greatest number of 31%-60% AMI units.</p> <p>d) 5 points for the development with the greatest number of units produced per amount of tax credit.</p>	<p>Goal 6.1 - Housing Supply (Policies 6.1.1 & 6.1.2)</p>
<p>2. Support breaking the cycle of poverty and supporting upward mobility by either directly providing or facilitating availability of social services</p>	<p>20</p>	<p>Actively supporting residents of the project through provision of staffing, investments in programs/services, MOUs with other providers, and/or in house staff providing services.</p> <p>Categories of Services:</p> <p>a) Education (5 pts)</p> <p>b) Economic development/workforce and entrepreneurial development (including homeownership programs) (10 pts)</p> <p>c) Supportive/social services (5 pts)</p>	<p>Goal 5.12 - Museum & Cultural Affairs Goal 5.14 - Schools Goal 5.17 - Civic Buildings Goal 7.12 - Educational Opportunities Goal 9.3 - Access to Healthcare (Policy 9.3.1) Goal 6.1 Housing Supply; supportive housing (Policy 6.1.3) Policy 10.7.6: Promote behavioral changes and consumption patterns that conserve energy Goal 10.16: Reduce "Food Miles" or the distance that food must travel to El Paso, and the associated pollution and fuel consumption associated with long-distance food transport.</p>

<p>3. Residents given an opportunity for inclusiveness and afforded an opportunity to access public services</p>	<p>10</p>	<p>Categories: a) No physical barriers separating the development from the neighborhood and commercial/public services (4 pts) b) Gathering points/areas that bring together residents of the project and residents of the neighborhood at large (3 pts) c) Development has a mix of units at various income levels to include 80% AMI and/or market rate. (3 pts)</p>	<p>Goal 2.1 - Smart Location Principles Goal 2.2 - Neighborhood Patterns Goal 4.2 - Complete Streets (Policy 4.2.8) Goal 4.5 - Network Principles; minimize isolating communities (Policy 4.5.8) Goals 5.8 & 5.9 - Parks Goal 6.1 - Housing Supply (Policies 6.1.1, 6.1.2 & 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3) Goal 9.3 - Access to Healthcare Goal 10.6 - Atmosphere; promote new development that encourages a sustainable lifestyle such as walking, cycling, the use of public transit, and reducing dependence upon automobiles (Policy 10.6.3) .</p>
<p>4. Local presence and long-term accountability in El Paso</p>	<p>15</p>	<p>Applicant has: a) Past experience involved in a development team constructing, operating and/or providing affordable housing for residents who fit the demographic profile to be served in El Paso (4 pts) b) A staff presence in El Paso of at least 5 employees (4 pts) c) 5 or more years experience as part of a development team financing, building, operating or managing affordable housing in El Paso (4 pts) d) Commitment to extended affordability beyond 30 years. (1 point for every 5 years of extended affordability beyond 30 years) (up to 3 pts)</p>	<p>N/A</p>

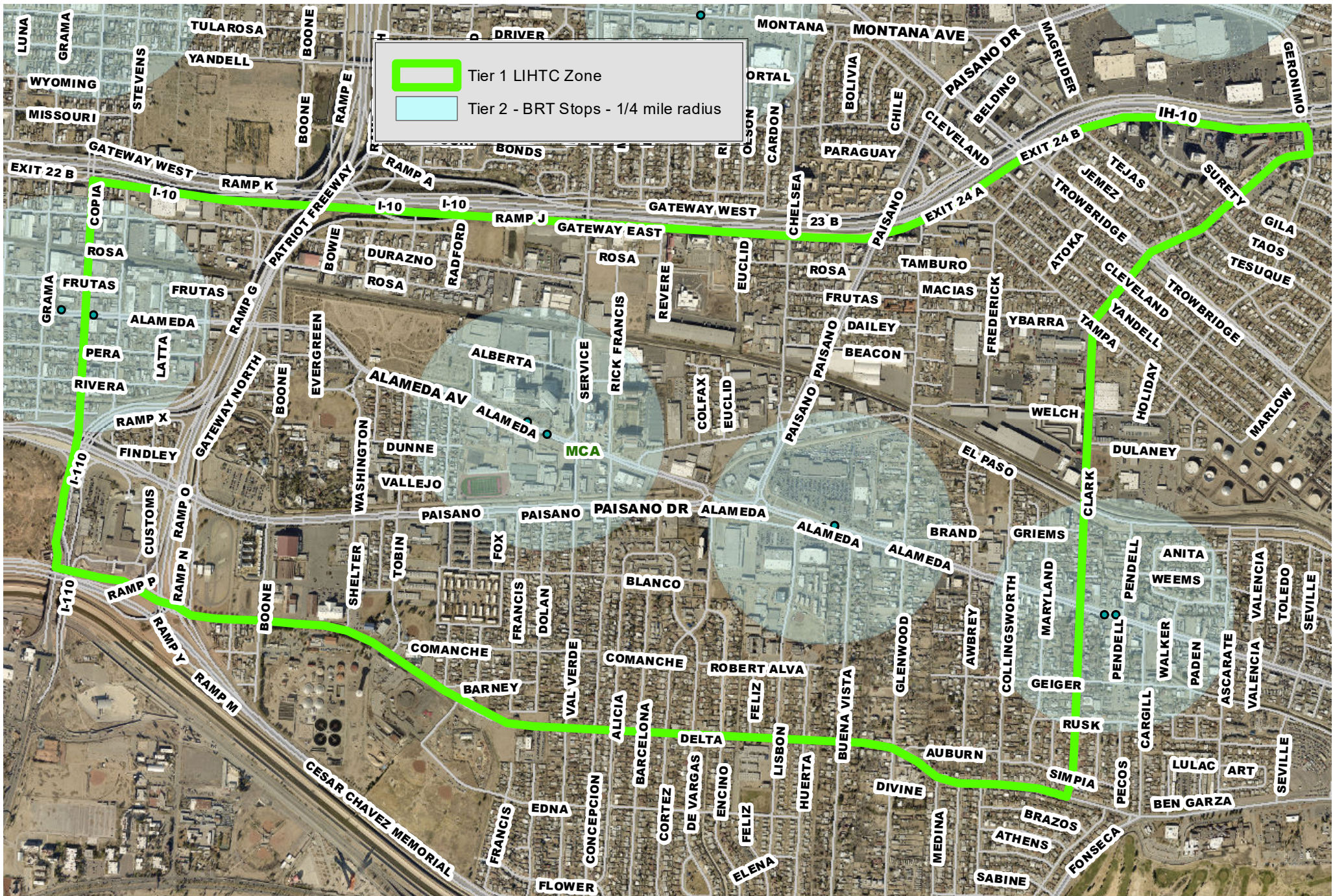
<p>5. Meets City smart growth initiative as set out in Plan El Paso</p>	<p>20</p>	<p>Each project will be evaluated and scored by City of El Paso staff. Tier 1 projects can score up to 20 points under this category. Tier 2 projects can score up to 10 points under this category. This is intended to prioritize Tier 1 projects while not ruling out creative, impactful projects in Tier 2. (See attached maps of Tier 1 and Tier 2 Areas)</p>	<p>Goal 1.1 - Downtown (If proposed project is located downtown) Goal 1.2 - Traditional Neighborhoods (Policy 1.2.3) Goal 1.3 - Neighborhood Retrofits; bus routes and RTS stops (Policies 1.3.1 & 1.3.2) Goal 1.4 - New Neighborhoods Goal 1.5 - Outward Expansion Goal 1.9 - Industrial Lands (Policy 1.9.4) Goal 1.10 - Growth Areas and Overlays (Policies 1.10.3 - 1.10.5) Goal 2.1 - Smart Location Principles Goal 4.1 - Compact Urban Areas (Policy 4.1.2) Goal 4.7 - Air Quality (Policies 4.7.1 & 4.7.3) Goal 4.11 - Public Transportation (Policies 4.11.2, 4.11.3 & 4.11.6) Goal 6.1 - Housing Supply (Policies 6.1.1 - 6.1.3, 6.1.7) Goal 6.2 - Existing Neighborhoods (Policy 6.2.1) Goal 6.3 - Walkable Neighborhoods (Policies 6.3.1 - 6.3.3) Goal 6.4 - Housing Affordability Goal 7.3 - Dynamic Walkable Neighborhoods (Policy 7.3.3) Goal 7.11 - Complete Streets</p> <p>Goal 9.4 - Exposure to Environmental Risk (Policies 9.4.1a, 9.4.1c, 9.4.1e) Goal 9.5 - Encourage Physical Activity Through Design (Policies 9.5.4 & 9.5.6) Goal 9.6 - Encourage Well-Being (Policy 9.6.6) Goal 10.5 - Stormwater; (Policy 10.5.2, Policy 10.5.7, Policy 10.5.9) Goal 10.6 - Atmosphere; promote both roof and non-roof strategies to mitigate the urban heat island effect (Policy 10.6.9). Goal 10.7 - Energy/Public transit (Policy 10.7.2). Goal 10.8: Protect and enhance ecologically sensitive areas such as aquifer recharge zones, hillsides, bosques, arroyos, wetlands, and plants and wildlife resources. Goal 10.9: Preserve the valuable natural resources of the mountain and hillside areas and minimize the exposure of potential environmental hazards associated with their development. Goal 10.10: Protect the community from risks associated with geologic conditions Goal 10.13: Protect City residents from the effects of excessive noise or vibration. Goal 10.14: Improve public safety by developing appropriate lighting and control standards.</p>
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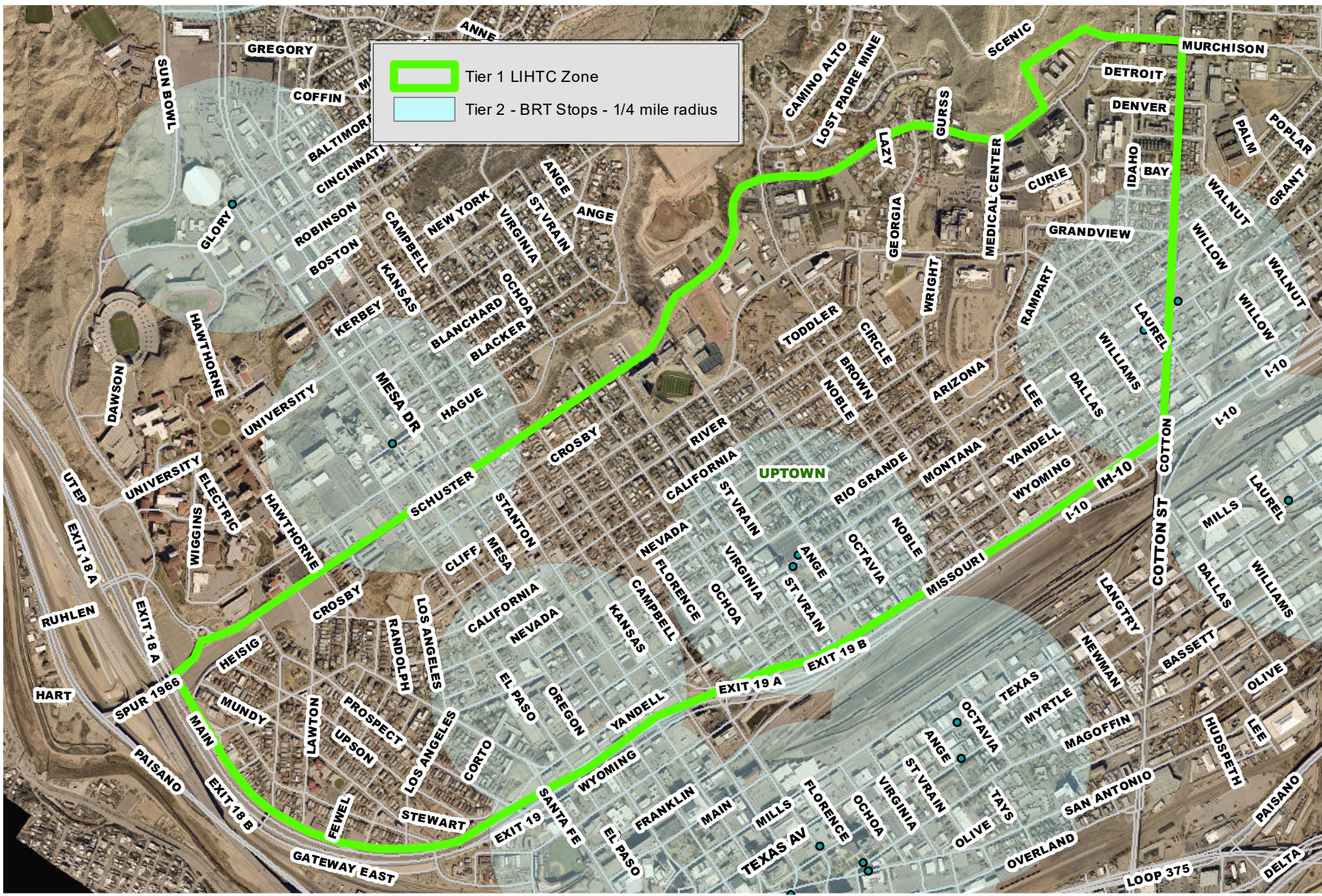
TOTAL POSSIBLE POINTS 100



 Tier 1 LIHTC Zone

 Tier 2 - BRT Stops - 1/4 mile radius





Tier 1 LIHTC Zone

Tier 2 - BRT Stops - 1/4 mile radius

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

I, the undersigned Secretary to the Governing Board (the "Board"), respectively, of the Texas Department of Housing and Community Affairs (the "Department") do hereby make and execute this Certificate for the benefit of all persons interested in the validity of all actions and proceedings of the Department. I do hereby certify as follows:

1. I am the duly chosen, qualified and acting Secretary to the Board, respectively, and in such capacities, I am familiar with the matters contained in this Certificate, and I am authorized to make, execute and deliver this Certificate.

2. The Board convened in a special meeting on the 8th day of October, 2020 by video conference pursuant to the March 16, 2020 action by the Governor of the State of Texas under Section 418.016 of the Texas Government Code (the "Governor's Action") suspending certain provisions of the Texas Open Meetings Act, and the roll was called of the duly constituted officers and members of the Board, to wit:

Vacant	Chair and Member
Leslie Bingham	Vice Chair and Member
Paul Braden	Member
Leo Vasquez	Member
Vacant	Member
Sharon Thomason	Member
James B. "Beau" Eccles	Secretary to the Board

and all of the foregoing persons were present constituting a quorum.

Whereupon, among other business, the following was transacted at the meeting: a written

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS OR NOTES WITH RESPECT TO RESIDENTIAL RENTAL DEVELOPMENTS; AUTHORIZING THE FILING OF ONE OR MORE APPLICATIONS FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND AUTHORIZING OTHER ACTION RELATED THERETO

was introduced for the consideration of the Board. It was then duly moved and seconded that this Resolution be adopted and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried by vote of 4 ayes, 0 nays, and 0 abstentions.

3. The attached and following is a true, correct and complete copy of such Resolution; that the original of the Resolution is on file in the official records of the Department; and that the Resolution is in full force and effect.

4. The Resolution was considered and adopted at a meeting of the Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with §2306.032 of the Texas Government Code, and the Governor's Action, regarding meetings of the Board.

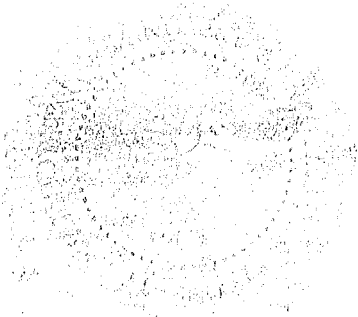
(Signature Page Follows)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Department
this 8th day of October, 2020.



James B. "Beau" Eccles, Secretary
Governing Board

(SEAL)



RESOLUTION NO. 21-003

RESOLUTION DECLARING INTENT TO ISSUE MULTIFAMILY REVENUE BONDS OR NOTES WITH RESPECT TO RESIDENTIAL RENTAL DEVELOPMENTS; AUTHORIZING THE FILING OF ONE OR MORE APPLICATIONS FOR ALLOCATION OF PRIVATE ACTIVITY BONDS WITH THE TEXAS BOND REVIEW BOARD; AND AUTHORIZING OTHER ACTION RELATED THERETO

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended, (the "Act") for the purpose, among others, of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for persons and families of low, very low and extremely low income and families of moderate income (all as defined in the Act); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by persons and families of low, very low and extremely low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds or notes for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds or notes; and (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multifamily residential rental development loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds or notes; and

WHEREAS, it is proposed that the Department issue its revenue bonds or notes in one or more series for the purpose of providing financing for the multifamily residential rental developments (the "Developments") more fully described in Exhibit A attached hereto. The ownership of the Developments as more fully described in Exhibit A will consist of the applicable ownership entity and its principals or a related person (the "Owners") within the meaning of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Owners have made not more than 60 days prior to the date hereof, payments with respect to the acquisition, construction, reconstruction or renovation of the Developments and expect to make additional payments in the future and desire that they be reimbursed for such payments and other costs associated with the Developments from the proceeds of tax-exempt and taxable, as applicable, obligations to be issued by the Department subsequent to the date hereof; and

WHEREAS, the Owners have indicated their willingness to enter into contractual arrangements with the Department providing assurance satisfactory to the Department that the requirements of the Act and the Department will be satisfied and that the Developments will satisfy State law, Section 142(d) and other applicable Sections of the Code and Treasury Regulations; and

WHEREAS, the Department desires to reimburse the Owners for some or all of the costs associated with the Developments listed on Exhibit A attached hereto, but solely from and to the extent, if any, of the proceeds of tax-exempt and taxable, as applicable, obligations to be issued in one or more series to be issued subsequent to the date hereof; and

WHEREAS, at the request of the Owners, the Department reasonably expects to incur debt in the form of tax-exempt and taxable, as applicable, obligations for purposes of paying the costs of the Developments described on Exhibit A attached hereto; and

WHEREAS, in connection with the proposed issuance of the Bonds (defined below), the Department, as issuer of the Bonds, is required to submit for the Developments one or more Applications for Allocation of Private Activity Bonds or Applications for Carryforward for Private Activity Bonds (the "Application") with the Texas Bond Review Board (the "Bond Review Board") with respect to the tax-exempt Bonds to qualify for the Bond Review Board's Allocation Program in connection with the Bond Review Board's authority to administer the allocation of the authority of the State to issue private activity bonds; and

WHEREAS, the Governing Board of the Department (the "Board") has determined to declare its intent to issue its multifamily revenue bonds or notes for the purpose of providing funds to the Owners to finance the Developments on the terms and conditions hereinafter set forth; NOW, THEREFORE,

BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

ARTICLE 1

OFFICIAL INTENT; APPROVAL OF CERTAIN ACTIONS

Section 1.1. Authorization of Issue. The Department declares its intent to issue its Multifamily Housing Revenue Bonds or Notes (the "Bonds") in one or more series and in amounts estimated to be sufficient to (a) fund a loan or loans to the Owners to provide financing for the respective Developments in an aggregate principal amount not to exceed those amounts, corresponding to the Developments, set forth in Exhibit A; (b) fund a reserve fund with respect to the Bonds if needed; and (c) pay certain costs incurred in connection with the issuance of the Bonds. Such Bonds will be issued as qualified residential rental development bonds. Final approval of the Department to issue the Bonds shall be subject to: (i) the review by the Department's credit underwriters for financial feasibility; (ii) review by the Department's staff

and legal counsel of compliance with federal income tax regulations and State law requirements regarding tenancy in the respective Development; (iii) approval by the Bond Review Board, if required; (iv) approval by the Attorney General of the State of Texas (the "Attorney General"); (v) satisfaction of the Board that the respective Development meets the Department's public policy criteria; and (vi) the ability of the Department to issue such Bonds in compliance with all federal and State laws applicable to the issuance of such Bonds.

Section 1.2. Terms of Bonds. The proposed Bonds shall be issuable only as fully registered bonds or notes in authorized denominations to be determined by the Department; shall bear interest at a rate or rates to be determined by the Department; shall mature at a time to be determined by the Department but in no event later than 40 years after the date of issuance; and shall be subject to prior redemption upon such terms and conditions as may be determined by the Department.

Section 1.3. Reimbursement. The Department reasonably expects to reimburse the Owners for all or a portion of the costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition of real property and construction, reconstruction or renovation, as applicable, of its Development and listed on Exhibit A attached hereto ("Costs of the Developments") from the proceeds of the Bonds, in an amount which is reasonably estimated to be sufficient: (a) to fund a loan to provide financing for the acquisition and construction or rehabilitation and equipping of its Development, including reimbursing the applicable Owner for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof in connection with the acquisition and construction or rehabilitation of the Developments; (b) to fund certain reserves that may be required for the benefit of the holders of the Bonds; and (c) to pay certain costs incurred in connection with the issuance of the Bonds.

Section 1.4. Principal Amount. Based on representations of the Owners, the Department reasonably expects that the maximum aggregate principal amount of debt issued to reimburse the Owners for the Costs of the Developments will not exceed the amount set forth in Exhibit A which corresponds to the applicable Development.

Section 1.5. Limited Obligations. The Owners may commence with the acquisition and construction or rehabilitation of the Developments, which Developments will be in furtherance of the public purposes of the Department as aforesaid. On or prior to the issuance of the Bonds, each Owner will enter into a loan agreement, on terms agreed to by the parties, on an installment payment basis with the Department under which the Department will make a loan to the applicable Owner for the purpose of reimbursing the Owner for the Costs of the Development and the Owner will make installment payments sufficient to pay the principal of and any premium and interest on the applicable Bonds. The proposed Bonds shall be special, limited obligations of the Department payable solely by the Department from or in connection with its loan or loans to the Owner to provide financing for its Development, and from such other revenues, receipts and resources of the Department as may be expressly pledged by the Department to secure the payment of the Bonds.

Section 1.6. The Developments. Substantially all of the proceeds of the Bonds shall be used to finance the Developments, which are to be occupied entirely by Eligible Tenants, as determined by the Department, and which are to be occupied partially by persons and families of low income such that the requirements of Section 142(d) of the Code are met for the period required by the Code.

Section 1.7. Payment of Bonds. The payment of the principal of and any premium and interest on the Bonds shall be made solely from moneys realized from the loan of the proceeds of the Bonds to reimburse the Owners for costs of its Development.

Section 1.8. Costs of Developments. The Costs of the Developments may include any cost of acquiring, constructing, rehabilitating, or reconstructing, as applicable, improving, equipping, installing and expanding the Developments. Without limiting the generality of the foregoing, the Costs of the Developments shall specifically include the cost of the acquisition of all land, rights-of-way, property rights, easements and interests, the cost of all machinery and equipment, financing charges, inventory, raw materials and other supplies, research and development costs, interest prior to and during construction and for one year after completion of construction whether or not capitalized, necessary reserve funds, the cost of estimates and of engineering and legal services, plans, specifications, surveys, estimates of cost and of revenue, other expenses necessary or incident to determining the feasibility and practicability of acquiring, constructing, reconstructing, improving and expanding the Developments, administrative expenses and such other expenses as may be necessary or incident to the acquisition, construction, reconstruction, improvement and expansion of the Developments, the placing of the Developments in operation and that satisfy the Code and the Act. The Owners shall be responsible for and pay any costs of its Development incurred by it prior to issuance of the Bonds and will pay all costs of its Development which are not or cannot be paid or reimbursed from the proceeds of the Bonds.

