

Chapter 20.10 – Supplemental Regulations - Redlines

20.10.320 - Live-work flex units.

Where permitted in a zoning district, live-work flex units encourage design solutions for compatible mixed uses and are subject to the following restrictions and provisions. Where the live-work development meets the criteria of El Paso City Code section 20.10.363, the standards found in that section shall supersede.

20.10.360 Mixed-use development.

Where section 20.10.363 – Mixed use Residential applies, it supersedes any requirements under 20.10.360 that may be in conflict.

A. Special Development (S-D).

5. Height Regulations. No building shall exceed ~~three stories or~~ forty-five feet in height, except as follows:
6. Review Standards for Establishment of S-D District.
 - b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
 - c. Where the development is for single-family detached dwellings, apartments, or mixed-use residential development, but does not meet the requirements set forth in Chapter 20.12 (Density and Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development plan shall be submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the city plan commission and approved by the city council in order to protect the public health, safety and welfare

B. Union Plaza (U-P).

1. Applicability. The provisions of this section will apply to all parcels of land within the "U-P" Union Plaza District. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
2. Development Standards.

- ~~a. For mixed-use developments over 1 story in height, where residential and other uses are combined in a single building, residential uses may not occupy the ground floor, except where they comply with the design standards in the "2023 Union Plaza Architectural and Design Guidelines." In other multifamily dwelling buildings, not including commercial uses, residential uses may occupy the ground floor.~~
 - ~~ba.~~ Off-Street Parking. Off-street parking requirements of Chapter 20.14 shall not apply to properties in the district. Additionally, surface parking lots shall be prohibited in the district.
 - ~~eb.~~ Drive-thru facilities are prohibited in the district.
 - ~~ec.~~ In the district, height limits of buildings or structures within a seven-hundred-foot radius of any part of the facade of the Union Depot shall not exceed forty feet, except where the development is for apartments or mixed-use residential development that meet all requirements set forth in Section 20.10.363, the height shall not exceed forty-five feet.
 - 4. Architectural and Design Guidelines. The purpose of these guidelines is to protect the district from unsightly construction that would ultimately diminish the appeal of the district. All applications for redevelopment of existing buildings or structures or new construction must comply with the Union Plaza Architectural and Design Guidelines. Copies of the Union Plaza Architectural and Design Guidelines are on file in the planning and inspections department. Where conflict exists between this section and the adopted design guidelines, section 20.10.360.B shall supersede.
 - 5. Application Requirements. In addition to those items required for the application for a building permit, a detailed site development plan is required prior to development within the district. The process for application and approval shall be in accordance with Title 20, Article III - Detailed Site Development Plan Approval Process. The requirement for a detailed site development plan shall only apply to new construction or additions to existing structures. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
- C. Planned Residential (PR-1 and PR-2).
- 4. Review Standards for Establishment of P-R District.
 - b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
- D. Planned Commercial (P-C).
- 2. General Procedures—Plans Required.

- a. Establishment of a P-C planned commercial district shall follow the procedures for changes and amendments of Chapter 20.04, including notice and hearings, recommendations by the city plan commission and action by the city council. A detailed site development plan complying with the requirements of Chapter 20.04 shall be required, except where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
- G. Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. In an RMU zoning district where the development is entirely for apartments or entirely for mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, these uses shall be permitted without approval of a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

20.10.363 Mixed Use Residential or Apartment Development

- A. Mixed-use residential development. Developments not meeting the criteria listed below shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.
 - 1. New mixed use residential development
 - a) This section applies only to a mixed-use residential development project initiated on or after September 1, 2025
 - b) The standards in this section supersede the base zoning districts standards
 - c) To meet the requirements of a mixed-use residential development, the parcel to be developed shall meet all of the following requirements:
 - i. Shall consist of residential and nonresidential uses; and
 - ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses.
 - 2. Conversion of existing buildings to mixed use residential development
 - a) This section applies only to a building proposed to be converted to mixed-use residential use in which a building permit was submitted on or after September 1, 2025.
 - b) Conversion of an existing building to mixed use residential development shall meet the following requirements:
 - i. Is a building that is being used for office, retail, or warehouse uses

- ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses and a minimum of 65 percent of each floor area shall be used for residential uses; and
 - iii. The proposed building to be converted shall be 5 years old or more.
- c) The following shall not be required for the conversion of an existing building to mixed use residential development:
 - i. Traffic impact analysis;
 - ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or
 - iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

B. Apartment development

1. This section applies only to an apartment development project initiated on or after September 1, 2025
2. The standards in this section supersede the base zoning districts standards
3. Conversion of existing buildings to apartment development
 - a) This section applies only to a building proposed to be converted to apartment use in which a building permit was submitted on or after September 1, 2025.
 - b) Conversion of an existing building to apartment development shall meet the following requirements:
 - i. Is a building that is being used for office, retail, or warehouse uses; and
 - ii. The proposed building to be converted shall be 5 years old or more.
 - c) The following shall not be required for the conversion of an existing building to apartment development:
 - i. Traffic impact analysis;
 - ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or
 - iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

20.10.625 Small Lot Development

- A. The standards in this section supersede the base zoning districts standards
- B. To meet the requirements of a small lot development, the parcel to be platted shall meet all the following requirements:
 1. Shall be 5 acres or more:
 2. Have no previously recorded plat: and

3. Lots shall not exceed 4000 square feet.

C. When all the provisions of 20.10.625.B are met, the following shall apply:

1. Lot Size:

- a) Minimum Lot area: 2250 square feet
- b) Minimum average lot width: 30 feet
- c) Minimum lot depth: 75 feet

2. Minimum Setbacks

- a) Front setback: 15 feet
- b) Rear setback: 10 feet
- c) Side setback: 5 feet
- d) Cumulative setbacks: N/A

D. Parking minimum: 1 per residential unit

E. For subdivisions located in on-site ponding areas a minimum of 30% permeable area shall be provided.

F. Small lot developments shall not be located:

- 1. within 3,000 feet of an airport or military base; or
- 2. 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a military airport overlay zone with a clear zone and accident potential zone designation, as described by the military base's air installation compatible use zone report.

20.10.370 Mountain development.

D. Density Permitted. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Section 20.10.363, density shall be as stated in Appendix B. Where the development is for single-family detached small lot development that meet all minimum requirements set forth in Section 20.10.625, density shall be as stated in Appendix B. For other permitted uses, the maximum dwelling units per gross acre shall be calculated based on the percentage average slope of the property as follows:

G. Property Development Standards. The following property development standards shall apply to all land, buildings and structures within a mountain development district:

- 2. Site Plan. A detailed site development plan complying with all of the requirements of Chapter 20.04 (Administrative Review Procedures) shall be required for all property within a mountain development district, except where a development is for single-family detached dwellings meeting the minimum yard requirements of Chapter 20.12 (Density and Dimensional Regulations) and where common or public open space is

provided to satisfy the open space requirements of this section. If a development is to be undertaken in a series of phases, a development schedule indicating the proposed phasing shall accompany the required detailed site plan. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required;

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