Section 1.9. No Commitment to Issue Bonds. Neither the Owners nor any other party is entitled to rely on this Resolution as a commitment to issue the Bonds and to loan funds, and the Department reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Department shall not be subject to any liability or damages of any nature. Neither the Owners nor any one claiming by, through or under the Owners shall have any claim against the Department whatsoever as a result of any decision by the Department not to issue the Bonds.

Section 1.10. Conditions Precedent. The issuance of the Bonds following final approval by the Board shall be further subject to, among other things: (a) the execution by the Owners and the Department of contractual arrangements, on terms agreed to by the parties, providing assurance satisfactory to the Department that all requirements of the Act will be satisfied and that the Development will satisfy the requirements of Section 142(d) of the Code (except for portions to be financed with taxable bonds or notes); (b) the receipt of an opinion from Bracewell LLP or other nationally recognized bond counsel acceptable to the Department ("Bond Counsel"), substantially to the effect that the interest on the tax-exempt Bonds is excludable

from gross income for federal income tax purposes under existing law; and (c) receipt of the approval of the Bond Review Board, if required, and the Attorney General.

Section 1.11. Authorization to Proceed. The Board hereby authorizes staff, Bond Counsel and other consultants to proceed with preparation of the Developments' necessary review and legal documentation for the filing of one or more Applications and the issuance of the Bonds, subject to satisfaction of the conditions specified in this Resolution. The Board further authorizes staff, Bond Counsel and other consultants to re-submit an Application that was withdrawn by an Owner.

Section 1.12. Related Persons. The Department acknowledges that financing of all or any part of the Developments may be undertaken by any company or partnership that is a "related person" to the respective Owner within the meaning of the Code and applicable regulations promulgated pursuant thereto, including any entity controlled by or affiliated with the Owners.

Section 1.13. Declaration of Official Intent. This Resolution constitutes the Department's official intent for expenditures on Costs of the Developments which will be reimbursed out of the issuance of the Bonds within the meaning of Sections 1.142-4(b) and 1.150-2, Title 26, Code of Federal Regulations, as amended, and applicable rulings of the Internal Revenue Service thereunder, to the end that the Bonds issued to reimburse Costs of the Developments may qualify for the exemption provisions of Section 142 of the Code, and that the interest on the Bonds (except for any taxable Bonds) will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 1.14. Execution and Delivery of Documents. The Authorized Representatives named in this Resolution are each hereby authorized to execute and deliver all Applications, certificates, documents, instruments, letters, notices, written requests and other papers, whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution.

Section 1.15. Authorized Representatives. The following persons are hereby named as authorized representatives of the Department for purposes of executing, attesting, affixing the Department's seal to, and delivering the documents and instruments and taking the other actions referred to in this Article 1: the Chair or Vice Chair of the Board, the Executive Director of the Department, the Director of Administration of the Department, the Director of Bond Finance and Chief Investment Officer of the Department, the Director of Multifamily Bonds, the Director of Texas Homeownership of the Department and the Secretary or any Assistant Secretary to the Board. Such persons are referred to herein collectively as the "Authorized Representatives." Any one of the Authorized Representatives is authorized to act individually as set forth in this Resolution.

ARTICLE 2

CERTAIN FINDINGS AND DETERMINATIONS

Section 2.1. Certain Findings Regarding Developments and Owners. The Board finds that:

- (a) the Developments are necessary to provide decent, safe and sanitary housing at rentals that individuals or families of low and very low income and families of moderate income can afford;
- (b) the Owners will supply, in their Development, well-planned and well-designed housing for individuals or families of low and very low income and families of moderate income;
- (c) the Owners are financially responsible;
- (d) the financing of the Developments is a public purpose and will provide a public benefit; and
- (e) the Developments will be undertaken within the authority granted by the Act to the Department and the Owners.

Section 2.2. No Indebtedness of Certain Entities. The Board hereby finds, determines, recites and declares that the Bonds shall not constitute an indebtedness, liability, general, special or moral obligation or pledge or loan of the faith or credit or taxing power of the State, the Department or any other political subdivision or municipal or political corporation or governmental unit, nor shall the Bonds ever be deemed to be an obligation or agreement of any officer, director, agent or employee of the Department in his or her individual capacity, and none of such persons shall be subject to any personal liability by reason of the issuance of the Bonds. The Bonds will be a special limited obligation of the Department payable solely from amounts pledged for that purpose under the financing documents.

Section 2.3. Certain Findings with Respect to the Bonds. The Board hereby finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Developments will promote the public purposes set forth in the Act, including, without limitation, assisting persons and families of low and very low income and families of moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

ARTICLE 3

GENERAL PROVISIONS

Section 3.1. Books and Records. The Board hereby directs this Resolution to be made a part of the Department's books and records that are available for inspection by the general public.

Section 3.2. Notice of Meeting. This Resolution was considered and adopted at a meeting of the Governing Board that was noticed, convened, and conducted in full compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and with Section 2306.032 of the Texas Government Code, and the March 16, 2020 action by the Governor of the State of Texas under Section 418.016, Texas Government Code, suspending certain provisions of the Texas Open Meetings Act regarding meetings of the Governing Board.

Section 3.3. Effective Date. This Resolution shall be in full force and effect from and upon its adoption.

PASSED AND APPROVED this 8th day of October, 2020.

EXHIBIT "A"

Descriptions of the Owners and the Developments

Project Name	Owner	Principals	Amount Not to Exceed
Caroline Lofts	Caroline Lofts, LP, a Texas limited partnership	General Partner/Member: Caroline Lofts Advisors, LLC, a Texas limited liability company	\$20,000,000
Costs: Acquisition/construction of a 119-unit affordable, multifamily housing development to be known as Caroline Lofts, located on 2403 Caroline Street, Houston, Harris County, Texas 77004			

Project Name	Owner	Principals	Amount Not to Exceed
Corona Del Valle Apartments	CDV 34, LLC, a Texas limited liability company	General Partner/Member: CLJR CDV 34 MM, LLC, a Texas limited liability company	\$8,500,000
Costs: Acquisition/rehabilitation of a 101-unit affordable, multifamily housing development to be known as Corona Del Valle Apartments, located on 5453 Ridge Street, El Paso, El Paso County, Texas 79932			



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

Greg Abbott
GOVERNOR

BOARD MEMBERS

Vacant, *Chair*
Leslie Bingham, *Vice Chair*
Paul A. Braden, Member
Sharon Thomason, Member
Leo Vasquez, Member

September 4, 2020

Writer's direct dial: 512-475-1676
Email: marni.holloway@tdhca.state.tx.us

Mr. Christian Szymczak
4234 Parva Avenue
Los Angeles, California 90027

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2020 QUALIFIED ALLOCATION PLAN

Dear Mr. Szymczak:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §11.204(6) of the 2020 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §11.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of



experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

Marni Holloway
Director of Multifamily Finance

EBH

Attachment 2B – Written Narrative – Corona Del Valle Apts. – 5453 Ridge St.

Corona Del Valle is an existing, 100-unit family housing tax credit project originally constructed in 1996. The project is currently restricted by a TDHCA LURA which limits 100% of the units to tenants earning 60% of AMI or below. The project is currently under contract for sale to the proposed owner, CDV 34 LLC.

Proposed owner has applied to TDHCA for 4% HTC and bonds. The project has been issued an Inducement Resolution for multifamily revenue bonds by TDHCA, which is attached. The project is a “Priority 1a” bond project, representing the highest priority by TDHCA for the issuance of bonds. The project has been deemed the highest priority by TDHCA by virtue of the proposed owner’s commitment to restrict 50% of the project units to families earning 50% of AMI or lower. 100% of the units will remain restricted to families earning 60% AMI or lower.

CDV 34, LLC (proposed owner), has committed to rehabilitate the project with a construction budget of over \$60,000 per unit. The rehab will consist of significant interior and exterior improvements, as well as the addition of many on-site amenities.

Value Statement #2 – Social Services

A full-time supportive services coordinator will be hired by provider Cornucopia Services to provide services through the tax credit compliance period and beyond. A summary of the services will be as follows:

- I. Service Coordinator (Position Description Included; 20 hours per week)
 - Provide residents with information about available services in the community
 - Assist residents in accessing services through referral and advocacy
 - Organize community-building and/or other enrichment activities for seniors (bingo, holiday events, birthday parties, craft classes, etc.)

- II. Basic Very Low-Income Household Support Services
 - Helping residents obtain needed services such as In-Home Support, food stamps and other food programs.
 - Assistance with signing up for utility discounts, tax rebates, and other forms of financial assistance.

- III. Adult/Senior Education, Health and Wellness or Skill Building Classes
 - Educational seminars on File of Life, healthy cooking and diet, fire safety, healthcare fraud, hoarding, food waste, elder abuse, etc.
 - Computer and ESL classes
 - Exercise classes, line dance, ping pong, etc.

IV. Assistance in Living Activities:

- Assistance with daily living activities such as interpretation of documents, information and referral services to local agencies, and community services on an individual basis.
- Personal services such as interfacing with medical personnel, banks, utility companies, etc.
- Acting as a personal confidant for many residents who are lonely, sad, or neglected by relatives.

V. Adult/Youth Education, Health and Wellness or Skill Building Classes -offered on a regular basis and no less than 84 hours per year.

Examples include:

- Pre-Employment Workshop
- Afterschool Programs
- Educational Presentations
- Computer Classes

VI. After School Program

- Cornucopia Services will provide a staff person to assist residents in an after-school program combining homework help, tutoring and enrichment activities. Cornucopia works to provide our kids the individual attention they may not get in a classroom.

Value Statement #3 – Residents given an opportunity for inclusiveness and access to public services

- a. No physical barriers - The project is located in El Paso's Roberts district, just west of the I-10 freeway. Residents have easy access to neighboring grocery stores, restaurants, shops and schools. A map has been included that shows the location of various amenities that surround the project.
- b. Gathering points - The project is a 9 minute drive from Westside Community Park, as shown on the attached map.
- c. Unit Mix - All units in the project will have income levels set at 60% AMI or below. 50% of the project units will be set at 50% AMI or below.

Value Statement #4 – Local Presence and long-term accountability in El Paso

- a. Proposed owner has over 10 years experience developing and owning affordable housing projects. Since 2015, proposed owner has rehabilitated 332 low-income units in the State of Texas utilizing 4% and 9% HTC from TDHCA. A current TDHCA experience certificate for the proposed owner has been attached. A schedule of projects owned / developed is also attached.

- b. Staff presence – Proposed owner is located out of state and does not have staff presence in El Paso
- c. El Paso Experience – This will be the first affordable housing development in El Paso undertaken by the proposed owner.
- d. Affordability Period – Proposed owner commits to sign a 35 year TDHCA LURA restricting the income levels of 100% of the units to 60% of AMI or below.

Value Statement #5 – Smart Growth Initiative –

The development is not located in either Tier 1 or Tier 2 LIHTC zones.

See attachments to narrative on the following pages

MAP OF AMENITIES SURROUNDING CORONA DEL VALLE APTS.

Corona Del Valle Apts.

5453 Ridge St, El Paso, TX 79932

half mile Radius



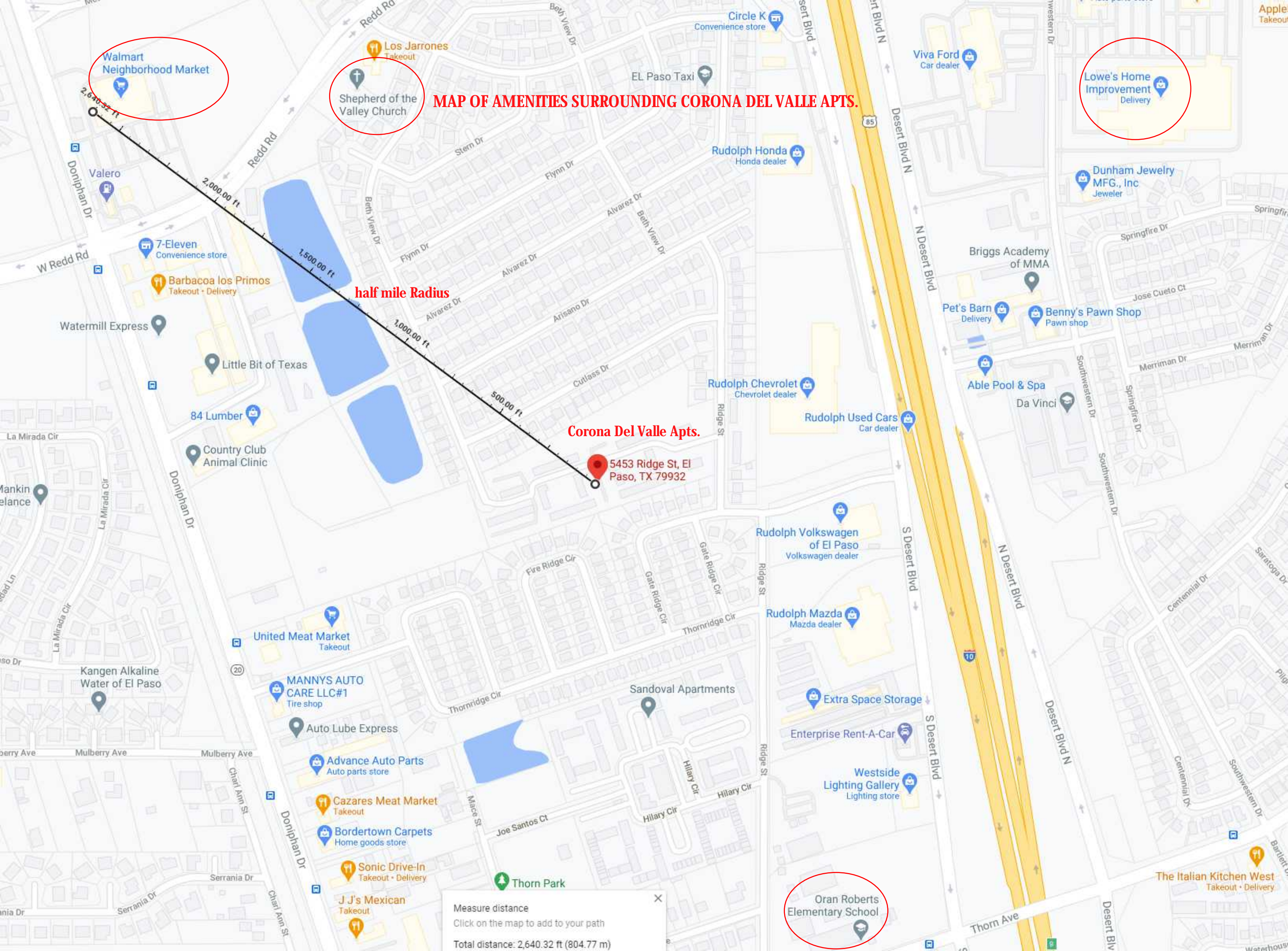
Walmart Neighborhood Market

Shepherd of the Valley Church

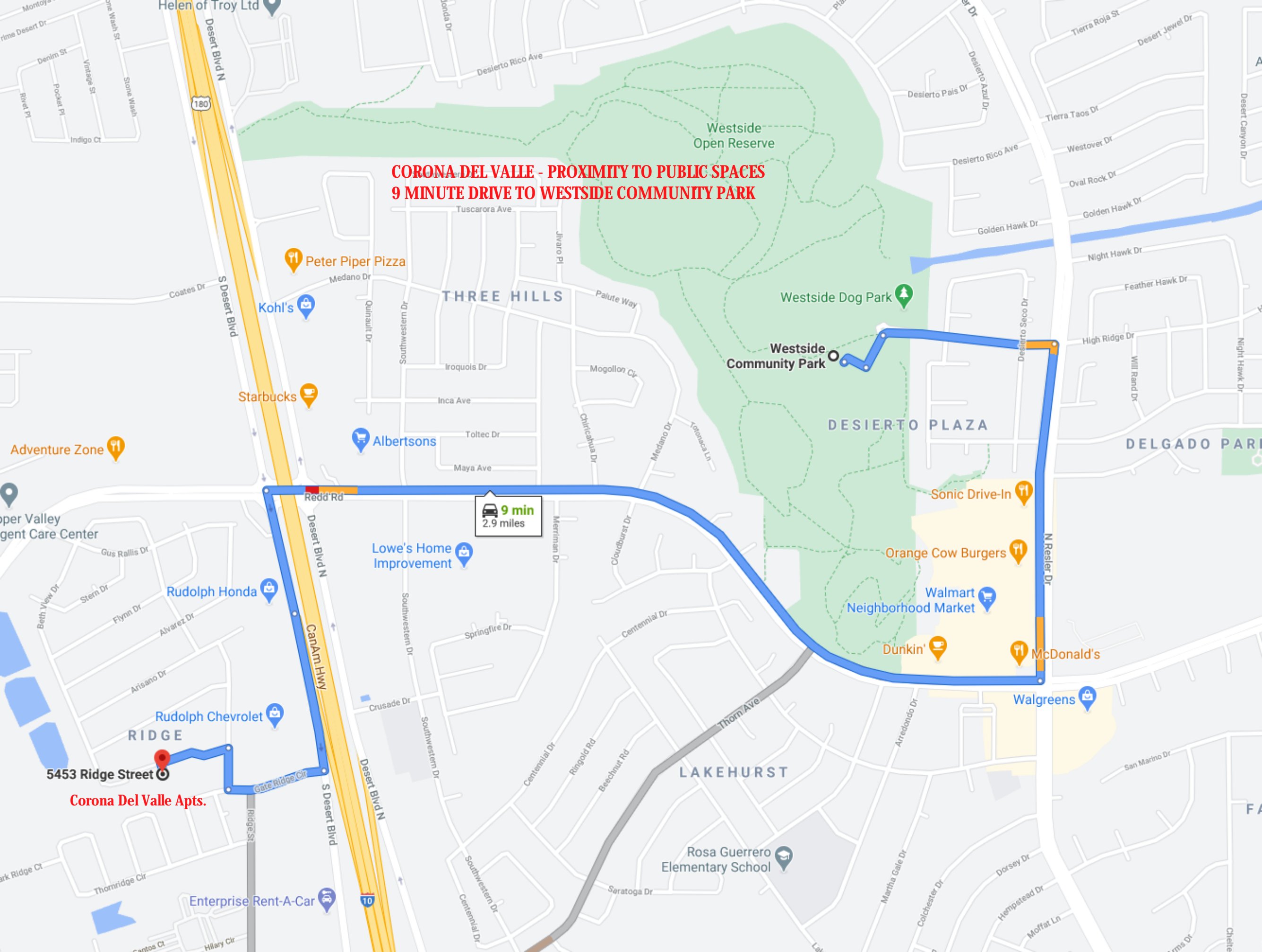
Lowe's Home Improvement Delivery

Oran Roberts Elementary School

Measure distance
Click on the map to add to your path
Total distance: 2,640.32 ft (804.77 m)



**CORONA DEL VALLE - PROXIMITY TO PUBLIC SPACES
9 MINUTE DRIVE TO WESTSIDE COMMUNITY PARK**



5453 Ridge Street
Corona Del Valle Apts.

9 min
2.9 miles

- Peter Piper Pizza
- Kohl's
- Starbucks
- Adventure Zone

- Rudolph Honda
- Rudolph Chevrolet

- Albertsons
- Lowe's Home Improvement

- Westside Community Park
- Westside Dog Park
- Westside Open Reserve
- Sonic Drive-In
- Orange Cow Burgers
- Walmart Neighborhood Market
- Dunkin'
- McDonald's
- Walgreens

Proposed Owner - Schedule of Real Estate Owned

Real Estate Owned Schedule

Property Review Worksheet

Developer Name OR Principal:

Christian Szymczak

Information current as of:

12/31/2019

Year To Date

Most recent audit

#	Property Name	Property Address	City	State	Status	# Units	Project Role	Project Type	GP Ownership	Szymczak Ownership in GP	Tenancy	Year To Date		Most recent audit				Loan				Pending Litigation
												Current Occupancy	NOI	Debt Service	Net Cash Flow	DCR	Loan Amount	Maturity	Borrower value	FHA?		
1	Banning	1100 North Banning Blvd.	Wilmington	CA	Stabilized	90	GP	LIHTC/GS	80.00%	10.00%	Senior	100%	\$959,487	\$596,279	\$363,208	1.61	\$11,488,652	2043	\$19,189,740	Y	No	
2	Belage Manor	1660 West Broadway	Anaheim	CA	Stabilized	180	GP	LIHTC	80.00%	5.00%	Senior	95%	\$1,730,230	\$1,305,667	\$424,563	1.33	\$18,773,919	2024	\$34,604,600	Y	No	
3	Brookhollow	612 Travis St.	Kerrville	TX	Stabilized	48	Manager	LIHTC/GS	90.00%	42.50%	Family	95%	\$136,307	\$131,975	\$4,332	1.03	\$2,700,571	2058	\$2,726,140	Y	No	
4	Cheyenne Village	147 Cheyenne Ave.	San Antonio	TX	Stabilized	60	Manager	LIHTC/GS	90.00%	37.50%	Family	95%	\$293,234	\$260,957	\$32,277	1.12	\$5,110,136	2057	\$5,864,680	Y	No	
5	Chisolm Trace	10503 Huebner Rd.	San Antonio	TX	Stabilized	126	Manager	LIHTC/GS	90.00%	37.50%	Family	95%	\$776,877	\$616,829	\$160,048	1.26	\$12,078,944	2057	\$15,537,540	Y	No	
6	Cienega Gardens	1211 Lyman Avenue	Covina	CA	Stabilized	180	GP	LIHTC/GS	80.00%	18.90%	Family	99%	\$2,398,361	\$2,035,267	\$363,094	1.18	\$33,361,245	2034	\$47,967,220	Y	No	
7	Columbus Square	8561 Columbus Avenue	Los Angeles	CA	Stabilized	64	GP	LIHTC/GS	80.00%	5.00%	Senior	100%	\$436,073	\$309,851	\$126,222	1.41	\$7,330,413	2043	\$8,721,460	Y	No	
8	Crosby Plaza	6616 FM 2100	Crosby	TX	Construction	86	Manager	LIHTC/GS	90.00%	65.00%	Family	80%	\$598,660	\$520,532	\$78,128	1.15	\$9,775,000	2059	\$11,973,200	Y	No	
9	Jackson Hills	300 New York Ranch Road	Jackson	CA	Stabilized	86	GP	LIHTC/GS	80.00%	10.00%	Senior	96%	\$383,890	\$335,935	\$47,955	1.14	\$6,910,062	2051	\$7,677,800	Y	No	
10	LA PRO I	Scattered Site	Los Angeles	CA	Stabilized	124	GP	LIHTC/GS	80.00%	15.00%	Family	100%	\$935,653	\$615,374	\$320,279	1.52	\$12,492,355	2051	\$18,713,060	Y	No	
11	LA PRO II	Scattered Site	Los Angeles	CA	Stabilized	123	GP	LIHTC/GS	80.00%	15.00%	Family	98%	\$1,088,112	\$627,325	\$460,787	1.73	\$11,380,937	2049	\$21,762,240	Y	No	
12	Lake Merritt	1417 First Avenue	Oakland	CA	Stabilized	55	GP	LIHTC/GS	80.00%	19.50%	Senior	100%	\$1,173,072	\$929,890	\$243,182	1.26	\$16,133,761	2033	\$23,461,440	Y	No	
13	Norwalk Christian Towers	14141 Clarkdale Avenue	Norwalk	CA	Stabilized	180	GP	LIHTC/GS	80.00%	10.00%	Senior	100%	\$1,909,597	\$813,859	\$1,095,738	2.35	\$11,612,353	2053	\$38,191,940	Y	No	
14	Panorama View	9222 Van Nuys Blvd.	Panorama City	CA	Stabilized	87	GP	LIHTC/GS	80.00%	5.00%	Senior	100%	\$927,560	\$452,411	\$475,149	2.05	\$7,958,063	2037	\$18,551,200	Y	No	
15	Pioneer Village	600 Fairfax Road	Bakersfield	CA	Stabilized	85	GP	LIHTC/GS	80.00%	15.00%	Family	99%	\$449,303	\$300,850	\$148,453	1.49	\$4,468,983	2052	\$8,986,060	Y	No	
16	St. Andrews	1511 South St. Andrews Place	Los Angeles	CA	Stabilized	45	GP	LIHTC/GS	80.00%	5.00%	Family	98%	\$421,952	\$273,176	\$148,776	1.54	\$2,773,638	2037	\$8,439,040	Y	No	
17	Two Worlds	Scattered Site	Los Angeles	CA	Stabilized	98	GP	LIHTC/GS	80.00%	5.00%	Family	100%	\$762,406	\$361,143	\$401,263	2.11	\$6,479,765	2024	\$15,248,120	Y	No	
18	Wadsworth Park	Scattered Site	Los Angeles	CA	Stabilized	21	GP	LIHTC/GS	80.00%	15.00%	Family	100%	\$197,253	\$120,137	\$77,116	1.64	\$1,776,490	2052	\$3,945,060	Y	No	
Total / Average						1,738						97.30%	\$15,578,027	\$10,607,457	\$4,970,570	1.47	\$182,605,287		\$311,560,540			

Insert Additional Rows as Needed

Additional Questions:

1 Have you received any notices of default from any equity or debt providers? Please check "yes" or "no."
If "yes," please explain:

No

2 Have you ever received an 8823? No
If "yes," please explain:

Corona Del Valley Project

Z 20.01.016

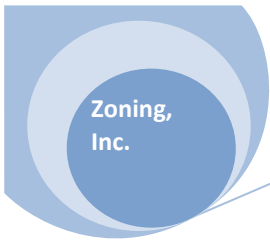
Zoning Report

Prepared for OREC Structured Finance Co., LLC

March 30, 2020

Site Address: 5453 Ridge Street, El Paso, TX





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ORDINANCES 78

CERTIFICATE OF OCCUPANCY 90

EXECUTIVE SUMMARY

Site Name: Corona Del Valle Apartments
Address: 5453 Ridge Street
City: El Paso
State: Texas
County: El Paso
Jurisdiction: City of El Paso
Current Use: Apartments

The current zoning district for the subject property is A-2/SC, Apartment District/special contract and R-4, Residential District¹. Per David Samaniego, Planner for the City of El Paso, for split-zoned parcels, the more restrictive zoning district governs. In this case, R-4 is the more restrictive district; therefore, the R-4 restrictions technically govern the entire parcel.²

Apartments (5 or more units) are not permitted in the R-4 District³. Per David Samaniego, Planner for the City of El Paso, the existing use of multifamily closely resembles "Apartment (five or more units)". While apartments are a permitted use in the A-2 zoning district, the more restrictive R-4 zoning district does not permit the use of Apartments. Mr. Samaniego recommends contacting the Zoning Division to inquire on correcting the split-zoned parcel and legalizing the existing use. The property owner can pursue a Legal Non-Conforming for the use of an apartment complex. The City will require documentation that they were legally permitted to have an apartment complex (i.e. building permits or certificate of occupancy).⁴

No zoning, building or fire code violations and no variances or special/conditional use permits have been disclosed. There are special contracts imposed on the subject property. Please see attached Ordinances No. 8173, 6410, and 4765.⁵

Per David Samaniego, Planner for the City of El Paso, for split-zoned parcels, the more restrictive zoning district governs. In this instance, R-4 is the more restrictive district; therefore, the R-4 restrictions technically govern the entire parcel.⁶ Upon comparing current applicable R-4 zoning code requirements⁷ to existing property conditions as noted on the survey⁸, no nonconformities were disclosed or no applicable requirements were noted with respect to building setbacks, height, lot area, lot width, lot depth or parking; however, R-4 requirements apply to permitted uses in the R-4 District and apartments (5 or more units) are not permitted in the R-4 District. Per David Samaniego, Planner for the City of El Paso, the property owner can pursue a Legal Non-Conforming for the use of an apartment complex. The City will require documentation that they were legally permitted to have an apartment complex (i.e. building permits or certificate of occupancy).⁹

The City of El Paso advised Certificates of Occupancy for the subject property could not be located in records. If the owner has copies, the City requested that copies be provided to the City for their records. If the owner is unable to locate copies, the owners will need to apply for a new Certificates of Occupancy and request an inspection.¹⁰

¹ Per David Samaniego, Planner/City of El Paso, see attached letter dated 2/24/2020

² Per David Samaniego, Planner/City of El Paso, see attached emails dated 2/25/2020 & letter dated 2/24/2020

³ Per City of El Paso Code Section 20.08.010 and Appendix A

⁴ Per David Samaniego, Planner/City of El Paso, see attached emails dated 2/25/2020 & letter dated 2/24/2020

⁵ Per David Samaniego, Planner/City of El Paso, see attached letter dated 2/24/2020, information provided by Cynthia Macias, City of El Paso Office of the City Attorney on 3/2/2020 and a telephone conversation with the City of El Paso Office of the City Attorney on 3/10/2020

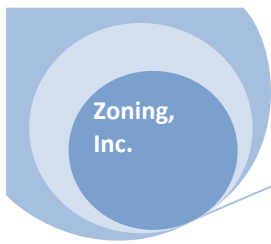
⁶ Per David Samaniego, Planner/City of El Paso, see attached emails dated 2/25/2020 & letter dated 2/24/2020

⁷ Per City of El Paso Code Sections 20.12.020, 20.14.050 and Appendix B and Appendix C

⁸ Survey by Guillermo Licon, RPLS TX Lic. No. 2998, dated 12/27/2019 (Preliminary/Draft)

⁹ Per David Samaniego, Planner/City of El Paso, see attached emails dated 2/25/2020

¹⁰ Per a telephone conversation with David Samaniego, Planner/City of El Paso on 3/11/2020



Property Information¹¹

Zoning District: A-2/sc, Apartment District/special contract and R-4 Residential District

Violation Information

Zoning Code Violations	None disclosed
Building Code Violations	None disclosed
Fire Code Violations	None disclosed

Zoning Relief

Variances	None disclosed
Special/Conditional Use Permit	None disclosed
Ordinances	Ord. No. 8173 (10/2/1984) rezoning/special contract Ord. No. 4765 (1972) annexation Ord. No. 6410 (12/19/1978) annexation Available documentation attached.

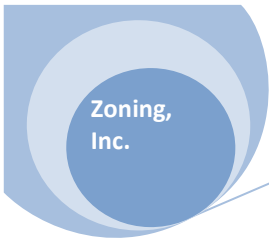
Adjacent Property Zoning ¹²



North	R-4, Residential District
South	A-2, Apartment District
East	C-3/SC, Commercial District/special contract
West	M-2, Heavy Manufacturing District

¹¹ Per David Samaniego, Planner/City of El Paso, see attached letter dated 2/24/2020, information provided by Cynthia Macias, City of El Paso Office of the City Attorney on 3/2/2020 and a telephone conversation with the City of El Paso Office of the City Attorney on 3/10/2020

¹² Per review of zoning map



Applicable A-2 Zoning Requirements¹³

Note: Per David Samaniego, Planner for the City of El Paso, for split-zoned parcels, the more restrictive zoning district governs. In this instance, R-4 is the more restrictive district; therefore, the R-4 restrictions technically govern the entire parcel.

Use

Current Use	Apartments (5 or more units) are not permitted in the R-4 District. Per David Samaniego, Planner for the City of El Paso, the property owner can pursue a Legal Non-Conforming for the use of an apartment complex. The City will require documentation that they were legally permitted to have an apartment complex (i.e. building permits or certificate of occupancy).
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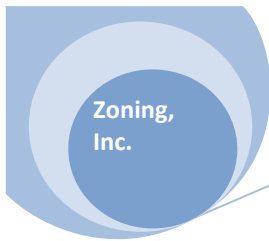
Setbacks

Required	
Front	10' except that a 20 ft. driveway must be provided
Side	5' (10' street side)
Rear	10'
Cumulative Front and Rear	45'
Existing	
Front	+20 ft.
Side	+5 ft. and +10 ft.
Rear	25 ft. minimum
Is property in conformance?	Yes; however, requirements apply to permitted uses in the R-4 District. Apartments (5 or more units) are not permitted in the R-4 District.

Height

Maximum building height	35' for Single Family, 2 Family 35' for other permitted uses, except if an additional setback of 2' for every 1' height in excess of 35' is provided.
Existing building height	23.71 ft. (maximum noted height)
Is property in conformance?	Yes; however, requirements apply to permitted uses in the R-4 District. Apartments (5 or more units) are not permitted in the R-4 District.

¹³ Per City of El Paso Code Sections 20.08.010, 20.12.020, 20.14.050, Appendix A, Appendix B and Appendix C



Lot Size

Minimum lot area	6,000 for Single Family
Minimum lot area/dwelling unit	7,000 for 2 Family
	No min. for other permitted uses
Existing lot area	9.91 acres per El Paso County CAD
Minimum average lot width	50' for Single Family
	70' for 2 Family
	No min. for other permitted uses
Existing lot width	316.39 ft.
Minimum lot depth	90' for Single Family, 2 Family
	No min. for other permitted uses
Existing lot depth	121.13 ft. and 1,000.84 ft.
Is property in conformance?	Yes; however, requirements apply to permitted uses in the R-4 District. Apartments (5 or more units) are not permitted in the R-4 District.

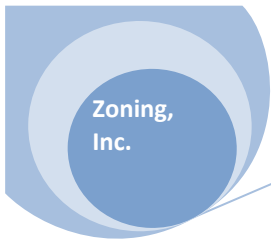
Vehicle Parking

Parking formula	2 per 2 or more bedroom apartment units
Required spaces	200 spaces (100 units)
Existing spaces	201 spaces
Is property in conformance?	Yes

Right to Rebuild Following Casualty (in the event of a nonconforming structure)¹⁴

“Destruction of Nonconforming Structure. The right to operate and maintain any nonconforming structure, except a single-family dwelling unit is not subject to this subsection and may reconstruct up to one hundred percent of the prior existing building footprint, shall terminate and shall cease to exist whenever the structure or any portion of the structure is damaged or destroyed from any cause whatsoever, except if caused by the intentional act of the owner or operator, if the destruction amounts to fifty percent or more of its fair market value as determined by the tax appraisal rolls, not including the value of the land, on the date of such damage or destruction. If the owner of a nonconforming use fails to begin reconstruction of the destroyed building, when permitted to do so by the terms of this section within one hundred twenty days of the date of destruction, the nonconforming building shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.”

¹⁴ Per City of El Paso Zoning Code Section 20.22.040.B.4



Resources

Municipality:

David Samaniego, Planner/City of El Paso Planning & Inspections Department (915) 212-1608
Cynthia Macias, Public Records Coordinator/City of El Paso Office of the City Attorney (915) 212-1111

Survey:

By Guillermo Licon, RPLS TX Lic. No. 2998, dated 12/27/2019 (Preliminary/Draft)

Zoning, Inc.

PO Box 2056

Blanchard, OK 73010

Phone (405)366-ZONE (9663)

Fax (877) 800-5594

www.zoningreport.com

This report was researched and produced by Michelle O'Brien, Zoning, Inc.
(405) 366-9663, mobrien@zoningreport.com

Zoning, Inc. obtained the information contained in this report from governmental sources and independent land surveyors. While we believe this information is accurate, we cannot guarantee its accuracy.

This summary is for the exclusive use of OREC Structured Finance Co., LLC and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the subject property, and their respective affiliates, designates, successors and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Zoning, Inc., without prior written consent.

ZONING LETTER



Planning and Inspections

MAYOR
Dee Margo

February 24, 2020

CITY COUNCIL

District 1
Peter Svarzbein

District 2
Alexandra Annello

District 3
Cassandra Hernandez

District 4
Dr. Sam Morgan

District 5
Isabel Salcido

District 6
Claudia L. Rodriguez

District 7
Henry Rivera

District 8
Cissy Lizarraga

CITY MANAGER
Tommy Gonzalez

Zoning Inc.
c/o Michelle O'Brien
PO Box 2056
Blanchard, OK 73010

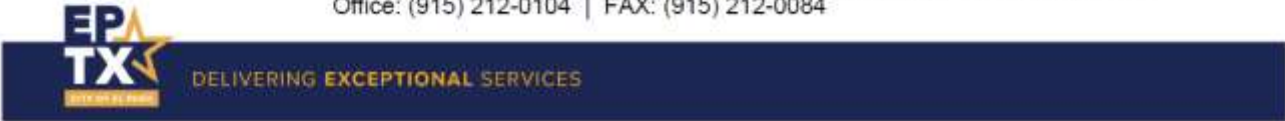
Re: 5453 Ridge St. – **REVISED**
Lot 1, Block 1, Corona Del Valle, City of El Paso, El Paso County, Texas

To Whom It May Concern,

In response to your zoning verification request concerning the referenced property, the following are our findings:

1. The property is zoned A-2/sc (Apartment/special contract) and R-4 (Residential). The purpose of the A-2 district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities. The purpose of the R-4 district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.
2. Please note the subject property is currently split-zoned: A-2/sc (Apartment/special contract) & R-4 (Residential). In instances of a split-zoned parcel, the more restrictive of the zoning districts shall govern. In this case, R-4 is the more restrictive.

Philip F. Etiwe, Director
Planning and Inspections Department | 801 Texas Ave. | El Paso, TX 79901
Office: (915) 212-0104 | FAX: (915) 212-0084





Planning and Inspections

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CITY MANAGER

Tommy Gonzalez

- 3. The existing use of multifamily closely resembles "Apartment (five or more units)". While apartments are a permitted use in the A-2 zoning district, the more restrictive R-4 zoning district **does not permit** the use of Apartments. We recommend contacting the Zoning division to inquire on correcting the split-zoned parcel and legalizing the existing use.
- 4. "Apartment building (five or more units)" is defined in Section 20.02.074 of the El Paso Municipal Code as a building or part of a building containing five or more attached dwelling units.
- 5. Please note there are special contracts, Ordinances No. 8173, 6410, & 4765, imposed on the subject property. Additional information can be found in the text of the document attached to this letter.
- 6. This letter does not constitute a building permit.
- 7. The El Paso Municipal Code, Title 20 – Zoning, is available online at www.municode.com. Please also refer to Appendices A, B, and C: the Tables of Permissible Uses, Density and Dimensional Standards, and Minimum Parking Requirements.
- 8. Please note that this letter is made pursuant to information made available to the zoning administrator by you and other sources. This letter is subject to change upon a finding that important information was omitted, misrepresented, or incorrect. A letter issued by the zoning administrator does not waive any requirements of the El Paso City Code. An applicant holding a zoning determination remains solely responsible for complying with the El Paso City Code.

If you have any questions regarding this letter, please call me at (915) 212-1608.

Sincerely,

David Samaniego
Planner

Enclosure: Zoning Map & Ordinances No. 8173, 6410, & 4765

Philip F. Etiwe, Director
Planning and Inspections Department | 801 Texas Ave. | El Paso, TX 79901
Office: (915) 212-0104 | FAX: (915) 212-0084



DELIVERING EXCEPTIONAL SERVICES

From: Samaniego, David C. [<mailto:SamaniegoDC@elpasotexas.gov>]
Sent: Tuesday, February 25, 2020 4:44 PM
To: Michelle O'Brien <mobrien@zoningreport.com>
Subject: RE: zoning verification letter: PZVE20-00019_5453 Ridge St.

Michelle,

Yes, the R-4 restrictions technically govern for the entire parcel. However, the property owner can pursue a Legal Non-Conforming for the use of an apartment complex. We will require documentation that they were legally permitted to have an apartment complex (i.e. building permits or certificate of occupancy).

Please let me know if you have any questions.

David Samaniego

Planner
Planning & Inspections | City of El Paso
801 Texas Avenue
El Paso, TX 79901
915.212.1608

From: Samaniego, David C. [<mailto:SamaniegoDC@elpasotexas.gov>]
Sent: Monday, February 24, 2020 11:29 AM
To: Michelle O'Brien <mobrien@zoningreport.com>
Subject: RE: zoning verification letter: PZVE20-00019_5453 Ridge St.

Good morning Michelle,

You are correct, the property is split-zoned. I have attached a revised zoning verification letter, as well as district regulations (to include setbacks) for the two zoning districts that the subject property is located within: A-2 & R-4. In instances of a split-zoned parcel, the more restrictive zoning district governs. In this instance, R-4 is the more restrictive district. I apologize for the oversight on the original letter.

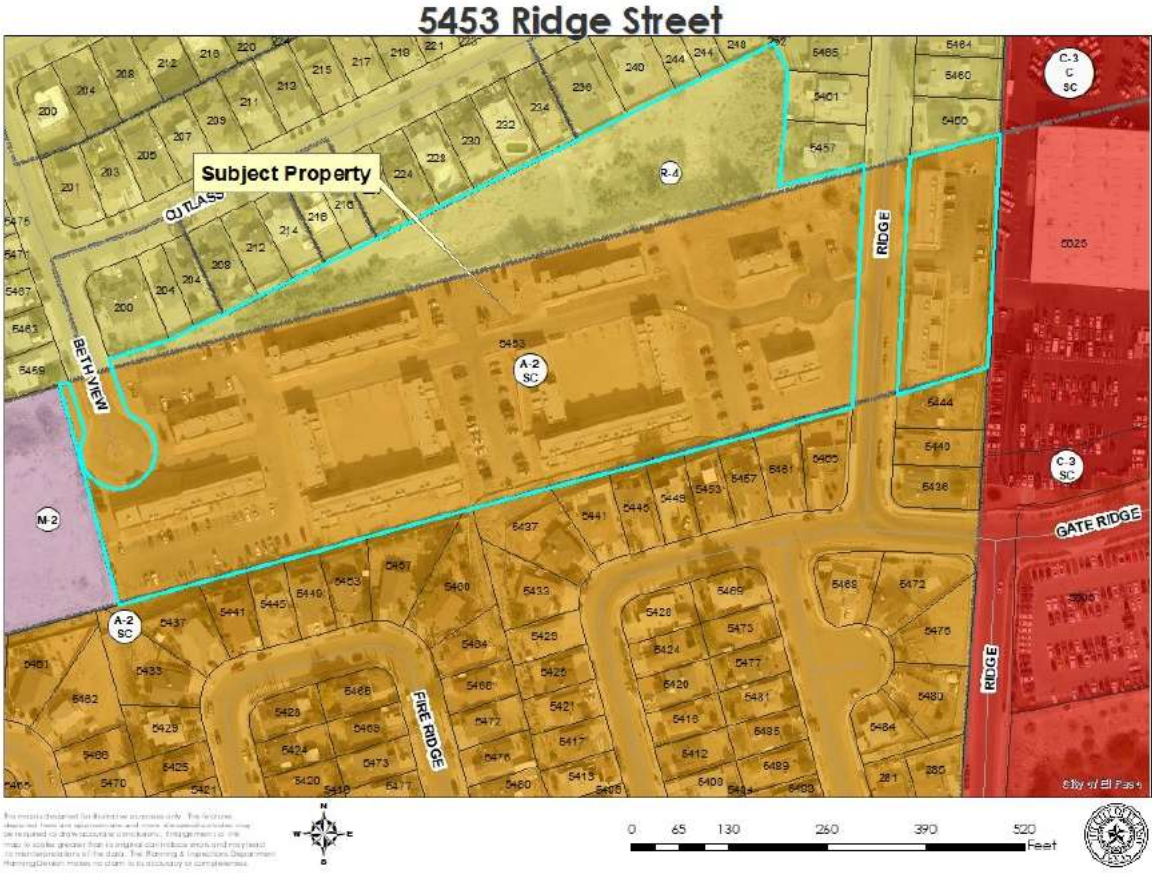
Please let me know if you have any questions.

Thank you,

David Samaniego

Planner
Planning & Inspections | City of El Paso
801 Texas Avenue
El Paso, TX 79901
915.212.1608

ZONING MAP



ZONING CODE

https://library.municode.com/tx/el_paso/codes/code_of_ordinances?nodeId=TIT20ZO

Chapter 20.08 - PERMISSIBLE USES

Sections:

20.08.010 - Uses permitted by district.

No land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted, which is arranged or designed or used for other than those uses specified as permitted uses in the zoning district in which it is located, according to the Table of Permissible Uses found in Appendix A, is adopted in its entirety, incorporated herein by reference, and in accordance with the provisions of this title.

(Ord. 16653 § 2 (part), 2007)

20.08.020 - Interpretative provisions.

- A. When used in connection with a particular use in the Table of Permissible Uses, the designations shall have the following connotations.
1. Permitted Use. A "P" in a cell shall indicate that a use is allowed by right in the respective zoning district, and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this title.
 2. Accessory Use. An "A" in a cell shall indicate that a use is allowed by right when it is incidental to a permitted use in the respective zoning district, and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this title.
 3. Special Permit Use. An "S" in a cell shall indicate that a use is only allowed by special permit with a detailed site plan approval in the respective zoning district obtained from the city council in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this title.
 4. Restricted Use. A "D" in a cell shall indicate that a use is allowed in a special purpose district, excluding the R-F Ranch and Farm District, following detailed site plan approval in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this title.
 5. Mixed Use. A "Z" in a cell shall indicate that a use is allowed in a mixed use district (RMU, GMU or IMU) as authorized by the city council with specific use limitations and development standards, following approval of a master zoning plan and a detailed site plan in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this title.
 6. Special Exception Use. An "E" in a cell shall indicate that a use is only allowed by special exception in the respective zoning district obtained from the zoning board of adjustment in accordance with Chapter 20.04 (Administrative Provisions), and shall be subject to the general restrictions and performance standards found in Chapter 20.10 (Supplemental Use Regulations) and other applicable regulations of this title.
 7. Uses Not Allowed. An "X" in a cell shall indicate that a use is not allowed in the respective zoning district.
 8. Supplemental Use Regulations. The reference to a supplemental standard in any cell shall mean that the use in a respective zoning district is subject to additional standards and requirements found in Chapter 20.10 (Supplemental Use Regulations) of this title. The specific

section number of the standard shall be noted in the column titled "Supplemental Standards." Provided, however, that any applicable performance or supplemental standard within Chapter 20.10 (Supplemental Use Regulations) of this title applying to a use shall be required whether or not referenced incorrectly or omitted from the Table of Permissible Uses.

- B. A use that may be interpreted to be permitted under more than one categorical or use description in the Table of Permissible Uses shall be required to satisfy the requirements of the most restrictive zoning district in which the use is allowed.
- C. A use particularly identified, whether or not the use may be interpreted to be permitted under more than one categorical or use description in the Table of Permissible Uses due to function or type, shall satisfy the requirements of the zoning district in which the use is particularly identified.

(Ord. 16653 § 2 (part), 2007)

20.08.030 - Permissible uses.

- A. The zoning districts described in this chapter group together those uses that are reasonably compatible with one another according to their normal characteristics of operation in order to achieve the following:
 1. To permit, in connection with these uses, those customary and necessary accessory activities that are incidental to the principal use;
 2. To permit certain other uses that may be established in some situations and subject to specific conditions so that such special uses will also be compatible with the uses allowed;
 3. To promote orderly, timely, economical growth and to recognize current land use conditions;
 4. To provide sufficient space in appropriate locations for development to meet the present and future growth needs of the city, with allowance for diversity of sites;
 5. To protect use areas, as far as possible, against heavy and unnecessary through traffic;
 6. To protect use areas against pollution, environmental hazards and other objectionable influences;
 7. To protect use areas against congestion, as far as possible, by managing the density of population in and around them;
 8. To provide for privacy and access of light and air, as far as possible, through controls over the spacing and height of buildings and other structures;
 9. To promote the most appropriate use of land to achieve stability of development, to protect the character of the districts, to conserve the value of land and buildings, and to protect the tax base;
 10. To promote the most efficient use of public facilities and services;
 11. To protect against fire and explosions and other safety hazards;
 12. To provide for fire and other emergency access;
 13. To accommodate use activities and operations whose external physical effects are restricted to the area of the zoning district, and in no manner affect in a detrimental way any of the surrounding zoning districts.
- B. The Table of Permissible Uses shall be used in conjunction with the terms and definitions as set forth in Chapter 20.02 (General Provisions and Definitions) of this title. The uses are assigned different categorical descriptions in the table for illustrative purposes only, as shown below.

1.0	Agricultural and related operations
2.0	Commercial, storage and processing
3.0	Educational, institutional and social uses
4.0	Office and research services
5.0	Manufacturing, processing and assembling
6.0	Medical and related uses
7.0	Mining and quarrying operations
8.0	Motor vehicle sale and service operations
9.0	Parking and loading
10.0	Personal services
11.0	Recreation, amusement and entertainment
12.0	Repair services
13.0	Residential
14.0	Sales, retail and wholesale
15.0	Signs
16.0	Temporary uses
17.0	Towers and related structures
18.0	Transportation related uses
19.0	Utility and miscellaneous governmental uses
20.0	Overlay designations

C. Table of Permissible Uses. Appendix A.

(Ord. 16761 § 1 (part), 2007; Ord. 16653 § 2 (part), 2007)

(Ord. No. 18134, § 2, 3-4-2014; Ord. No. 18218, § 2, 7-29-2014; Ord. No. 18241, § 2, 9-9-2014)

20.08.040 - Classification of new or unlisted uses.

It is recognized that new types of land use will develop and forms of land use not listed in any respective zoning district within the Table of Permissible Uses (Appendix A) may seek to locate and operate in the city. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- A. The zoning administrator shall upon a written request for interpretation of any interested party and pursuant to the procedures set forth in Chapter 20.04 (Administrative Review Procedures), make a determination within which zoning district the new or unlisted use should be allowed. Any request for an interpretation shall be accompanied by a fee in the amount paid for a zoning determination, and shall include a written statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.
- B. The zoning administrator shall review the request determine if the new or unlisted use is sufficiently similar to a use already allowed within the Table of Permissible Uses and shall determine within which zoning district the new or unlisted use should be allowed. A new or unlisted use shall be classified with other similar listed uses and shall be permitted in the same zoning district(s). The nature of the new or unlisted use and its compatibility with the uses permitted in the various zoning districts shall be considered with many factors in determining the zoning district or districts within which such new or unlisted use shall be permitted.
- C. If the zoning administrator determines that the new or unlisted use is not similar to any use allowed within the Table of Permissible Uses, or the requestor does not agree with the determination of the zoning administrator, then the initial request and the zoning administrator's determination shall be forwarded to the city plan commission requesting an interpretation as to the zoning classification into which such use should be placed.
- D. The city plan commission shall consider the nature and described performance of the proposed use and compatibility with the uses permitted in the various districts and after public hearing determine the zoning district or districts within which such use should be permitted.
- E. The city plan commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council may approve the recommendation of the city plan commission or make such determination concerning the classification of such use as is determined appropriate after giving consideration to the facts and recommendations; and shall direct that an ordinance be drafted to amend the zoning code in order to allow such use.

(Ord. 16653 § 2 (part), 2007)

20.08.050 - Change in use.

A change in use occurs whenever the essential character or nature of the activity conducted on a property, or portion thereof, substantially changes from one principal use category to another, requiring

that new permits be obtained pursuant to Chapter 20.04 (Administrative Provision) of this title. For purposes of this section, substantial change occurs when the relative proportion of space devoted to the principal use changes to such an extent that the parking requirement for the use is altered or when the type of individual principal use or combination of uses changes. A change in the status of the property from unoccupied to occupied or vice versa, or a change in ownership or business name, shall not be regarded as a change in use.

(Ord. 16653 § 2 (part), 2007)

20.08.060 - Combination uses.

When a property comprises two or more principal uses that require different types of permits, then the permit authorizing the combination use shall be:

- A. A special permit if any of the principal uses combined is permitted only as a special permit use;
- B. A detailed site plan approval if any of the principal uses combined is permitted only following a detailed site plan approval; or
- C. A building permit in all other cases.

(Ord. 16653 § 2 (part), 2007)

Use	Residential													Commercial					Manufacturing			Special Purpose																			
	R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-2O	M	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R	FD****	S-D**	U-P**	F-R	F-R	F-C**	F-1**	SIR**	B-MJ**	G-MJ**	L-MJ**	NOS	URD			
13.00 Residential																																									
13.01 Animals, keeping for enjoyment purpose	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	
13.02 Apartment (5 or more units)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	F	X	P	F	P	P	P	X	X	X	X	X	D	D	D	D	X	X	D	Z	Z	X				X	
13.03 Bed and breakfast (residence)	S	S	S	S	S	S	S	S	P	P	P	P	P	P	F	X	S	S	S	S	S	P	X	X	X	X	S	S	S	D	S	S	S	X	X	S	Z	Z	X		X
13.04 Bed and breakfast in	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	X	X
13.05 Reserved.																																									
13.06 Boarding home facility	P	P	X	P	X	P	P	P	P	P	P	P	P	P	F	P	P	P	P	P	P	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	X	X	X	
13.065 Disabled group dwelling	P	P	X	P	X	P	P	P	P	P	P	P	P	P	F	P	P	P	P	P	P	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	X	X	X	

Use	Residential											Commercial					Manufacturing			Special Purpose																						
	R1	R2	R2A	R3	R3A	R4	R5	RNH	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	C1	C2	C3	C4	C5	Q1	M1	M2	M3	R	FD****	S	D	P	FR	FC	FI	SR**	B	G	I	NOE
13.00 Residential																																										
13.07	Domestic garden house, toolhouse, playhouse																																									
13.08	Domestic storage																																									
13.09	Duplex (two family dwelling)																																									
13.10	Dwelling, resident with home or property caretaker																																									
13.11	Family home																																									
13.115	Group residential facility																																									
13.12	Guest, employee quarters																																									
13.13	Home occupation use																																									
13.15	Hotel																																									

Use	Residential													Commercial					Manufacturing			Special Purpose																											
	R1	R2	R2A	R3	R3A	R4	R5	RNH	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	C1	C2	C3	C4	C5	Q1	Q2	Q3	R1	FD1	S1	U1	P1	FR1	FC1	FC2	FC3	SR1	B1	G1	L1	NOE	URD								
13.00 Residential																																																	
13.16 HUD-code manufactured home (single-family dwelling)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
13.17 HUD-code manufactured home park	X	X	X	X	X	X	X	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
13.18 Industrialized home	P	P	P	P	P	P	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
13.19 Laundry room	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
13.20 Live work flex unit	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
13.21 Lodging house	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
13.22 Mobile home (single-family dwelling)	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Use	Residential														Commercial					Manufacturing			Special Purpose																																	
	R1	R2	R2A	R3	R3A	R4	R5	RNH	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	C1	C2	C3	C4	C5	Q1	M1	M2	M3	R1	FD1-4	S1	U1	P1	FR1	CR1	P1	SR1	D1	G1	I1	NOG	URD													
13.00 Residential																																																								
13.23	Mobile home park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
13.24	Motel	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			
13.25	Quadplex	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
13.26	Ranch (<5 acres)	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
13.27	Ranchette (>1 acre, <5 acres)	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
13.28 Reserved.																																																								
13.29	Secondary mobile home	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Use	Residential												Commercial				Manufacturing			Special Purpose																															
	R1	R2	R2A	R3	R3A	R4	R5	RNH	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	C1	C2	C3	C4	C5	Q1	M1	M2	M3	R1	PMD****	S1	U1	F1	FR1	FR2	FR3	FR4	FR5	SR1**	B1	G1	I1	NOG	URD								
13.00 Residential																																																			
13.00 Single-family attached dwelling (townhome, patio, townhouse, condominium)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	P	F	X	X	P	P	P	P	P	X	X	X	X	X	D	D	D	D	X	X	D	Z	Z	X	X	X	X	X	X	X	X	X				
13.01 Single-family detached dwelling	P	P	P	P	P	P	X	P	P	P	P	P	P	P	P	P	F	X	X	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	X	X	X	X	X	X	X	X			
13.02 Swimming pool, game court (noncommercial)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X			
13.03 Triplex	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	F	X	X	X	X	X	X	X	X	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	X	X	X	X	X	X	X	X	X		
13.05 Accessory dwelling unit	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	X	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	X	X	X	X	X	X

20.12.020 - Table of density and dimensional standards.

The Table of Density and Dimensional Standards found in Appendix B, adopted in its entirety and incorporated herein by reference, sets forth the regulations for minimum zoning district areas, minimum lot sizes, densities and heights, required setbacks, and other general standards as applicable to specific zoning districts. Where calculation of cumulative yard setbacks is permitted, all the individual minimum yard requirements (front, rear and side) as well as the minimum cumulative requirements must be satisfied. The minimum yards, height limits and open spaces, including lot areas required by this chapter, shall not be encroached upon or considered as required yard or open space for any other building, nor shall any lot area or lot dimension be reduced below the requirements of this ordinance, except as hereinafter provided. Additional development standards for specific uses and special purpose districts are also found in Chapter 20.10 of this title. In case of a conflict, the more restrictive standard shall apply.

(Ord. 16761 § 1 (part), 2007; Ord. 16653 § 2 (part), 2007)

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
L1	A-1	No minimum	Two-family dwelling	6,000	50	50	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.098	35
L2	A-1	No minimum	Single-family attached dwellings & apartments	24,000	60	100	Minimum lot area of 2,400 sq ft per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35
L3	A-1	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	50	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35
M	A-2	No minimum	Single-family dwelling	5,500	35	50	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.098	35
M,1	A-2	No minimum	Two-family dwelling	5,000	50	50	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.098	35

A	B	SUBPART A		SUBPART B				SUBPART C						SUBPART D	
		Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.09)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)		Minimum Cumulative Side & Side Street Yard Total
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	35	30	50	5	10	N/A	See Chapter 20.10	35
H.1	R-3A	No minimum	Single-family dwelling	5,000	30	90	None	15, except that a 20' driveway may be provided	15	45	5	10	N/A	Accessory structures, see Section 20.15.030	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway may be provided	15	45	5	10	N/A	See Chapter 20.10	35
I	R-4	No minimum	Single-family dwelling	6,000	30	90	None	10, except that a 20' driveway may be provided	10	45	5	10	N/A	Accessory structures, see Section 20.15.030	35
L.1	R-4	No minimum	Two-family dwelling	7,000	30	90	None	10, except that a 20' driveway may be provided	10	45	5	10	N/A	Accessory structures, see Section 20.15.030	35

A		SUBPART A		SUBPART B				SUBPART C						SUBPART D	
B				Lot & Dwelling Size				Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.09)	Minimum Lot Area (square feet)	Minimum Average Lot Width (ft feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
1.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this code	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway easement is provided.	10	45	5	10	N/A	See Chapter 20.10	35, except that buildings may increase the height above thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided.
1	R-5	No minimum	Single-family dwelling	4500	45	50	None	10, except that a 20' driveway easement is provided.	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	20
1.1	R-5	No minimum	Two-family dwelling	6000	30	90	None	10, except that a 20' driveway easement is provided.	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
M.2	A-2	No minimum	Single-family attached dwellings & apartments	6,000	50	100	Minimum lot area of 1,750 sq ft per unit; open space minimum of 50% for interior lots and 40% for corner lots	0	25	N/A	5	10	N/A	N/A	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35
N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.09B	35
N.1	A-3	No minimum	Two-family dwelling	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.09B	35

20.14.050 - Parking requirements and standards.

- A. Parking. Table of Parking Requirements and Standards, subsection C. of this title establishes the minimum and maximum number of motor vehicle parking spaces unless otherwise stated, and minimum bicycle parking spaces required for the uses indicated. The city manager or designee shall be authorized to interpret and establish the minimum and maximum parking regulations for uses not shown in the Table of Parking Requirements and Standards, subsection C.
- B. Method of computation. Calculations to compute the maximum number of required parking spaces shall be based upon the following formulae:
1. Where the calculation of the required parking results in fractions of spaces, the number of spaces shall be rounded to the next highest whole number for fractions of 0.5 or greater.
 2. For new building(s) or development with more than one use, the parking maximum shall be determined by the sum of the number of parking spaces allowed for each individual use computed separately. A shared parking arrangement may be approved for a mixed use building, shopping center, or facility where the uses have different hours of operation or parking usage, in which case the parking requirement shall be based upon the calculation for the individual use or group of simultaneous uses that result in the largest number of off-street parking spaces required.
 3. For new building(s) or development with both permitted uses and accessory uses, the parking maximum shall be determined by the sum of the maximum number of parking spaces allowed for each individual use, permitted or accessory, computed separately. A shared parking arrangement may be approved for a site where the permitted uses have different hours of operation or parking usage from those of the accessory uses, in which case the parking requirement shall be based upon the calculation for the individual permitted use or group of simultaneous permitted uses that results in the largest number of off-street parking spaces required.
 4. Parking maximums for an addition to or enlargement of an existing building or facility shall be calculated on the basis of the addition or enlargement and shall be added to the parking maximum for the existing building or facility prior to the expansion. In the event the existing parking provided for the existing building or facility is nonconforming with the requirements of this chapter, refer to Chapter 20.22 (Nonconforming Situations).
 5. For a change of use(s) of an existing building or facility, or a portion thereof, the parking requirements shall be calculated on the basis of the sum of the current code required parking as applied to the changed use(s), plus the prior code requirements applied to the unchanged portion(s) of the existing building or facility; or on the basis of the current code for the entire building or facility, whichever is less.
 6. Where the parking calculation is determined by the gross floor area (GFA) of the building or facility, the GFA shall be measured to the exterior of the walls for every occupied floor. GFA of a building or facility shall not include areas used solely for off-street parking of motor vehicles or bicycles and associated driveways, and shall not include areas reserved for off-street loading berths.
 7. Where the parking calculation is determined by the number of seats or the number of occupants of a building or facility, the occupant load shall be per Title 18, Building and Construction, Chapter 18.08.
 8. The GFA of a restaurant, nightclub, bar or cocktail lounge with an outdoor seating area shall also include the gross floor area of such outdoor seating area.
 9. The GFA of a shopping center or other similar uses shall be based upon the entire shopping center, including the gross floor area of covered atrium and mall areas. The GFA of a shopping center shall not include the open well areas of the upper levels of a multi-story atrium or mall.

10. Up to five percent of the minimum required vehicular parking spaces may be substituted with motorcycle parking spaces at the rate of one vehicular parking space for each three-motorcycle parking spaces provided. Motorcycle parking spaces shall be a minimum of seventy-five inches by thirty inches each exclusive of access aisles.
- C. Table of Parking Requirements and Standards. The parking standards and requirements are established in the Parking Requirements and Standards Table, located in Appendix C, adopted in its entirety and incorporated herein by reference, and unless otherwise provided for herein, all parking shall comply with the parking table.
- D. Off-street parking. Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952. The boundaries of Improvement District No. 3 shall also include all property designated under the Downtown 2015 Plan.
- E. Excess parking. Excess parking shall be subject to the following requirement:
 1. In addition to the landscape requirements of Title 18.46 (Landscape), one tree for every five spaces in excess of the maximum parking requirement shall be required and shall be placed within the entire parking area to provide for even canopy coverage or along the parkway to create a visual buffer between the parking area and the street.

(Ord. 16761 § 1 (part) Exh. B, 2007; Ord. 16653 § 2 (part), 2007)

(Ord. No. 17262, § 1, 1-5-2010; Ord. No. 17442, § 33, 10-26-2010; Ord. No. 17560, § 2, 5-17-2011)

Appendix C - TABLE OF PARKING REQUIREMENTS AND STANDARDS

PARKING TABLE	<p>Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require $200/500 = 0.4$ or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require $250/500 = 0.5$ or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require $24,400/500 = 48.8$ or 49 parking space.</p>
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Use Description

1.00	Agricultural & Related Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
1.01	Animal cemetery	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.03	Animal kennel	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.04	Animal pound	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.05	Animal training facility (school)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.06	Barn	None	None	None	None	Allowed	2G
1.07	Composting facility	1/720 sf GFA	1/500 sf GFA	None	None	Allowed	2G
1.08	Dude ranch	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.09	Farm (>5 acres)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.11	Feed yard	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G

1.12	Greenhouse (industrial-scale)	1/2880 sf GFA of buildings	1/2000 sf GFA of buildings	None	None	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.14	Livestock auction	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.15	Livestock grazing	None	None	None	None	Allowed	2G
1.16	Nursery (industrial-scale)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	3 SPACES	None	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	None	Allowed	2G
1.18	Poultry hatchery	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	None	Allowed	2G
1.19	Produce stand	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	None	Allowed	2G
1.21	Raising (small or large animals)	1/475 sf GFA	1/300 sf GFA	None	None	Allowed	2G
1.22	Riding academy	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.23	Stable (including breeding)	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Allowed	2G
1.24	Veterinary treatment center (large animals)	1/576 sf GFA	1/400 sf GFA	3 SPACES	None	Allowed	2G
1.25	Veterinary treatment	1/576 sf GFA	1/400 sf GFA	3	None	Allowed	2G

center (small animals)			SPACES			
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2.00	Commercial Storage & Processing	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
2.01	Automobile wrecking yard	1/576 sf GFA	1/400 sf GFA	None	1/acre; max 10	Allowed	2C
2.02	Bottling works	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	1/acre; max 10	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1440 sf GFA of buildings	1/1000 sf GFA of buildings	None	One	Allowed	2C
2.06	Explosives (storage)	1/1440 sf GFA	1/1000 sf GFA	None	One	Allowed	2C
2.07	Food Storage Locker	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	None	Allowed	2C
2.08	Warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.09	Liquified petroleum gas	1/1440 sf GFA	1/1000 sf GFA	None	Two	Allowed	2C

	(storage & dispensing)						
2.12	Moving & storage facility	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.13	Office warehouse	1/576 sf GFA office, plus 1/7200 sf GFA warehouse	1/400 sf GFA office, plus 1/5000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1440 sf GFA	1/1000 sf GFA	None	1/acre; max 10	Allowed	2C
2.15	Self storage warehouse	1/576 sf GFA office (located in proximity to offices), plus 1/7200 sf GFA warehouse (can include spaces in aisles between buildings)	1/400 sf GFA office (located in proximity to offices), plus 1/5000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/7200 sf GFA warehouse plus 1/7200 sf outdoor storage	1/5000 sf GFA warehouse plus 1/5000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	2C

3.00	Educational, Institutional & Social	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
3.01	Adult day care center	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2A, B

3.02	Art gallery	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 20,000 sf GFA = 1	Allowed	2A, B
3.03	Child care facility, Type 3	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.04	Child care facility, Type 4	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.05	Child care facility, Type 5	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.07	Child care facility, Type 7	1/475 sf GFA	1/330 sf GFA	NOTE 3	None	Allowed	2A, B
3.09	Church/Mosque	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.10	Community center	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2A, B
3.11	Convent	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.12	Correctional facility	NOTE 1	NOTE 1	None	NOTE 1	Not Allowed	2A, B
3.125[1]	Halfway house	NOTE 1	NOTE 1	None	None	Not Allowed	2A, B
3.125[2]	Emergency shelter	None	None	None	None	Allowed	2H
3.1265	Homeless shelter	NOTE 1	NOTE 1	None	None	None	2A,B
3.13	Library	1/475 sf GFA	1/300 sf GFA	NOTE	20,000 - 100,000	Allowed	2A, B

				3	sf GFA = 1; over 100,000 sf GFA =		
3.14	Lodge	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2A, B
3.15	Monastery	0.3/resident/bedroom	0.5/resident/bedroom	NOTE 3	None	Allowed	2A, B
3.16	Museum	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2A, B
3.17	Orphanage, shelter	NOTE 1	NOTE 1	NOTE 3	None	Not Allowed	2A, B
3.175	Reserved.						
3.18	Penal facility	NOTE 1	NOTE 1	None	Two	Not Allowed	2A, B
3.19	School, public, & private or parochial	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	2A, B
3.20	School, public, private or parochial (Pre-K through 8)	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	Over 25,000 sf GFA = 1	Allowed	2A, B
3.21	School, Trade	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.22	School, vocational B77	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B

3.23	Social, fraternal club	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.24	Synagogue	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.25	Temple	1/144 sf GFA of auditorium; plus 1/576 sf GFA of other areas	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2A, B
3.26	Union hall	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2A, B
3.27	University, college	Dorms = 1/4 residents; Gyms = 1/576 sf GFA; Admin/Offices = 1/475 sf GFA; Classroom Facilities = 1/720 sf GFA	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	NOTE 3	1/50,000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	2A, B
3.28	Youth organization (with/without living facility)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2A, B

4.00	Office & Research Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	None	Not Allowed	2A, B

4.02	Bank	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.03	Courier & message service	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.035	Credit access business	1/288 GFA	1/200 GFA	NOTE 3	None	Not Allowed	2A, B
4.04	Credit union	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.05	Data processing center	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.06	Employment agency	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.07	Financial institution	1/288 sf GFA; plus 3 queue spaces per teller window	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	2A, B
4.08	Office, administrative/manager's	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.09	Office, business	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.10	Office, medical	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	2A, B
4.11	Office, professional	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.12	Radio broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE	None	Allowed	2A, B

				3			
4.13	Research Laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	2A, B
4.14	School, arts & crafts	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Allowed	2A, B
4.15	Studio, dance	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.16	Studio, music	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.17	Studio, photography	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B
4.18	Telemarketing agency	1/288 sf GFA	1/200 sf GFA	NOTE 3	None	Not Allowed	2A, B
4.19	Television broadcasting studio	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2A, B

5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
5.01	Minimal food manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.02	Animal slaughter & processing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.03	Apparel manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

5.04	Beverage product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.05	Bread & bakery product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.06	Brewery	1/864 sf GFA	1/720 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.07	Chemical manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.08	Coal products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.09	Commercial & service industry manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.11	Computer product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.12	Dairy product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.13	Electronic product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.14	Fabricated metal product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.15	Food manufacturing, other	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.17	Grain & oil seed milling	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.18	Household product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.19	Leather & allied product	1/960 sf	1/1500 sf	NOTE 3	1/50,000 sf	Allowed	2C

	manufacturing	GFA	GFA		GFA		
5.20	Machinery manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.22	Paper products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.23	Petroleum products manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.24	Plastic products manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.25	Primary metal manufacturing	1/960 sf GFA	1/1500 sf GFA	None	1/50,000 sf GFA	Allowed	2C
5.26	Recycling collection facility (large)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
5.27	Recycling collection facility (small)	1/1440 sf GFA	1/1000 sf GFA	3 SPACES	None	Allowed	2C
5.28	Reverse vending machines	None	One	None	None	Allowed	2C
5.29	Rubber product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.30	Seafood product preparation & processing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.32	Testing laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Allowed	2C

5.33	Textile mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.34	Textile product mill	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.35	Tobacco product manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.36	Transportation equipment manufacturing	1/960 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
5.37	Wood products manufacturing	1/2160 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

6.00	Medical & Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
6.01	Assisted living facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.02	Clinic	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.03	Convalescent home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.04	Drug store	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.05	Hospital	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2I, C
6.06	Intermediate care facility (elderly)	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C

6.07	Medical laboratory	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.08	Medical treatment facility	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.09	Nursing home	1/4.3 patient unit	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	2I, C
6.10	Optical dispensary	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.11	Pharmacy	1/360 sf GFA	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.12	Rest home	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C
6.13	Sanitarium	1/4.3 patient unit	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	2I, C

7.00	Mining & Quarrying Operations	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
7.01	Batching plant	None	None	None	None	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	None	Allowed	2F
7.03	Drilling gas well	None	None	None	None	Allowed	2F
7.04	Drilling oil well	None	None	None	None	Allowed	2F
7.05	Quarry	None	None	None	None	Allowed	2F
7.06	Raw material processing	None	None	None	None	Allowed	2F

7.07	Sand & gravel extraction	None	None	None	None	Allowed	2F
7.08	Shaft mining	None	None	None	None	Allowed	2F
7.09	Strip mining	None	None	None	None	Allowed	2F

8.00	Motor Vehicle Sale & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
8.01	Ambulance service	1/576 sf of GFA of buildings; plus 1/ambulance	1/400 sf of GFA of buildings; plus 1/ambulance	3 SPACES	None	Not Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed Storage Only	2C
8.03	Automobile part sales	1/576 sf of GFA of buildings	1/400 sf of GFA of buildings	3 SPACES	None	Not Allowed	2C
8.05	Automotive repair garage	1/720 sf GFA	1/500 sf GFA	3 SPACES	None	Not Allowed	2C
8.06	Automotive service station	1/288 sf GFA	1/200 sf GFA	3 SPACES	None	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.08	Bus (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise	1/400 sf of GFA of buildings; plus merchandise	3 SPACES	One	Allowed	2C

		parking areas	parking areas				
8.09	Carwash, full-service	1/576 sf of GFA of buildings; includes parking in queue	1/400 sf of GFA of buildings; includes parking in queue	3 SPACES	None	Not Allowed	2C
8.10	Carwash, self-service	1/576 sf of GFA of buildings; includes parking in bays	1/400 sf of GFA of buildings; includes parking in bays	3 SPACES	None	Not Allowed	2C
8.11	Commercial fueling station	1/360 sf of GFA of buildings, not counting parking in fueling	1/250 sf of GFA of buildings; not counting parking in fueling areas	3 SPACES	None	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	2C
8.16	Light truck (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed for Sales, Service or Rental	2C

8.17	Light truck part sales	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	2C
8.18	Manufactured home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.20	Motor vehicle repair (Major)	3.6/each service bay not counting bay as parking	3/each service bay not counting bays as parking spaces	3 SPACES	None	Not Allowed	2C
8.21	Motor vehicle repair (minor, vehicle inspections station)	3.6/each service bay not counting bay as parking	3/each service bay not counting bays as parking	3 SPACES	None	Not Allowed	2C
8.22	Motorcycle (sales, service, storage & rental)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/576 sf of GFA of building; plus stall parking area	1/400 sf of GFA of buildings; plus stall parking area	3 SPACES	None	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/576 sf of GFA of buildings; plus merchandise parking areas	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	2C
8.25	Truck stop	1/720 sf GFA of buildings	1/500 sf GFA of buildings	3 SPACES	None	Not Allowed	2C

9.00	Parking & Loading	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
9.01	Garage, parking (commercial)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	Not applicable	NOTE 3	Not applicable	Not Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not applicable	Not Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not applicable	Allowed	Dependent upon use

10.00	Personal Services	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
10.01	Barber shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C

10.02	Beauty salon	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.03	Cemetery	1/288 sf GFA of building	1/200 sf GFA of buildings	3 SPACES	One	Allowed	2C
10.04	Crematorium	1/576 sf GFA of building	1/400 sf GFA of buildings	None	One	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.08	Extermination Services	1/360 sf GFA	1/250 sf GFA	3 SPACES	None	Allowed	2C
10.09	Funeral home	1/144 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.11	Laundromat, laundry	1/288 sf GFA	1/200 sf of GFA	NOTE 3	None	Not Allowed	2C
10.12	Laundry (commercial)	1/288 sf floor area	1/200 sf floor area	NOTE 3	One	Not Allowed	2C
10.13	Locksmith	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Not Allowed	2C
10.15	Mausoleum	1/576 sf GFA of building	1/400 sf GFA of building	3 SPACES	One	Allowed	2C
10.16	Mortuary	1/144 sf GFA of visitor area	1/100 sf GFA of visitor area	3 SPACES	None	Allowed	2C
10.17	Photofinishing lab	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.18	Shoe repair shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.19	Tattoo parlor	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
10.20	Taxidermist	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C

11.00	Recreation Amusement & Entertainment	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
11.01	Adult motion picture theatre	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2D
11.02	Amusement game complex (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA of buildings	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1440 sf GFA of indoor & outdoor rec. areas	1/1000 sf GFA of indoor & outdoor rec. areas	NOTE 3	1/50,000 sf GFA of indoor & outdoor rec. areas	Allowed	2D
11.04	Athletic facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Allowed	2D
11.05	Athletic facility (outdoor)	1/720 sf GFA of buildings, pools and courts	1/500 sf GFA of buildings, pools and courts	NOTE 3	None	Allowed	2D
11.06	Ballroom	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other areas	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	One	None	2D
11.07	Billiard and pool hall	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2D
11.08	Bingo hall	1/144 sf GFA of assembly area; plus 1/288 sf GFA of other	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other	NOTE 3	None	Allowed	2D

		areas	areas				
11.09	Bowling alley	1/266 sf GFA	1/185 sf GFA	NOTE 3	One	Allowed	2D
11.10	Campground	1/576 sf GFA of buildings; not counting camping unit spaces	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	2D
11.11	Coliseum	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.12	Community recreational building	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Allowed	2D
11.13	Convention center	1/576 sf GFA	1/400 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.14	Dancehall	1/90 sf of GFA	1/50 sf of GFA	NOTE 3	One	Allowed	2D
11.15	Exercise facility (indoor)	1/288 sf GFA	1/200 sf GFA	NOTE 3	One	Allowed	2D
11.16	Exhibition hall	1/90 sf GFA	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.17	Fairground	1/1440 sf GFA	1/1000 sf GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.18	Gambling casino	1/396 sf GFA	1/50 sf of GFA	NOTE 3	1/100,000 sf	Allowed	2D
11.19	Go-cart track	1/1440 sf outdoor rec. area; & 1/288 sf GFA of buildings	1/1000 sf outdoor rec. area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D

11.20	Golf course (with/without restaurant & bar)	1/288 sf GFA meeting rooms; plus 1/144 sf GFA restaurant and bar areas; plus 1/576 sf GFA of other areas	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	2D
11.22	Golf driving range	0.9/tee spaces plus 1/288 sf GFA of buildings	1/tee space plus 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.23	Ice skating facility	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.24	Laser games center	1/266 sf GFA	1/185 sf GFA	NOTE 3	None	Allowed	2D
11.25	Miniature golf course	0.9/hole	1/hole	NOTE 3	None	Allowed	2D
11.26	Movie theatre (indoor)	1/3.6 seats	1/2.5 seats	NOTE 3	None	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	1.0/speaker station	None	None	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.29	Nude live entertainment club	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2D
11.30	Paint ball center (indoor)	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Allowed	2D

11.31	Paint ball center (outdoor)	1/1440 sf outdoor rec. area; & 1/288 sf GFA of buildings	1/1000 sf outdoor rec. area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	2D
11.32	Park	2 per acre of outdoor recreation area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the park.		With rec. building, 10 spaces minimum; w/out building 5 minimum	None	Allowed	2D
11.33	Racetrack, auto or truck	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.34	Racetrack, motorcycle	1/7 seats for stands	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/576 sf GFA	1/400 sf GFA	NOTE 3	None	Not Allowed	2D
11.36	Racquetball club (outdoor) with/without restaurant & bar)	1/576 sf GFA of buildings & courts	1/400 sf GFA of buildings & courts	NOTE 3	None	Not Allowed	2D
11.37	Roller skating facility	1/475 sf GFA	1/300 sf GFA	NOTE 3	None	Not Allowed	2D
11.38	Sauna, exercise room	None	None	NOTE 3	None	Not Allowed	2D
11.39	Shooting range, archery, gun	0.9/shooting station	1/shooting station	NOTE 3	None	Not Allowed	2D

	(indoor)						
11.40	Shooting range archery or gun (outdoor)	0.9/shooting station	1/shooting station	None	None	Not Allowed	2D
11.41	Skateboarding facility (indoor)	1/720 sf GFA	1/500 sf GFA	NOTE 3	None	Not Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1440 sf outdoor rec. area	1/1000 sf outdoor rec. area	NOTE 3	None	Not Allowed	2D
11.44	Sports arena/Stadium	1/7 seats in main area	1/5 seats in main arena	NOTE 3	1/100,000 sf; min 1	Not Allowed	2D
11.45	Swimming pool (commercial)	1/475 sf GFA pool areas & buildings	1/300 sf GFA pool areas & buildings	NOTE 3	None	Not Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	3.6/court	3/court	NOTE 3	None	Not Allowed	2D
11.48	Theatre, performing	1/6 seats or 1/144 sf of floor area	1/4 seats or 1/100 sf of floor area	NOTE 3	1/100,000 sf; min 2	Not Allowed	2D
11.49	Tramway	19 spaces/use	20 spaces/use	NOTE 3	None	Allowed	2D

12.00	Repair & Service	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
12.01	Commercial equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.02	Electronic equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.03	Household goods repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.04	Industrial equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.05	Personal goods repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
12.06	Precision equipment repair	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C

13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None		None	None	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt 2/two or more		NOTE 3	None	Allowed	2C
13.03	Bed and breakfast	1/rented bedroom plus number required for operator's		None	None	Allowed	2C

	(residence)	residence					
13.04	Bed and breakfast inn	1/rented bedroom plus number required for operator's residence		None	None	Allowed	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence		NOTE 3	None	Allowed	2C
13.06	Boarding home facility	1 space per every 2 bedrooms or portion thereof, and 1 space per every 2 employees or portion thereof		NOTE 3	None	Allowed	2H
13.065	Disabled group dwelling	1 motor vehicle for every one bedroom	No more than 1 motor vehicle per bedroom	Note 3	None	Not Allowed	2H
13.07	Domestic garden house, toolhouse, playhouse	None		None	None	Allowed	2H
13.08	Domestic storage	None		None	None	Allowed	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit		None	None	Allowed	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit		None	None	Allowed	2H
13.11	Family home	1/3.6 resident bedrooms plus number required for operator's residence		None	None	Allowed	2H

13.115	Group residential facility	2 spaces for group residential facility, plus one additional space for each resident over 5 persons	N/A	Note 3	None	Not Allowed	2H
13.12	Guest, employee quarters	2/dwelling unit		None	None	Allowed	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit		None	None	Allowed	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit		None	None	Allowed	2H
13.15	Hotel	0.9/rental room; plus 1/960 sf of public meeting and restaurant space	3 SPACES	1/100,00 sf GFA	Allowed		2C
13.16	HUD-Code Manufactured Home	2/dwelling unit		None	None	Allowed	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required for each unit		None	None	Allowed	2H
13.18	Industrialized House	2/dwelling unit in each unit		None	None	Allowed	2H
13.19	Laundry room			None	None	Allowed	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit		None	None	Allowed	Dependent upon use
13.21	Lodging house	1/2 rented bedroom plus number required for operator's	3		None	Allowed	2C

		residence	SPACES			
13.22	Manufactured home (single-family dwelling)	2/dwelling unit	None	None	Allowed	2H
13.23	Manufactured home park	2 for office and laundry building; plus number required for each unit	None	None	Allowed	2C
13.24	Motel	0.9/rental room; plus 1/960 sf of public meeting and restaurant space	3 SPACES	1/100,000 sf GFA	Allowed	2C
13.25	Quadraplex	2/dwelling unit	None	None	Allowed	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA	None	None	Allowed	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit	None	None	Allowed	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence	3 SPACES	None	Allowed	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit	None	None	Allowed	2H
13.31	Single-family detached dwelling	2/dwelling unit	None	None	Allowed	2H
13.32	Swimming pool, game court (non-commercial)		None	None	Allowed	2H
13.33	Triplex	2/dwelling unit	None	None	Allowed	2H

14.00	Sales, Retail & Wholesale	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
14.01	Adult book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.02	Bakery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.03	Book store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.04	Boutique	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.05	Cafeteria	1/144 sf GFA	1/100 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	None	Allowed	2C
14.08	Convenience store	1/475 sf GFA	1/300 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.09	Convenience store with gas pumps	1/360 sf GFA of building, not counting spaces at the pumps	1/250 sf GFA of building; not counting spaces at the pumps	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.10	Delicatessen	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.12	Farm supply store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C

14.13	Feed dealer	1/720 sf GFA	1/500 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	2C
14.14	Flea market (indoor)	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.15	Flea market (outdoor)	1.8/food vendor stall plus 1/other vendor stall (not counting stall space)	2/food vendor stall plus 1/other vendor stall (not counting stall space)	NOTE 3	None	Allowed	2C
14.16	Flower shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.17	Grocery	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.18	Hobby store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.19	Home improvement center	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.20	Ice cream parlor	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C
14.21	Material sales (building & construction)	1/720 sf GFA of buildings and roofed structures	1/500 sf GFA of buildings and roofed structures	NOTE 3	1/50,000 sf GFA of buildings and roofed structures	Allowed	2C
14.22	Music store	1/360 sf GFA	1/250 sf GFA	NOTE 3	None	Allowed	2C
14.23	Newspaper printing facility	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.24	Nursery,	1/720 sf GFA	1/500 sf GFA	NOTE 3	1/50,000 sf	Allowed	2C

	greenhouse				GFA		
14.25	Other retail establishment (high-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.26	Other retail establishment (low-volume)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/2700 sf GFA	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.29	Package liquor store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.30	Pawn shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.31	Pet shop (including grooming)	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.32	Print & copy shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.33	Produce stand	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.34	Restaurant (drive-in or walk-up)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Not Allowed	2C
14.35	Restaurant (sit down)	1/144 sf GFA	1/100 sf GFA	NOTE 3	None	Allowed	2C

14.36	Shopping center, community	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.37	Shopping center (regional)	1/288 sf GFA	1/200 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/360 sf GFA	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	2C
14.39	Specialty shop	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.40	Sporting goods store	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	2C
14.41	Supermarket	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.42	Superstore	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C
14.43	Warehouse club	1/360 sf GFA	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	2C

15.00	Signs	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
15.01	On-premise advertising	None	None	None	None	Allowed	N/A
15.02	Off-premise advertising	None	None	None	None	Allowed	N/A

16.00	Temporary Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
16.01	Amusement rides, park	NOTE 1	NOTE 1	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	None	Allowed	2E
16.025	Carnival	1/1440 sf of gross outdoor and indoor rec areas	1/1000 sf of gross outdoor and indoor rec areas	None	1/100,000 sf of gross outdoor and indoor rec areas	Allowed	2E
16.03	Christmas tree stand	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.04	Circus	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	None	Allowed	2E
16.06	Firewood sales	1/1440 sf of gross storage and sales area	1/1000 sf of gross storage and sales areas	None	None	Allowed	2E

16.07	Garage sales	None	None	None	None	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	None	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/576 sf GFA	1/400 GFA	None	None	Allowed	2E
16.10	Model dwelling	1.8/unit	2/unit	None	None	Allowed	2E
16.11	Carnival	1/1440 sf of gross outdoor and indoor rec. areas	1/1000 sf of gross outdoor & indoor rec. areas	None	1/100,000 sf of gross outdoor & indoor rec. areas	Allowed	2E
16.115	Outdoor Sporting Events	Note 1	None	None	None	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/300 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	None	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	None	Allowed	2E
16.17	Tents (special events)	1/360 sf GFA of product display/storage	1/250 sf GFA of product display/storage	None	None	Allowed	2E

16.18	Yard sale	None	None	None	None	Allowed	2E
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17.00	Towers & Related Structures	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	None	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	None	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	None	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	None	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	None	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	None	Allowed	N/A
17.08	Solar conversion systems	None	None	None	None	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	None	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	None	Allowed	N/A
17.11	Wind-driven electrical generator, pump	None	None	None	None	Allowed	N/A

18.00	Transportation Related Uses	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
18.01	Airpad	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.02	Airport	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.03	Auxiliary rail facilities	None	None	None	None	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	None	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	None	Subject to Application	2F
18.06	Heliport	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.07	Helistop	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F
18.08	Interlocking tower	None	None	None	None	Subject to Application	2F
18.09	Intermodal facility	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.10	Motor carrier terminal	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.11	Passenger station	NOTE 1	NOTE 1	None	NOTE 1	Subject to Application	2F

18.12	Railroad R.O.W.	None	None	None	None	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	None	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	None	Subject to Application	2F
18.15	Railyard	None	None	None	None	Subject to Application	2F
18.16	Transportation terminal, Type A	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F
18.17	Transportation terminal, Type B	NOTE 1	NOTE 1	NOTE 3	NOTE 1	Subject to Application	2F

19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
19.01	Communication utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Subject to Application	2F
19.04	Major utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F
19.05	Minor utility facility	None	None	None	None	Subject to Application	2F

19.06	Resource recovery plant	None	None	None	None	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	None	Subject to Application	2F
19.08	Stormwater retention basin (public/private)	None	None	None	None	Subject to Application	2F
19.09	Utility storage yard	None	None	None	None	Subject to Application	2F
19.10	Water & wastewater utility facility	NOTE 1	NOTE 1	NOTE 3	None	Subject to Application	2F

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR

NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZONE CRITERIA FOR SECTION 20.14.080:

- A. Office, Educational or Institutional less than or equal to 5000 SF building:
 Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.

 The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
- B. Commercial/Manufacturing/Warehousing/Storage/Construction Yards/and High Traffic Uses:
 Gravel/screenings surfaces may be incorporated for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.

 All required parking for visitors, customers, employees, or patrons shall be hard surfaced.

 The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.

 All access drives to required parking shall be hard surfaced.

All Loading Docks and all other loading areas shall be hard surfaced.

C. Recreation, Amusement, and Entertainment:

For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for required parking where on-site ponding or permanent desilting basins are provided.

Gravel/screenings surfaces may be incorporated for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.

The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the city manager or designee.

All access drives to required hard surfaced parking shall be hard surfaced.

D. Temporary Uses:

Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.

The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

E. Utility, Miscellaneous and Governmental Facilities:

Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the city manager or designee.

Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.

Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the city manager or designee.

F. Agricultural and related uses:

Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises.

G. Residential:

Gravel/screening surfaces may be incorporated for:

1. Required parking located at a distance no less than 20 feet from the front property line.
2. For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and

The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the city manager or designee.

H. Non-Allowed Uses and Restrictions:

Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.

Gravel/screenings surfaces shall not be incorporated for required parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).

Gravel/screenings surfaces may be not be incorporated for required parking in excess of ninety-nine (99) spaces.

No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.

No parking is allowed on top of landscaping or areas not specifically designated for parking.

Note 3: When the minimum required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.

(Ord. No. 17442, § 54, 10-26-2010; Ord. No. 17560, § 12, 5-17-2011; Ord. No. 17567, § 3, 5-24-2011; Ord. No. 17577, § 10, 7-7-2011; Ord. No. 17869, §§ 2—4, 9-18-2012; Ord. No. 18218, § 4, 7-29-2014; Ord. No. 18241, § 4, 9-9-2014; Ord. No. 18244, § 4, 9-16-2014; Ord. No. 18371, §§ 1, 3, 6-16-2015; Ord. No. [18498](#), § 1, 5-3-2016)

Chapter 20.22 - NONCONFORMING SITUATIONS

Sections:

20.22.010 - Policy.

Nonconforming situations may continue, so long as the conditions within this chapter and all other applicable sections of the code are met; however, the city encourages the eventual replacement of nonconforming uses which are potentially undesirable and incompatible with surrounding conforming uses and require compliance with the regulations of this Code, having due regard for the property rights of the persons affected, the public welfare, compatibility, and the character of the surrounding area. This chapter does not require the removal of or destruction of property in existence at the time when any zoning regulation first became effective and is actually and necessarily used in a public service business.

(Ord. 16653 § 2 (part), 2007)

20.22.020 - Nonconforming lots.

A single-family dwelling may be erected on a lot recorded in the real property records, even though of less width, depth, or area than required by the regulations for the district in which it is located, if such lot was separately owned at the time when any zoning restrictions as to its required width or area (whether under this title or any other ordinance or amendment) first became effective, if the owner of such lot does not own any other lot, parcel or tract immediately adjacent thereto, and so long as the lot is registered and verified by the zoning administrator as a nonconforming lot.

(Ord. 16653 § 2 (part), 2007)

20.22.030 - Nonconforming uses.

- A. Any use of a building, structure, or property or if a valid building permit has been issued for the use of the structure in that district, legally in existence at the time when any zoning restrictions as to use, area, yards, setbacks, or off-street parking (whether under this or any other ordinance or amendment) first became effective as to such use, and which does not conform to the regulations described in this title may continue the use so long as the use is registered in accordance with the provisions of Section 20.22.070 and verified by the zoning administrator as legal nonconforming and is subject to the following limitations:
1. A nonconforming use of a structure may not be enlarged or increased, except a nonconforming use may be extended to any portion of a building which portion was arranged or designed for such nonconforming use on or prior to the date on which the use became nonconforming, or if required by law to meet minimum health and safety requirements required by a governmental entity. Written documentation establishing the date of the original design or arrangement of use, or requirement by a governmental entity shall be required at the time of submittal for a building permit, and the mere intent of the owner or occupant shall not satisfy this requirement; and,
 2. A nonconforming use shall not be changed unless changed to a conforming use. A nonconforming use if changed to a conforming use may not thereafter be changed back to any nonconforming use. A nonconforming use may not be changed to any other nonconforming use.
- B. Abandonment and Termination of a Nonconforming Use.
1. A nonconforming use is deemed abandoned and the right to operate a nonconforming use shall terminate immediately if any of the following occur:
 - a. The use of property is changed from a nonconforming use to a conforming use, or to another nonconforming use;

- b. The non-use or non-operation of the nonconforming use, or the vacancy of a portion or all of the structure used for the nonconforming use of the property for a continuous period of one hundred twenty days or more;
 - c. A portion or all of the structure used for the nonconforming use is damaged or destroyed by the intentional act of the owner or his agent;
 - d. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if any portion of the structure in which the nonconforming use is located is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of one hundred twenty days.
2. A seasonal discontinuance of a nonconforming use, or a temporary discontinuance of a nonconforming use for maintenance or repair, is excluded from a calculation of the one hundred twenty-day period described in subsection (B)(1)(b) of this section.
 3. A person may not resume an abandoned or otherwise terminated nonconforming use.
 4. Destruction of Nonconforming Use. The right to operate and maintain any nonconforming use, except a single-family dwelling unit is not subject to this subsection and may reconstruct up to one hundred percent of the prior existing building footprint, shall terminate and shall cease to exist whenever the structure or any portion of the structure in which the nonconforming use is operated and maintained is damaged or destroyed by fire, the elements or other than the intentional acts of the owner or operator, if the destruction amounts to fifty percent or more of its fair market value as determined by the tax appraisal roll, not including the value of the land, on the date of such damage or destruction. If the owner of a nonconforming use fails to begin reconstruction of the destroyed building, when permitted to do so by the terms of this section within one hundred twenty days of the date of destruction, the nonconforming use shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.
- C. No nonconforming accessory use shall continue after the principal use or structure shall have ceased or terminated unless the accessory use shall thereafter conform to the provisions of the zoning district in which it is located.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17777, § 1, 5-1-2012)

20.22.040 - Nonconforming structures.

- A. Any nonconforming structure legally in existence at the time when any zoning restrictions as to use, area, yards, setbacks, or off-street parking (whether under this or any other ordinance or amendment) first became effective as to such use, and which does not conform to the regulations described in this title may continue in use and operation so long as the structure is registered in accordance with the provisions of Section 20.22.070 with the zoning administrator as legal nonconforming and is subject to the following limitations.
1. Unless otherwise provided, a nonconforming building or structure shall not be added to or enlarged in any manner unless the addition or extension meets the requirements of the district in which it is located.
 2. If a nonconforming structure is nonconforming as to off-street parking requirements, a change of occupancy to another use permitted in the zoning district is allowed provided that the parking requirements are the same as the original nonconforming use. If a change of occupancy to a use that requires additional parking is requested, the additional off-street parking required for the new use must be provided.
- B. Abandonment and Termination of a Nonconforming Structure.

1. A nonconforming structure is deemed abandoned and the right to operate a nonconforming building shall terminate immediately if any of the following occur:
 - a. The non-use or non-operation of a use, or the vacancy of a portion or all of the structure for a continuous period of one hundred twenty days or more;
 - b. A portion or all of the structure used for the nonconforming use is damaged or destroyed by the intentional act of the owner or his agent;
 - c. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if the nonconforming building is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of one hundred twenty days.
 2. A seasonal discontinuance of a nonconforming building, or a temporary discontinuance of a nonconforming building for maintenance or repair, is excluded from a calculation of the one hundred twenty-day period described in subsection (B)(1)(b) of this section.
 3. A person may not resume an abandoned or otherwise terminated nonconforming use.
 4. **Destruction of Nonconforming Structure.** The right to operate and maintain any nonconforming structure, except a single-family dwelling unit is not subject to this subsection and may reconstruct up to one hundred percent of the prior existing building footprint, shall terminate and shall cease to exist whenever the structure or any portion of the structure is damaged or destroyed from any cause whatsoever, except if caused by the intentional act of the owner or operator, if the destruction amounts to fifty percent or more of its fair market value as determined by the tax appraisal rolls, not including the value of the land, on the date of such damage or destruction. If the owner of a nonconforming use fails to begin reconstruction of the destroyed building, when permitted to do so by the terms of this section within one hundred twenty days of the date of destruction, the nonconforming building shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.
- C. Normal repairs and maintenance may be made to a nonconforming building or structure; provided that no structural alterations shall be made except those required by law or ordinance due to health or safety concerns and as required by a governmental entity.
- D. A nonconforming building or structure shall not be moved in whole or in part from the property or within the lot in which it is located, unless every portion of such building or structure is made to conform to all regulations of the district in which it is located.
- E. No nonconforming accessory structure shall continue after the principal use or structure shall have been damaged or destroyed unless the accessory structure shall thereafter conform to the provisions of the zoning district in which it is located.
- F. A cemetery, sewage disposal or treatment plant, hospital, sanatorium, correctional institution, or municipal or state building or institution existing in any district on November 23, 1955, or any M-1 district use so existing in a C-4 or C-5 district, shall be deemed a conforming use upon the plot devoted to such use on the effective date of Ordinance No. 1448, adopted on November 23, 1955.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17777, § 2, 5-1-2012)

20.22.050 - Nonconforming dwellings in commercial and manufacturing districts.

A dwelling nonconforming as to use in a commercial or manufacturing district shall be permitted; provided, that the yard standards and the off-street parking requirements at the time the structure became nonconforming as to use are maintained.

(Ord. 16653 § 2 (part), 2007)

20.22.060 - Newly annexed areas.

- A. Nonconforming rights may be granted to uses or structures located within newly annexed areas in accordance with the following provisions. An application for registration and certificate of occupancy for the nonconforming use or structure must be filed with the building official.
- B. Incomplete Construction. Construction may be completed on any structure legally under construction upon annexation provided:
 - 1. The owner or his designated representative applies to the city for a building permit to authorize further work on the structure stating the proposed use of the structure and attaching thereto the plans and specifications relating to the construction; and
 - 2. The construction is completed within one hundred twenty days of the effective date of the issuance of the building permit unless an extension is granted.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17442, § 52, 10-26-2010)

20.22.070 - Registration required.

- A. Nonconforming uses and structures shall be registered with the zoning administrator by providing the following information:
 - 1. File an application with the city and pay a nonrefundable fee established by the city council stating that such building or land occupied by the nonconforming building or use was, to the best of the owner or occupant's knowledge, in lawful use and lawfully existing as of the date of adoption of the applicable code in effect at the time that the building or use became nonconforming.
 - 2. Provide supporting documentation that may include, but is not limited to, building permits or certificates of occupancy that show or describe the nonconforming condition, aerial photography, central appraisal district records, affidavits of surrounding property owners or residents who are knowledgeable of the existence and use of the building or property, or any other information deemed necessary to determine the nonconforming status of the building or use by the zoning administrator.
 - a. Registration of a nonconforming structure. The preferred documentation is an aerial photo or building permit that shows the nonconformity, and is dated prior to annexation of the property or adoption of the code regulation that rendered the structure nonconforming. If such a permit or photo is submitted it shall be sufficient to register the nonconforming structure. If the nonconforming structure is not shown in the permit or aerial photo, two supporting documents shall be required.
 - b. Registration of a nonconforming use. Two supporting documents shall be required.
- B. Upon proper application and review and verification of the documents submitted establishing that the nonconforming building or use was legally in existence at the time when any zoning restrictions as to use, area, yards, setbacks, or off-street parking (whether under this or any other ordinance or amendment) first became effective as to such use, the city may register the building or use as legal nonconforming and maintain a record of all registrations.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17442, § 53, 10-26-2010; Ord. No. 17777, § 3, 5-1-2012)

20.22.080 - Property affected by right-of-way acquisition.

A. Definitions.

1. "Governmental agency." United States of America, State of Texas, County of El Paso, City of El Paso, or any other agency having jurisdiction within the City of El Paso limits, with the ability to exercise eminent domain powers.
2. "Right-of-way acquisition." The securing of right-of-way through negotiation, purchase, bargain, trade, donation, condemnation or other means, but not including the dedication of right-of-way through the platting or zoning processes.

B. In the event that a right-of-way acquisition by a governmental agency causes a property or the improvements thereon to be in violation of Appendix B (Table of density and dimensional standards) and Appendix C (Table of parking requirements and standards) of Title 20 (Zoning) and/or Chapter 18.46 (Landscape), said property shall be exempt from said provisions to the extent said violation is caused by the right-of-way acquisition and shall be eligible for registration as a legal nonconformity, subject to the following:

1. Property which undergoes a zoning change initiated by the property owner subsequent to right-of-way acquisition shall no longer be subject to this exemption and shall instead have a nonconforming status to the extent that any nonconformance with city ordinances resulted from a right-of-way acquisition by a governmental agency prior to the rezoning and shall therefore be treated as a nonconforming use pursuant to the provisions of this chapter rather than exempt as provided above. However, a city-initiated rezoning shall not cause a property to lose the exemption provided by this section for properties affected by right-of-way acquisitions.
2. Nothing provided in this provision shall be construed to permit any obstruction which may create a traffic safety hazard or any other safety hazard.
3. Improvements required by special permit or zoning condition and located in the area acquired for right-of-way shall no longer apply subsequent to the acquisition, except that required screening per Chapter 20.16 (Screening and fencing) originally located within the area of the acquired property shall be relocated to the remainder of the tract as close as practicable inside the new property line.
4. Any alteration resulting in an increase in building square footage to the registered legal nonconformity shall require that the increased square footage area of the building comply with all applicable provisions in Title 20 (Zoning) and Chapter 18.46 (Landscape).

C. In the event that a right-of-way acquisition by a governmental agency causes an on-premises sign to be in violation of Chapter 20.18, Article IV (On-premises sign regulations), said sign shall be exempt from said provisions to the extent said violation is caused by the right-of-way acquisition, subject to the following:

1. The sign must have been legally permitted at the time of the initial placement; and
2. Must be relocated to the remainder or remain in its existing location; and
3. Cannot be altered or enlarged; and
4. Must be registered as legal nonconforming and be subject to the provisions of Section 20.22.090 (Nonconforming signs).

D. The provisions of Section 20.22.040 B. are not applicable to properties that register legal nonconforming under these provisions.

(Ord. No. [18771](#), § 1, 3-20-2018)

Editor's note— Ord. No. [18771](#), § 1, adopted March 20, 2018, repealed the former § 20.22.080 and enacted a new § 20.22.080 as set out herein. The former § 20.22.080 pertained to similar subject matter and derived from Ord. 16653 § 2(part), adopted in 2007.

20.22.090 - Nonconforming signs.

- A. Signs Which Are Nonconforming. Signs which were lawfully erected prior to the adoption of the ordinance herein codified which do not conform to this ordinance, as well as signs existing at the time the area wherein the sign is located is annexed, are deemed to be nonconforming, and may continue in existence provided that no nonconforming sign shall be:
1. Changed to or replaced with another sign, unless in compliance with then current city code. Upon application to the city, the face of the sign on an existing sign that is structurally safe and for which a valid permit or nonconforming registration is on file may be changed to indicate a new owner or business provided that the change or alteration shall not result in the following:
 - a. A change in the method or technology used to convey the message;
 - b. An increase in the illumination of the sign;
 - c. An increase in the sign face area;
 - d. Structural alteration to extend its useful life;
 - e. Expansion in any dimension;
 - f. reestablishment of the sign after damage or destruction if the cost of repairing the sign is more than fifty percent of its replacement value at the time of such damage or destruction;
 - g. Modification or relocation in any way that would increase the degree of nonconformity of such sign;
 - h. Modification or additional lighting or any other enhancement.
 - i. Poles may be replaced, subject to a building permit, but only if not more than one-half of the total number of poles of the sign structure are replaced in any twelve-month period and the same material is used for the replacement poles.
 - j. Addition of a catwalk to the sign structure;
 - k. Addition of lighting to an unilluminated sign or addition of more intense lighting to an illuminated sign, whether or not the lights are attached to the sign structure;
 - l. Changing the number of poles in the sign structure;
 - m. Addition of permanent bracing wires, guy wires, or other reinforcing devices;
 - n. Changing the material used in the construction of the sign, such as replacing wooden material with metal material;
 - o. Addition of faces to a sign or changing the sign configurations;
 - p. Increase in the height of the sign;
 - q. Changing the configuration of the sign structure, such as changing a "V" sign to a stacked or back-to-back sign, or a single face sign to a back-to-back sign;
 - r. Moving the sign structure or sign face in any way;
 2. This provision shall not prevent repairing or maintenance of any part of a sign structure to a safe condition or performing normal maintenance operations on a sign or sign structure. The following actions are considered maintenance and are allowed without losing the legal nonconforming status of the sign:
 - a. Replacement of nuts and bolts;

- b. Nailing, riveting or welding;
 - c. Cleaning and painting;
 - d. Manipulation of sign structure to level or plumb it;
 - e. Changing the advertising message;
 - f. Replacement of minor parts if the material of the minor parts are the same type as those being replaced and the basic design or structure of the sign is not altered;
 - g. Changing all or part of the sign face with materials similar to those being replaced.
- B. Registration of Nonconforming Signs. Each nonconforming sign shall be registered by the owner or owners of the sign by filing a registration form with the zoning administrator. Signs without permits which were registered properly pursuant to any prior city code provision are deemed to be nonconforming.
- C. Abandonment and Termination of a Nonconforming Sign.
- 1. A nonconforming sign is deemed abandoned and the right to operate a nonconforming sign shall terminate immediately if any of the following occur:
 - a. The nonuse of the sign for a continuous period of one hundred twenty days or more;
 - b. A portion or all of the sign is damaged or destroyed by the intentional act of the owner or his agent.
 - c. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if the nonconforming sign is dilapidated, substandard, or is not maintained in a suitable condition during a continuous period of one hundred twenty days.
- D. A nonconforming sign shall not be moved in whole or in part from the property or within the lot in which it is located, unless every portion of such building or structure is made to conform to all regulations of the district in which it is located.

(Ord. 16653 § 2 (part), 2007)

(Ord. No. 17960, § 18, 2-19-2013)

20.22.100 - Nonconforming PWSF.

- A. A personal wireless service facility (PWSF) that was built in compliance with the city's zoning regulations and was issued a certificate of completion, or if a certificate of completion was not issued, there was a valid building permit and an approved final inspection; and has been registered as a legal nonconforming structure, may continue in existence as a nonconforming structure. Such nonconforming structures may be modified or demolished and rebuilt on the same property as described in the certificate of completion or building permit, provided that the modified or rebuilt PWSF complies with all of the following:
- 1. A modified or rebuilt PWSF must have at least one additional antenna no larger in size than the antennas on the existing or pre-existing facility. If the PWSF has been rebuilt, the ground surface area shall not exceed one hundred twenty-five percent of the existing facility, including all appurtenant equipment storage facilities;
 - 2. The height of a modified or rebuilt PWSF and the appurtenant antennas attached thereto shall not exceed the height of the existing facility or the height limitation of Section 20.08.455 (Personal wireless service facilities), whichever is greater;
 - 3. A rebuilt PWSF must have setbacks that are no more nonconforming than that of the pre-existing facility;

4. A modified or rebuilt PWSF shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color;
 5. All rebuilt ground-mounted PWSF located in and/or abutting residential and apartment zoning districts shall be camouflaged. Camouflaging is a method of disguising or concealing the appearance of an object by changing its usual color, modifying its shape, or locating it in a structure that complements the natural setting, existing and surrounding structures. In the context of this section, camouflaging includes, but is not limited to, making PWSF antenna support structures resemble man-made trees, locating PWSF antenna support structures in bell steeples or clock towers, or on similar alternative-design mounting structures;
 6. A modified or rebuilt PWSF shall maintain the same screening and landscaping as the existing or pre-existing facility; provided, however, that this section shall not prevent additions or improvements to the landscaping in accordance with the landscaping ordinance;
 7. A rebuilt PWSF may be constructed prior to the demolition of the existing nonconforming PWSF, so long as the rebuilt PWSF is constructed in accordance with the provisions of this section, and the existing nonconforming PWSF shall be completely demolished within thirty days from the date that the rebuilt PWSF is issued a certificate of completion; and
 8. If two or more nonconforming ground-mounted PWSF within a one-half mile radius are demolished in a coordinated effort to collocate the existing antennas onto one structure, a new PWSF may be rebuilt on any of the sites. The height of the rebuilt PWSF and the appurtenant antennas attached thereto shall not exceed the height of the tallest of the pre-existing facilities, or the height limitation of Section 20.10.455 (Personal wireless service facilities), whichever is greater. The setbacks of the rebuilt PWSF shall be no more nonconforming than the most nonconforming of the pre-existing facilities.
- B. The issuance of a permit pursuant to this section allowing the modification or demolition and rebuilding of an existing nonconforming PWSF shall not be considered a determination that the modified or rebuilt PWSF is conforming.
- C. Except as provided in this section, a nonconforming PWSF may not be enlarged, increased in size, or modified without being brought into compliance with the regulations of Section 20.10.455 (Personal wireless service facilities).
- D. Abandonment and Termination of a Nonconforming PWSF.
1. A nonconforming PWSF is deemed abandoned and the right to operate a nonconforming PWSF shall terminate immediately if any of the following occur:
 - a. The nonuse of the PWSF for a continuous period of one hundred twenty days or more;
 - b. A portion or all of the PWSF is damaged or destroyed by the intentional act of the owner or his agent;
 - c. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if the nonconforming PWSF is dilapidated, substandard, or is not maintained in a suitable condition during a continuous period of one hundred twenty days.

(Ord. 16653 § 2 (part), 2007)

A-2 DENSITY, DIMENSIONAL, AND USE REGULATIONS

MINIMUM DISTRICT AREA:	No minimum
	3,500 for SF
	5,000 for 2F
MINIMUM LOT AREA:	6,000 for SF attached and MF
	4,500 for other permitted uses
	35' for SF
MINIMUM AVG LOT WIDTH:	50' for 2F, SF attached and MF
	45' for other permitted uses
MINIMUM AVG LOT DEPTH:	90' for SF, 2F, other permitted uses
	100' for SF attached and MF
OTHER STANDARDS:	Minimum lot area of 1,750 sf/du, open space minimum of 50% interior lots and 40% corner lots for SF attached and MF
	20.10 for other permitted uses
MINIMUM FRONT YARD:	10' except that a 20' driveway must be provided for SF, 2F
	20' for SF attached and MF, other permitted uses
MINIMUM REAR YARD:	15' for SF and 2F
	25' for SF attached and MF, other permitted uses
MINIMUM CUMULATIVE FRONT AND REAR:	45' for SF and 2F
	N/A for SF attached and MF, other permitted uses
MINIMUM SIDE YARD:	5'
MINIMUM SIDE YARD (STREET):	10'
MINIMUM CUMULATIVE SIDE AND SIDE STREET YARD:	N/A
OTHER STANDARDS:	20.10.030 Accessory Structures for SF, 2F
	20.10 for other permitted uses
MAXIMUM HEIGHT:	35'

USES PERMITTED BY RIGHT

Apartment (5 or more units); Art gallery; Assisted living facility (elderly); Bed and Breakfast (residence); Boarding home facility; Borrow pit (related to construction operations); Child care facility, Type 6; Church; Clinic; Communication utility facility; Community recreation facility; Community recreational facility; Concrete mixing or batching plant; Conservation covenant; Convalescent home; Convent; Detention basin (public/private); Duplex (two-family dwelling); Emergency Shelter; Family home; Farm; Golf course > 75 acres (with/without restaurant & bar); Harvesting (field, tree, bush crops); Industrialized home; Intermediate care facility (elderly); Library; Lodging house; Medical treatment facility; Minor utility facility; Model dwelling; Museum; Nursery, greenhouse; Nursing home; Office, administrative & manager's; Open space (common, public or private); Orphanage, shelter; Park, playground; Personal Wireless Service Facility (PWSF), facility-mounted; PWSF, roof-mounted; Quadruplex; Railroad R.O.W.; Raising (field, tree, bush crops); Rest home; School, public, private or parochial (9 through 12); School, public, private or parochial (Pre-K through 8); Self storage warehouse; Single-family attached dwelling (atrium, patio, townhouse, condominium); Single-family detached dwelling; Social, fraternal club; Stormwater open space; Stormwater retention pond (public/private); Streets and ROW (public/private); Synagogue; Temple; Tents (special events); Triplex; Utility green space; Water & wastewater utility facility

PERMITTED AS ACCESSORY USES

Accessory dwelling unit; Amateur & CB radio stations (federally licensed); Animals, keeping for enjoyment purposes; Athletic facility (indoor); Automated Teller Machine (ATM); Cafeteria, school; Circus; Coin-operated vending machines (inside a building); Domestic garden house, toolhouse, playhouse; Domestic storage; Dwelling, resident watchman or property caretaker; Exercise facility (indoor); Garage or lot, parking (private); Garage sale; Guest, employee quarters; Home occupation uses; Laundry room; Mobile office/storage unit (related to construction operations); Mobile office/storage unit (related to sales or rental); Neighborhood fair, carnival; On-premise advertising; On-site loading; On-site parking; Racquetball club, indoor (with/without restaurant & bar); Radio receiving station (residential-type); Recycling collection facility (small); Restaurant (sit down); Rummage sale; Sales stands (ranch & farm products); Satellite receiving dish, antenna; Sauna, exercise room; Solar conversion system; Swimming pool, game court (non-commercial); Television receiving station (residential-type); Temporary events on public rights-of-way; Unenclosed parking space shelter; Yard sale

CITY COUNCIL APPROVAL OF A SPECIAL PERMIT REQUIRED

Airpad; Cemetery; Child care facility, Type 3; Child care facility, Type 4; Child care facility, Type 5; Child care facility, Type 7; Convenience store; Convenience store with gas pumps; Crematorium; Drilling gas well; Drilling oil well; Dry cleaning shop (< 2,500 square feet); Golf course < 75 acres (with/without restaurant & bar); Golf driving range; Governmental use, building; Helipad; Historic Preservation Overlay; Hospital; HUD-code manufactured home park; Infill Development Overlay; Laundromat, laundry (< 5,000 square feet); Loading spaces (serving another property); Lodge; Major utility facility; Mausoleum; Medical lab; Mobile home park; Neighborhood Conservation Overlay; Office, business; Office, medical; Office, professional; Parking reduction; Parking spaces (serving another property); Planned Residential Development Overlay; PWSF, ground-mounted; Radio broadcasting antenna; Restricted Residential Mixed Use Overlay; Sanitarium; Shaft mining; Swimming pool (commercial); Television broadcasting antenna; Tennis club, indoor (with/without restaurant & bar); Tennis club, outdoor (with/without restaurant & bar); Transfer of Development Rights; Union hall; University, college; Utility storage yard; Wind-driven electrical generator, pump; Youth organization (with/without living facility)

R-4 DENSITY, DIMENSIONAL, AND USE REGULATIONS

MINIMUM DISTRICT AREA:	No minimum
MINIMUM LOT AREA:	6,000 for SF 7,000 for 2F No min. for other permitted uses
MINIMUM AVG LOT WIDTH:	50' for SF 70' for 2F No min. for other permitted uses
MINIMUM AVG LOT DEPTH:	90' for SF, 2F No min. for other permitted uses
OTHER STANDARDS:	None for SF, 2F 20.10 for other permitted uses
MINIMUM FRONT YARD:	10' except that a 20' driveway must be provided
MINIMUM REAR YARD:	10'
MINIMUM CUMULATIVE FRONT AND REAR:	45'
MINIMUM SIDE YARD:	5'
MINIMUM SIDE YARD (STREET):	10'
MINIMUM CUMULATIVE SIDE AND SIDE STREET YARD:	N/A
OTHER STANDARDS:	Accessory Structures 35' for SF, 2F
MAXIMUM HEIGHT:	35' for other permitted uses, except if an add' setback of 2' for every 1' height in excess of 35' is provided

USES PERMITTED BY RIGHT

Assisted living facility (elderly); **B**oarding home facility; **B**orrow pit (related to construction operations); **C**hild care facility, Type 6; **C**hurch; **C**ommunication utility facility; **C**ommunity recreation facility; **C**ommunity recreational facility; **C**oncrete mixing or batching plant; **C**onservation covenant; **C**onvalescent home; **D**etention basin (public/private); **D**uplex (two-family dwelling); **F**amily home; **F**arm; **G**olf course > 75 acres (with/without restaurant & bar); **H**arvesting (field, tree, bush crops); **I**ndustrialized home; **I**ntermediate care facility (elderly); **M**inor utility facility; **M**odel dwelling; **N**ursery, greenhouse; **N**ursing home; **O**pen space (common, public or private); **P**ark, playground; **P**ersonal Wireless Service Facility (PWSF), facility-mounted; **P**WSF, roof-mounted; **R**ailroad R.O.W.; **R**aising (field, tree, bush crops); **R**anchette (>1 acre & <5 acres); **R**est home; **S**chool, public, private or parochial (9 through 12); **S**chool, public, private or parochial (Pre-K through 8); **S**ingle-family attached dwelling (atrium, patio, townhouse, condominium); **S**ingle-family detached dwelling; **S**ocial, fraternal club; **S**tormwater open space; **S**tormwater retention pond (public/private); **S**treets and ROW (public/ private); **S**ynagogue; **T**emple; **T**ents (special events); **U**tility green space; **W**ater & wastewater utility facility

PERMITTED AS ACCESSORY USES

Accessory dwelling unit; **A**mateur & CB radio stations (federally licensed); **A**nimals, keeping for enjoyment purposes; **B**arn; **C**afeteria, school; **C**ircus; **C**oin-operated vending machines (inside a building); **D**omestic garden house, toolhouse, playhouse; **D**omestic storage; **G**arage or lot, parking (private); **G**arage sale; **G**uest, employee quarters; **H**ome occupation uses; **L**aundry room; **M**obile office/storage unit (related to construction operations); **M**obile office/storage unit (related to sales or rental); **N**eighborhood fair, carnival; **O**n-premise advertising; **O**n-site loading; **O**n-site parking; **P**roduce stand; **R**adio receiving station (residential-type); **R**ecycling collection facility (small); **R**estaurant (sit down); **R**ummage sale; **S**ales stands (ranch & farm products); **S**atellite receiving dish, antenna; **S**auna, exercise room; **S**olar conversion system; **S**wimming pool, game court (non-commercial); **T**elevision receiving station (residential-type); **T**emporary events on public rights-of-way; **Y**ard sale

CITY COUNCIL APPROVAL OF A SPECIAL PERMIT REQUIRED

Airpad; **A**nimal crematory; **A**rt gallery; **B**ed and Breakfast (residence); **C**emetery; **C**hild care facility, Type 3; **C**hild care facility, Type 7; **C**linic; **C**onvent; **C**rematorium; **D**rilling gas well; **D**rilling oil well; **G**olf course < 75 acres (with/without restaurant & bar); **G**olf driving range; **G**overnmental use, building; **H**elistop; **H**istoric Preservation Overlay; **H**ospital; **I**nfill Development Overlay; **L**ibrary; **L**oading spaces (serving another property); **L**odge; **M**ajor utility facility; **M**ausoleum; **M**edical lab; **M**edical treatment facility; **M**onastery; **M**useum; **N**eighborhood Conservation Overlay; **O**rphanage, shelter; **P**arking reduction; **P**arking spaces (serving another property); **P**lanned Residential Development Overlay; **P**WSF, ground-mounted; **R**adio broadcasting antenna; **R**estricted Residential Mixed Use Overlay; **S**anitarium; **S**haft mining; **T**elevision broadcasting antenna; **T**ennis club, indoor (with/without restaurant & bar); **T**ennis club, outdoor (with/without restaurant & bar); **T**ransfer of Development Rights; **U**nion hall; **U**niversity, college; **U**tility storage yard; **W**ind-driven electrical generator, pump; **Y**outh organization (with/without living facility)

ORDINANCES

Southwest corner of S. A. & M. G. Survey 266 and also a 190 the northwest corner of S. A. & M. G. Survey 267

OK

PREPARED
By
City Clerk
ACCEPTED
City Clerk

4765

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CITY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the boundaries of the City of El Paso are hereby extended so as to annex to the City the following territory lying adjacent to the City limits as they are at present established:

Beginning at a point which marks the southwest corner of S. A. & M. G. Survey 266, and also the northwest corner of S. A. & M. G. Survey 267, thence east along the north right of way line of said Survey 267, a distance of two thousand eight hundred and thirty-one and ten hundredths (2,831.10) feet to a point that marks the northeast corner of said Survey 267;

Thence south along the east right of way of said Survey 267 a distance of two thousand eight hundred and eighty-five and fifty hundredths (2,885.50) feet to a point;

Thence South 71° 41' 00" West a distance of one thousand five hundred and eighty-five and forty hundredths (1,585.40) feet to a point;

Thence North 18° 19' 00" West a distance of two hundred and fifty-nine and no hundredths (259.00) feet to a point;

Thence South 71° 41' 00" West, a distance of four hundred and eighty-one and fourth hundredths (481.40) feet to a point which lies on the east right of way of U. S. Highway 80A (Doniphan Drive);

Thence North 18° 16' 00" West, along the east right of way of said U. S. Highway 80A (Doniphan Drive) a distance of two thousand five hundred and fourteen and seven hundredths (2,514.07) feet to a point;

Thence North 17° 55' 00" West along the east right of way of said U. S. Highway 80A (Doniphan Drive) a distance of nine hundred and forty-seven and forty-four hundredths (947.44) feet to a point;

Thence east a distance of two hundred and ninety-one and forty-six hundredths (291.46) feet to the point of beginning, containing 189.037 acres of land, more or less.

Mayor of El Paso

12/13/28
Date
City Clerk

6420

AN ORDINANCE ANNEXING
ADDITIONAL TERRITORY TO THE CITY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the boundaries of the City of El Paso are hereby extended so as to annex to the City the following territory lying adjacent to the City limits as they are at present established:

A parcel of land which is located in the following surveys in El Paso County, Texas, and more particularly described as follows:

Hugh G. Foster Survey 262, S. J. Larkin Surveys 264, 265, 266, and 267, S.A. & M.G. Railroad Survey 266, W. H. Lenox Survey 432, Nellie D. Mundy Surveys 239, 240, 241, 242, 243, 244, 245, and 246, Laura E. Mundy Surveys 232, 234, 235, 236, 237 and 238, Clara A. Mundy Surveys 248, 249, 250, and 254, and Sections 5, 6, 9, and 10, Block 82, Township 1 in the County of El Paso, State of Texas, and being more particularly described as follows:

Commencing at the common southern corner of H. G. Foster Survey 262 and A. G. McMath Survey 298, said corner lying on the North line of H. G. Foster Survey 258 and also being the point of beginning; thence along the South line of H. G. Foster Survey 262, S. J. Larkin Surveys 265 and 264 and said line also being the north line of H. G. Foster Surveys 258, 257, 256, and S.A. & M.G. Railroad Survey 268, West, a distance of fifteen thousand eight hundred thirty-three and thirty-three hundredths (15,833.33) feet to the southwest corner of S. J. Larkin Survey 264.

Thence along the common line of S. J. Larkin Survey 264, and S. A. & M. G. Railroad Survey 266, North, a distance of one thousand three hundred eleven and thirty-four hundredths (1,311.34) feet to a point lying on the South right-of-way line of Medano Drive;

Thence along the South right-of-way line of Medano Drive, North 74°04'00" West, a distance of seven hundred seventy-one and seventy-two hundredths (771.72) feet to a point;

Thence continuing along the South right-of-way line of Medano Drive, North, 76°38'00" West, a distance of eight hundred twenty-four and eighty-six hundredths (824.86) feet to a point of curvature;

Thence continuing along the South right-of-way line of Medano Drive along the arc of a curve to the left a distance of one hundred seventy-one and ninety-nine hundredths (171.99) feet; said curve has a central angle of 38°47'00", a radius of two hundred fifty-four and nine hundredths (254.09) feet, and a chord bearing South 83°58'30" West, a distance of one hundred sixty-eight and seventy-three hundredths (168.73) feet to a point;

Thence continuing along the South right-of-way line of Medano Drive South 64°35'00" West, a distance of five hundred fourteen and sixty-eight hundredths (514.68) feet to a point of curvature;

Thence continuing along the South right-of-way line of Medano Drive along the arc of a curve to the left a distance of fifty-one and fifty-six hundredths (51.56) feet; said curve has a central angle of 04°17'00", a radius of six hundred eighty-nine and seventy-one hundredths (689.71) feet, and a chord bearing South 62°25'53" West, a distance of fifty-one and fifty-five hundredths (51.55) feet to

6420

502

a point, said point lying on the East right-of-way line of U. S. Interstate 10;

Thence along the East right-of-way line of U.S. Interstate 10, North 11°47'30" West, a distance of five hundred thirty-one and twenty-eight hundredths (531.28) feet to a point;

Thence continuing along the East right-of-way line of U. S. Interstate 10, North 04°40'00" West, a distance of two hundred one and fifty-six hundredths (201.56) feet to a point;

Thence continuing along the East right-of-way line of U. S. Interstate 10, North 11°47'30" West, a distance of one thousand one hundred seventy and seventy hundredths (1,170.70) feet to the intersections of said East right-of-way line of U.S. Interstate 10 and the extended North right-of-way line of Edgar Road;

Thence along the extended North right-of-way line of Edgar Road South 85°30'00" West, a distance of nine hundred thirty-two and fifty-four hundredths (932.54) feet to a point;

Thence along a line seven hundred and no hundredths (700.00) feet West and parallel to the centerline of U.S. Interstate 10, North 11°47'30" West, a distance of five thousand one hundred eighty-seven and ninety hundredths (5,187.90) feet to a point;

Thence continuing along the line seven hundred and no hundredths (700.00) feet West and parallel to the centerline of U.S. Interstate 10, North 00°04'30" East, a distance of twenty-thousand one hundred eighty-one and seventy-three hundredths (20,181.73) feet to a point, said point lying on the Extra Territorial Jurisdiction line of Vinton, Texas;

Thence along the Extra Territorial Jurisdiction line of Vinton, Texas, South 89°59'30" East, a distance of five hundred twenty-five and no hundredths (525.00) feet to a point of curvature;

Thence continuing along the Extra Territorial Jurisdiction line of Vinton, Texas, along the arc of a curve to the left a distance of four thousand one hundred forty-eight and eighty-two hundredths (4,148.82) feet; said curve has a central angle of 90°02'30", a radius of two thousand six hundred forty and no hundredths (2,640.00) feet, and a chord bearing North 44°56'45" East, a distance of three thousand seven hundred thirty-four and eighty-eight hundredths (3,734.88) feet to a point, said point lying on the Southern right-of-way line of Nashua Road;

Thence along the southern right-of-way of Nashua Road South 89°58'00" East, a distance of nine hundred fifty-five and seven hundredths (955.07) feet to a point, being the intersection point of the common line of Laura E. Mundy Surveys 233 and 234 and the West line of Clara A. Mundy Survey 254;

Thence along the common line of Laura E. Mundy Survey 233 and Clara A. Mundy Survey 254, North, a distance of two thousand nine hundred sixteen and sixty-seven hundredths (2,916.67) feet to a point,

Thence continuing along the common line of Laura E. Mundy Survey 233 and Clara A. Mundy Survey 254, East, a distance of nine hundred sixteen and sixty-seven hundredths (916.67) feet to a point, being the intersection point of the common line of Laura E. Mundy Surveys 233 and 232, and the north line of Clara A. Mundy Survey 254;

Thence along the common line of Laura E. Mundy Surveys 231, 232 and 233, North, a distance of four thousand four hundred ninety-four and fifty hundredths (4,494.50) feet to a point, said point lying on the Extra Territorial Jurisdiction line of Anthony, Texas;

Thence along the Extra Territorial Jurisdiction line of Anthony, Texas, along an arc of a curve to the left a distance of one thousand four hundred fifteen and two hundredths (1,415.02) feet; said curve has a central angle of $30^{\circ}42'37''$, a radius of two thousand six hundred forty and no hundredths (2,640.00) feet, and a chord bearing North $61^{\circ}46'59''$ East, a distance of one thousand three hundred ninety-eight and fifteen hundredths (1,398.15) feet to a point, said point lying on the common line of Maria Rodriguez Survey 35 and Laura E. Mundy Survey 232;

Thence along the common line of Maria Rodriguez Survey 35 and Laura E. Mundy Survey 232, East, a distance of four thousand one hundred ninety-four and eighty-two hundredths (4,194.82) feet to a point, being the intersection point of the common line of Maria Rodriguez Survey 35 and Laura E. Mundy Survey 232, and the west line of Clara A. Mundy Survey 250;

Thence along the common line of Maria Rodriguez Survey 35 and Clara E. Mundy Surveys 250 and 249, North, a distance of six thousand eight hundred eighty-two and eighty-one hundredths (6,882.81) feet to a point, being the intersection point of the common line of Maria Rodriguez Survey 35 and Clara A. Mundy Survey 248, and the west line of Clara A. Mundy Survey 249;

Thence along the common line of Maria Rodriguez Survey 35 and Clara A. Mundy Survey 248, West, a distance of three thousand three hundred sixty-six and forty-eight hundredths (3,366.48) feet to a point, said point lying on the East town limits line of Anthony, Texas;

Thence along the East town limits line of Anthony, Texas, North $00^{\circ}19'07''$ East, a distance of three thousand seven hundred thirty-three and thirty-nine hundredths (3,733.39) feet to a point, said point lying on the State line of New Mexico and Texas;

Thence along the State line of New Mexico and Texas, East, a distance of seven thousand seven hundred ninety-one and sixteen hundredths (7,791.16) feet to a point, being the intersection point of the common line of Clara A. Mundy Surveys 248 and 251, and the State line of New Mexico and Texas;

Thence along the common line of Clara A. Mundy Surveys 248, 249, 250, 251, 252, and 253, South, a distance of fifteen thousand seven hundred seventy-one and seventy hundredths (15,771.70) feet to a point, being the intersection point of the common line of Mundy Surveys 250 and 253, and the North line of Section 5, Block 82, Township 1;

Thence along the common line of Clara A. Mundy Survey 253 and Section 5, Block 82, Township 1, East, a distance of two thousand one hundred sixty and no hundredths (2,160.00) feet to a point; said point being the common corner of Clara A. Mundy Survey 253, Sections 3, 4, and 5, Block 82, Township 1;

Thence along the common section line of Sections 4, 5, 6, 7, 8, and 9, Block 82, Township 1, South, a distance of sixteen thousand one hundred thirty-five and ninety-eight hundredths (16,135.98) feet to a point, being the intersection point of the common line of Block 82, Township 1, and the North line of S. J. Larkin Survey 269;

6410

Thence along the common line of Section 9, Block 82, Township 1, and S. J. Larkin Survey 269, West, a distance of two thousand four hundred thirty-four and seventy-two hundredths (2,434.72) feet to a point, being the intersection point of the common line of Nellie D. Mundy Survey 246 and S. J. Larkin Survey 269, and the South line of Section 9, Block 82, Township 1;

Thence along the common line of Nellie D. Mundy Survey 246, S. J. Larkin Surveys 267, 268 and 269, South, a distance of ten thousand seven hundred thirty-nine and ninety-six hundredths (10,739.96) feet to a point, being the intersection point of the common line of S. J. Larkin Surveys 267 and 268, and the north line of S. J. Larkin Survey 266;

Thence along the common line of S. J. Larkin Surveys 268 and 266, East a distance of two thousand five hundred thirty-eight and eighty-nine hundredths (2,538.89) feet to a point, being the intersection point of the common line of S. J. Larkin Survey 266 and A. G. McMath Survey 297, and the south line of S. J. Larkin Survey 268;

Thence along the common line of S. J. Larkin Survey 266 and A. G. McMath Survey 297, south, a distance of one thousand nine hundred eleven and eleven hundredths (1,911.11) feet to a point, being the intersection point of the common line of S. J. Larkin Survey 266 and A. G. McMath Survey 297, and the north line of Hugh G. Foster Survey 262;

Thence along the common line of A. G. McMath Survey 297 and Hugh G. Foster Survey 262, east, a distance of three thousand two hundred twelve and twenty-six hundredths (3,212.26) feet to a point, said point being the northeast corner of Hugh G. Foster Survey 262;

Thence along the common line of Hugh G. Foster Survey 262 and A. G. McMath Surveys 297 and 298, south, a distance of five thousand two hundred seventy-seven and seventy-eight hundredths (5,277.78) feet to the point of beginning for this parcel of land.

Said parcel of land contains 23.35806 square miles of land, more or less.

It is the intent of this ordinance that upon annexation of the above territory, the extraterritorial jurisdiction of the City of El Paso shall expand in conformity with such annexation as provided in Article 970a, V.A.C.S., however, in no event shall such expansion cause the City of El Paso's extraterritorial jurisdiction to conflict with or reduce the existing one-half mile extraterritorial jurisdiction of the village of Vinton, Texas, the governing body of the village of Vinton not having given its written consent to a reduction in the village of Vinton's existing extraterritorial jurisdiction as required by section 3C, Article 970a. The one-half mile extraterritorial jurisdiction of the village of Vinton is hereby preserved as the same now exists

499

and any territory now within the village of Vinton's extra-territorial jurisdiction is hereby expressly excluded from the City of El Paso's extraterritorial jurisdiction so that the same shall remain under the jurisdiction of the village of Vinton.

PASSED AND APPROVED this 19th day of December, 1978.

ATTEST:

[Signature]
Mayor
Pro-Tem

[Signature]
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

498

008173

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF TRACT 98C, SA&MG RR CO. SURVEY #267,
THE PENALTY BEING AS PROVIDED IN
SECTION 25-96 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of Tract 98C, SA&MG RR CO. SURVEY #267, as more particularly described by metes and bounds in the attached Exhibit "A" made a part hereof by reference, be changed from R-3 (Residential) to A-2 (Apartment) District within the meaning of the zoning ordinance and the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 2nd day of October, 1984.

Jonathan W. Riquelme
Mayor

ATTEST:
Lucretia Lopez
City Clerk

APPROVED AS TO FORM:
Jeff Acedo
Assistant City Attorney

APPROVED AS TO CONTENT:
Ray Gilgand
Planning, Research and Development

I CERTIFY THAT THE FOLLOWING ZONING MAPS
HAVE BEEN REVISED: L.P.
10-8-84 COUNTER
10-8-84 ORIGINAL
10-8-84 CONTROL
R. Fonzales

I certify that the zoning map has been revised to
reflect the amendment of ordinance # 8173
by R. Fonzales Date 10-8-84
008173

84-4989
0014-1984
DEPARTMENT OF
LEGISLATION

attached dated 10/2/84
(rec'd. 1-22-87)

Property Description: Portion of Tract 98C, S.A. & M.G. Railroad Survey No. 267, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 98C, S.A. & M.G. Railroad Survey No. 267, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a found 1" pipe lying on the common northerly corner of S.A. & M.G. Railroad Survey No. 267 and S.A. & M.G. Railroad Survey No. 268; Thence, South 00° 11' 22" East, along the easterly boundary line of S.A. & M.G. Railroad Survey No. 267, a distance of 880.12 feet to a point, said point being a found 2" pipe lying on the southeast corner of La Paz Estates; Thence, South 00° 00' 53" East, continuing along said boundary line, a distance of 921.42 feet to a point, said point being a found 1/2" rebar lying on the common boundary line between Tracts 98B and 98C, S.A. & M.G. Railroad Survey No. 267, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 06' 54" East, a distance of 316.21 feet to a point for a corner, said point lying on the common boundary line of Tracts 98A and 98C, S.A. & M.G. Railroad Survey No. 267;

THENCE, South 71° 41' 00" West, along said boundary line, a distance of 1185.75 feet to a point for a corner;

THENCE, North 18° 19' 00" West, a distance of 300.39 feet to a point for a corner, said point lying on the common boundary line of Tracts 98B and 98C, S.A. & M.G. Railroad Survey No. 267;

THENCE, North 71° 41' 00" East, along said boundary line, a distance of 1284.52 feet to the TRUE POINT OF BEGINNING of this description.

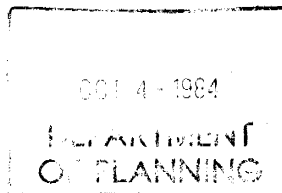
Said parcel of land contains 8.51744 acres (371,019.83 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

August 21, 1984
Job Number 09-84-4984
3284A



rc. 2/2/89

EXHIBIT "A"

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with GEORGE HARBISON and ANGELA HARBISON, and R.C. SEMPLE, INC. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 008173.

ADOPTED this 2nd day of October, 1984.

Jonathan W. Rogers
Mayor

ATTEST:
W. [Signature]
City Clerk

APPROVED AS TO FORM:
Jeff Alred
Assistant City Attorney

SEP 4 - 1984
DEPARTMENT
OF PLANNING

CONTRACT

THIS CONTRACT, made this 2nd day of October, 1984, by and between GEORGE HARBISON and ANGELA HARBISON, First Parties, R.C. SEMPLE, INC., Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning a portion of Tract 98C, SA&MG RR CO. Survey #267, City and County of El Paso, Texas, which are more particularly described by metes and bounds in the attached Exhibit "A" which is made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned from R-3 (Residential) to A-2 (Apartment) District within the meaning of the zoning ordinance of the City of El Paso, a subdivision plat shall be filed of record for the extension of Ridge Street prior to the issuance of any building permits.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Party is the owner and holder of a recorded lien on the property and consents to this contract.

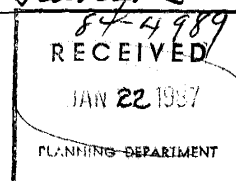
WITNESS THE FOLLOWING SIGNATURES AND SEAL:

FIRST PARTIES

George Harbison
George Harbison

Angela P. Harbison
Angela Harbison

Ord. #8173 (10/2/84)



R.C. SEMPLE, INC.
Second Party

By Helen R. Semple
Title Trustee for R.C. Semple Estate

ATTEST:

Secretary

THE CITY OF EL PASO
Third Party

By [Signature]
Mayor

ATTEST:

[Signature]
City Clerk

APPROVED AS TO CONTENT:

Planning, Research and
Development

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 30 day
of September, 1986, by George Harbison and Angela
Harbison..

[Signature]
Notary Public, State of Texas

My Commission Expires:
January 13, 1990

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 2nd day of October
by Helen W. Semple, representative for R.C. SEMPLE,
INC.

[Signature]
Notary Public, State of Texas

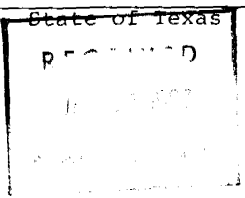
My Commission Expires:
JULY 1989
in and for the County of El Paso, Texas
My commission expires 7/7/89

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ___ day
of October, 1986, by JONATHAN W. ROGERS, as Mayor
of the City of El Paso. 1986

Notary Public, State of Texas

My Commission Expires:



267, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 98C, S.A. & M.G. Railroad Survey No. 267, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a point, said point being a found 1" pipe lying on the common northerly corner of S.A. & M.G. Railroad Survey No. 267 and S.A. & M.G. Railroad Survey No. 268; Thence, South 00° 11' 22" East, along the easterly boundary line of S.A. & M.G. Railroad Survey No. 267, a distance of 880.12 feet to a point, said point being a found 2" pipe lying on the southeast corner of La Paz Estates; Thence, South 00° 00' 53" East, continuing along said boundary line, a distance of 921.42 feet to a point, said point being a found 1/2" rebar lying on the common boundary line between Tracts 98B and 98C, S.A. & M.G. Railroad Survey No. 267, said point being the TRUE POINT OF BEGINNING of this description;

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THENCE, South 71° 41' 00" West, along said boundary line, a distance of 1185.75 feet to a point for a corner;

THENCE, North 18° 19' 00" West, a distance of 300.39 feet to a point for a corner, said point lying on the common boundary line of Tracts 98B and 98C, S.A. & M.G. Railroad Survey No. 267;

THENCE, North 71° 41' 00" East, along said boundary line, a distance of 1284.52 feet to the TRUE POINT OF BEGINNING of this description.

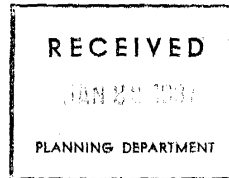
Said parcel of land contains 8.51744 acres (371,019.83 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

August 21, 1984
Job Number 09-84-4984
3284A



14,29

84-4989

CERTIFICATE OF OCCUPANCY

Pending.

DUPLICATE RECEIPT VIA WEB

Note: Not a valid proof of payment for a property tax overpayment refund



**MARIA O. PASILLAS, RTA
CITY OF EL PASO TAX ASSESSOR COLLECTOR
221 N. KANSAS, STE 300
EL PASO, TX 79901**

PH: (915) 212-0106 FAX: (915) 212-0107 www.elpasotexas.gov/tax-office

Certified Owner:

**CORONA DEL VALLE LIMITED PARTNERSHIP
2512 S IH 35 STE 130
AUSTIN , TX 78704-5750**

Legal Description:

1 CORONA DEL VALLE LOT 1 (9.0660 AC)

**Parcel Address: 5453 RIDGE ST
Legal Acres: 9.0660**

**Deposit No: A12191981
Validation No: 900000056952250
Account No: C791-999-0010-0100
Operator Code: ITZEL**

**Remit Seq No: 42330708
Receipt Date: 12/19/2019
Deposit Date: 12/19/2019
Print Date: 12/21/2020 04:07 PM
Printed By: WEB USER**

Prop ID No.: 234930

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2019	City Of El Paso	TL	2,181,007	0.907301	19,788.30	0.00	0.00	19,788.30
2019	El Paso Isd	TL	2,181,007	1.268350	27,662.80	0.00	0.00	27,662.80
2019	County Of El Paso	TL	2,181,007	0.488997	10,665.06	0.00	0.00	10,665.06
2019	El Paso Community College	TL	2,181,007	0.141167	3,078.86	0.00	0.00	3,078.86
2019	University Medical Center Of El Paso	TL	2,181,007	0.267747	5,839.58	0.00	0.00	5,839.58
					\$67,034.60	\$0.00	\$0.00	\$67,034.60

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Check Number(s):
007321

PAYMENT TYPE: PARTIAL PAYMENT

Checks: \$67,034.60

Exemptions on this property:

Total Applied: \$67,034.60

Change Paid: \$0.00

**Account No: C791-999-0010-0100
PAYER:
CORONA DEL VALLE LIMITED PARTNERSHIP
2512 S IH 35 STE 130
AUSTIN , TX 78704-5750**

DUPLICATE RECEIPT VIA WEB

Note: Not a valid proof of payment for a property tax overpayment refund



MARIA O. PASILLAS, RTA
CITY OF EL PASO TAX ASSESSOR COLLECTOR
221 N. KANSAS, STE 300
EL PASO, TX 79901

PH: (915) 212-0106 FAX: (915) 212-0107 www.elpasotexas.gov/tax-office

Certified Owner:

CORONA DEL VALLE LIMITED PARTNERSHIP
2512 S IH 35 STE 130
AUSTIN , TX 78704-5750

Legal Description:

2 CORONA DEL VALLE LOT 1 (36473.00 SQ FT)

Parcel Address: RIDGE ST
Legal Acres: 0.8373

Deposit No: A12191992
Validation No: 900000056956656
Account No: **C791-999-0020-0100**
Operator Code: ERICA

Remit Seq No: 42339138
Receipt Date: 12/19/2019
Deposit Date: 12/19/2019
Print Date: 12/21/2020 04:08 PM
Printed By: WEB USER

Prop ID No.: 257388

Year	Tax Unit Name	Rec Type	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2019	City Of El Paso	TL	313,853	0.907301	2,847.59	0.00	0.00	2,847.59
2019	El Paso Isd	TL	313,853	1.268350	3,980.75	0.00	0.00	3,980.75
2019	County Of El Paso	TL	313,853	0.488997	1,534.73	0.00	0.00	1,534.73
2019	El Paso Community College	TL	313,853	0.141167	443.06	0.00	0.00	443.06
2019	University Medical Center Of El Paso	TL	313,853	0.267747	840.33	0.00	0.00	840.33
					\$9,646.46	\$0.00	\$0.00	\$9,646.46

> - -

- - <

Check Number(s):
007322

PAYMENT TYPE: PARTIAL PAYMENT

Checks: \$9,646.46

Exemptions on this property:

Total Applied: \$9,646.46

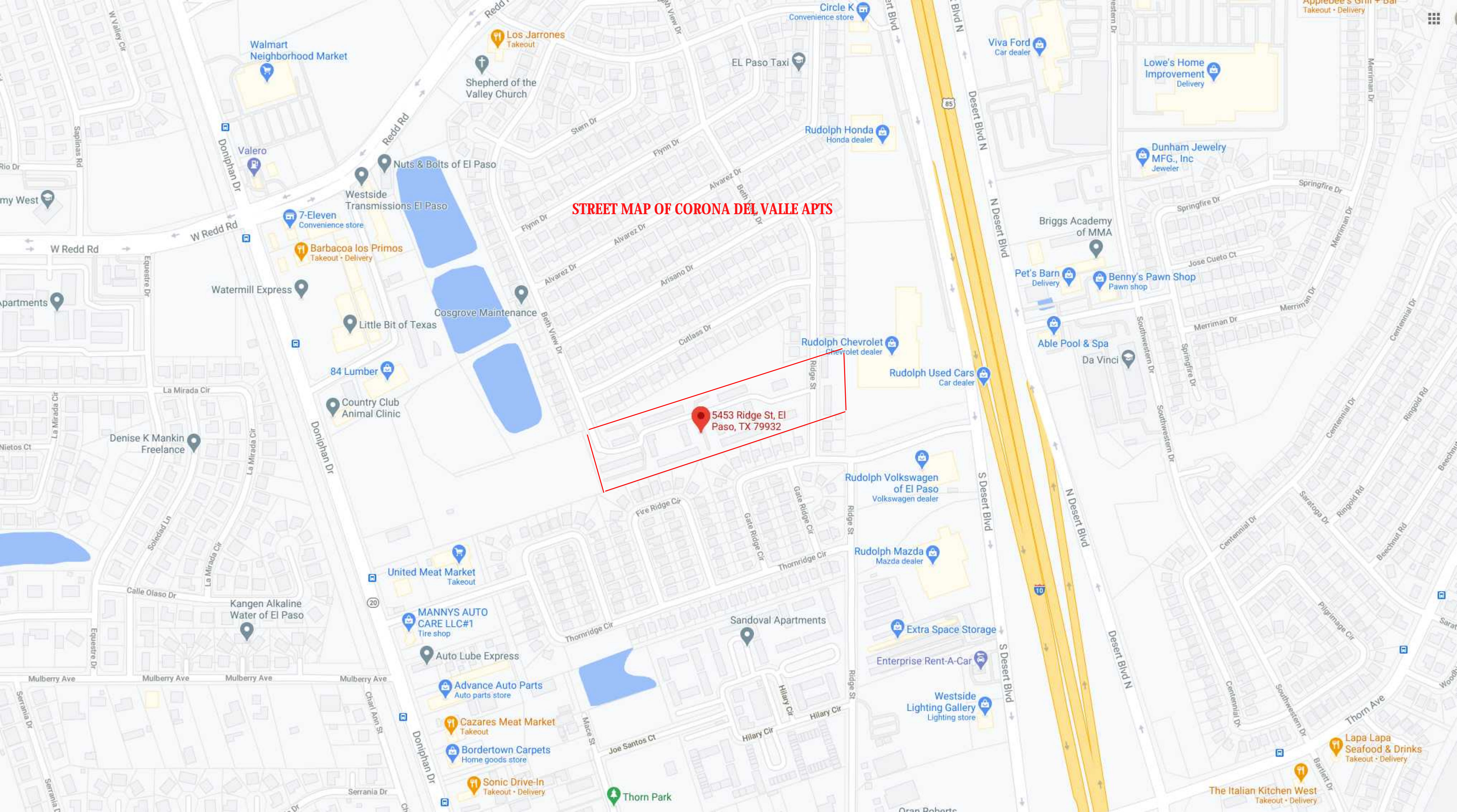
Change Paid: \$0.00

Account No: C791-999-0020-0100

PAYER:
CORONA DEL VALLE LIMITED PARTNERSHIP
2512 S IH 35 STE 130
AUSTIN , TX 78704-5750

STREET MAP OF CORONA DEL VALLE APTS

5453 Ridge St, El Paso, TX 79932



C:\Users\chkal\Dropbox - Benton Design Group\Benton Design Group\Team Folder\A - Projects\19-2-047 - Corona Del Valle - El Paso, TX.B - ArchCAD Files\Corona Del Valle Apartments.rvt

BDG
Benton Design Group

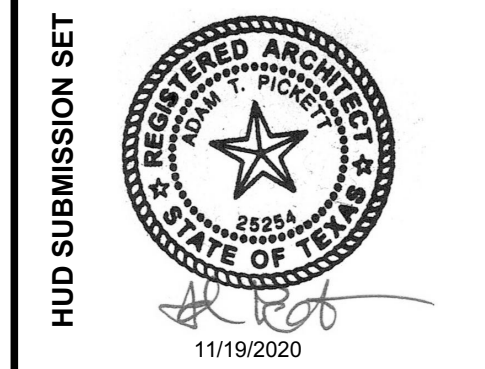
Benton Design Group
913 Bullpen Drive
O'Fallon, MO 63366
P: (636) 515.0382
E: adam@bentondg.com

BENTON DESIGN GROUP
MISSOURI STATE CERTIFICATE OF
AUTHORITY:
2015025158

CONSULTANT

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HUD SUBMISSION SET

CORONA DEL VALLE APARTMENTS
5453 RIDGE STREET
EL PASO, TX 79932
CLIENT: THINK HOUSING DEVELOPMENT, LLC
4234 PARVA AVENUE
LOS ANGELES, CA 90027

PROPOSED ARCHITECTURAL SITE PLAN

MARK	DATE	REVISIONS

ISSUE DATE: "ISSUE DATE"
SCALE: AS NOTED
DRAWN BY: ATP
CHECKED:
PROJECT: 15-2-010

AS100
PLOTTED ON: 12/4/2020

GENERAL ACCESSIBLE PATH NOTES:
- ALL ACCESSIBLE SIDEWALKS ARE TO BE 5'-0" IN WIDTH
- LANDINGS MUST BE 5'-0" X 5'-0" MIN.
- THRESHOLDS AT ENTRY DOORS MUST BE 1/2" MAX.
- CROSS SLOPE TO BE 2% MAX.
- SIDEWALK SLOPE MUST NOT BE MORE THAN 1:12 (8.3%) MAX.
- PIPE RAILS PER G102 ARE REQUIRED AT SIDEWALKS AND RAMPS ABOVE 5% SLOPE.

SITE SUMMARY:
14.78 ACRES

EXISTING PARKING SPACES:
189 STANDARD PARKING SPACES
12 ACCESSIBLE PARKING SPACES
201 TOTAL

PROPOSED PARKING SPACES:
184 STANDARD PARKING SPACES
3 VAN ACCESSIBLE SPACES
14 ACCESSIBLE PARKING SPACES
201 TOTAL

COVERED PARKING SPACES:
100 NON-COVERED SPACES
101 COVERED SPACES

FLOOD ZPME: LIMITED AREAS OF SITE RESIDE IN FLOOD ZONE "C"

RETENTION PONDS: NO RETENTION PONDS ON SITE

NOTE: SHADED PARKING AREAS INDICATE NEW COVERED PARKING CANOPY.

SITE LEGEND:

- [HIV] HEARING AND VISUALLY IMPAIRED UNIT
- [A] ACCESSIBLE UNIT
- [NEW CONC.] NEW CONC. ACCESSIBLE PATH; RE: CIVIL.
- [NEW ASPHALT] NEW ASPHALT; RE: CIVIL.

GENERAL SITE PLAN NOTES:

A) SEAL COAT & RESTRIPE PARKING LOT PER CONTRACTOR SCHEDULE OF VALUES.

B) PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL CONCRETE CURB AND GUTTER AS INDICATED IN THE CIVIL ENGINEER'S DRAWINGS.

C) PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL CONCRETE RAMPS, FLATWORK AND PAVING ASSOCIATED WITH ACCESSIBLE PATHS INDICATED IN THE CIVIL ENGINEER'S DRAWINGS.

D) PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL CONCRETE WHEEL STOPS AT ALL ACCESSIBLE PARKING SPACES AND PARKING SPACES ALONG THE ACCESSIBLE PATH.

E) PROVIDE ALL MATERIAL, EQUIPMENT AND LABOR TO PREP AND PAINT ALL PREVIOUSLY-PAINTED EXTERIOR MATERIALS.

F) PROVIDE AND INSTALL ALL REQUIRED ACCESSIBLE PARKING SIGNAGE AT COMPLIANT MOUNTING HEIGHTS AND LOCATIONS.

G) PROVIDE AND INSTALL NEW SITE SIGNAGE. TO INCLUDE THE FOLLOWING: ACCESSIBLE PARKING SIGNAGE, DIRECTIONAL SIGNAGE, BUILDING SIGNAGE AND TWO (2) MONUMENT SIGNS FACING THE MAIN ROADS.

H) PROVIDE AND INSTALL PRE-FABRICATED METAL CARPORTS WITH DRILL PIERS AND CEILING-MOUNTED LIGHTING, AT PARKING SPACES AS INDICATED IN THE CIVIL ENGINEER'S DRAWINGS.

I) PROVIDE AND INSTALL NEW PLAYGROUND. PLAYGROUND AND CANOPY PER OWNER SELECTION.

J) PROVIDE AND INSTALL NEW MAILBOXES AT EXISTING MAILBOX LOCATION. MAILBOXES TO MEET ALL APPLICABLE ACCESSIBLE GUIDELINES AND CODE REQUIREMENTS, AND MUST BE APPROVED BY LOCAL POSTMASTER/ POST OFFICE.

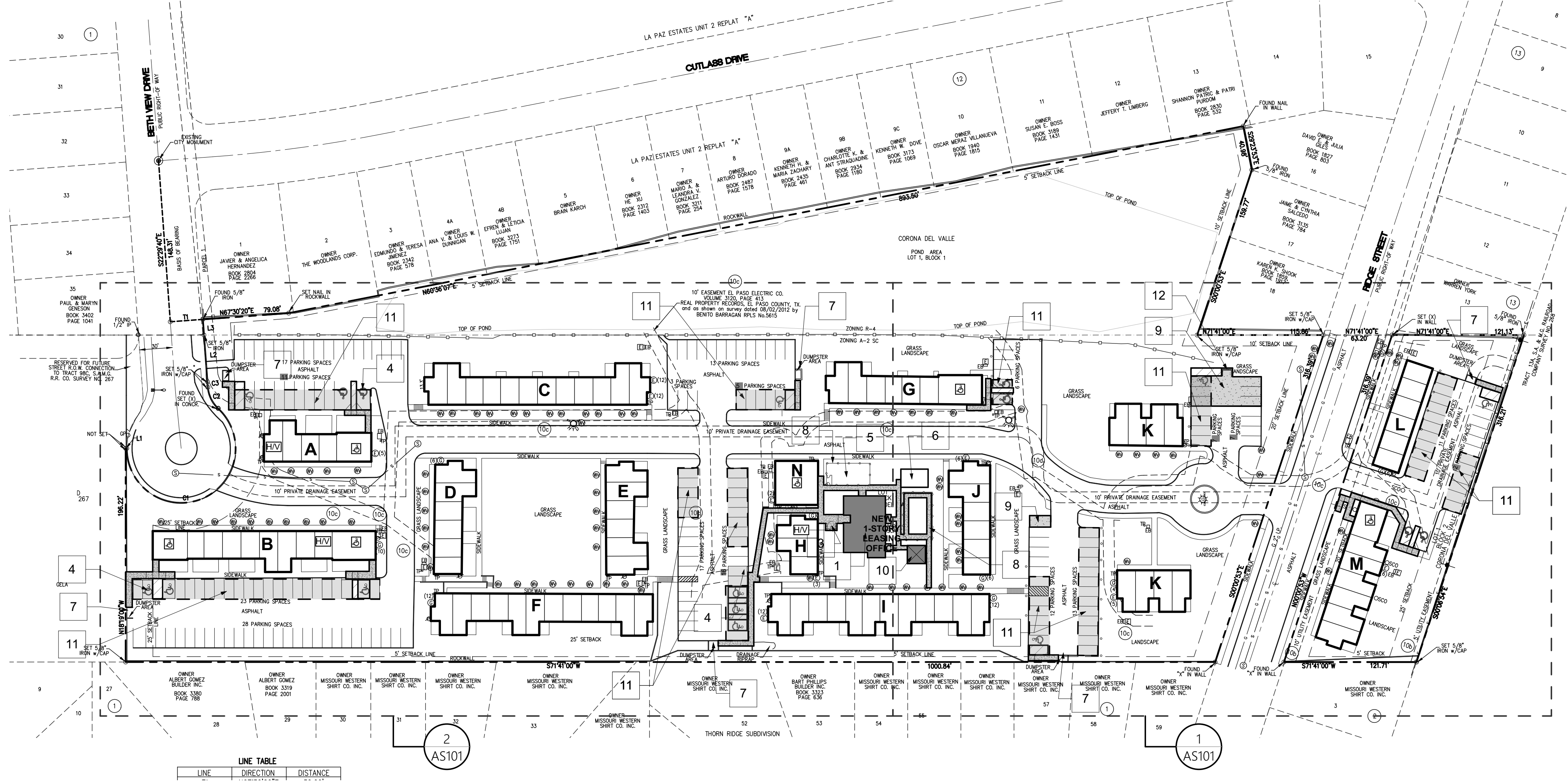
K) PROVIDE AND INSTALL NEW GAZEBO W/ CONCRETE SLAB. GAZEBO PER OWNER SELECTION.

L) PROVIDE AND INSTALL NEW DOG PARK WITH FENCING AND TRASH RECEPTACLE/ INTEGRATED BAG DISPENSER. MUST INCLUDE SECOND/ INTERIOR GATED ENTRY TO ALLOW FOR DOGS IN/ DOGS OUT SECURELY. FENCE, GATE AND COMPONENTS PER OWNER SELECTION.

M) PROVIDE AND INSTALL LANDSCAPING PER CIVIL ENGINEER'S LANDSCAPING DESIGN AND DRAWINGS.

KEYED SITE PLAN NOTES:

- 1 NEW COMMUNITY BUILDING
- 2 NEW ACCESSIBLE PATH
- 3 NEW FLORENCE VITAL 1570 SERIES MAIL CLUSTER BOX UNITS MEETING ALL ACCESSIBLE REQUIREMENTS INCLUDING APPROACH, REACH, OPERABLE PARTS AND KNEE CLEARANCE.
- 4 VAN ACCESSIBLE SPACES
- 5 NEW DOG PARK
- 6 NEW PLAYGROUNDS W/ SHADE CANOPY
- 7 EXISTING TRASH ENCLOSURES TO BE MODIFIED FOR ACCESSIBLE OPENING AND NEW CONCRETE PAD. REF: 2/AS103.
- 8 NEW WROUGHT IRON FENCE
- 9 (6) NEW PARKING SPACES
- 10 NEW GAZEBO
- 11 NEW PARKING CANOPY
- 12 NEW TRASH ENCLOSURE. REF: 3/AS103



PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1:800