



Title 21 (SmartCode) Code Amendment

Title 21 (Smartcode), Chapter 21.80 (Tables), Table 12 (Specific Function and Use), and Table 16 (Special District Standards)

**-Proposed Amendments for Clarification, Calibration, and
Revision**

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide Business Friendly Permitting and Inspection Processes

3.2 Improve the Visual Impression of the Community



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CHAPTER 21.80 TABLES

21.80.150 Specific Function and Use

	T1	T2	T3	T4	T40	T5	T50	T6	SD
a. RESIDENTIAL									
Mixed Use Block					■	■	■	■	■
Flex Building				■	■	■	■	■	■
Apartment Building				■	■	■	■	■	■
Live/Work Unit			■	■	■	■	■	■	■
Row House				■	■	■	■	■	
Duplex House				■	■	■			
Courtyard House				■	■	■			
Sideyard House			■	■	■	■			
Cottage		■	■	■	■				
House		■	■	■	■				
Villa		■	■	■	■				
Accessory Unit		■	■	■	■	■			



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CHAPTER 21.80 TABLES

21.80.150 Specific Function and Use

T1	T2	T3	T4	T4O	T5	T5O	T6	SD
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f. OTHER: INDUSTRIAL

Heavy Industrial Facility									■
Light Industrial Facility					■	■	■	■	■
Truck Depot									■
Laboratory Facility								■	■
Water Supply Facility									■
Sewer and Waste Facility									■
Electric Substation									■
Wireless Transmitter									■
Cremation Facility									■
Warehouse									■
Produce Storage									■
Self-Storage Warehouse						■	■		■



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CHAPTER 21.80 TABLES

21.80.240 TABLE 16 SPECIAL DISTRICT STANDARDS

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback	0 ft. min., 30 ft. max.	0 ft. min., 30 ft. max.	0 ft. min., 12 ft. max.	0 ft. min.	0 ft. min.	0 ft. min., 8 ft. max.	0 ft. min., 20 ft. max.
Side Setback	0 ft. min.	0 ft. min.	0 ft. min., 24 ft. max.	0 ft. min.	6 ft. min.	0 ft. min.	0 ft. min.
Rear Setback	0 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min. or 20 ft. min.**	3 ft. min.	0 ft. min.
i. PRIVATE FRONTAGES							
Common Yard	permitted	not permitted	permitted	permitted	permitted	permitted	permitted
Porch & Fence	not permitted	not permitted	permitted	not permitted	not permitted	not permitted	permitted
Terrace or L.C.	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Forecourt	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Stoop	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Shopfront	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Gallery	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Arcade	permitted	permitted	permitted	permitted	not permitted	permitted	permitted
Parking Lot	permitted	permitted	not permitted	not permitted	permitted	not permitted	permitted





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CHAPTER 21.80 TABLES

21.80.240 TABLE 16 SPECIAL DISTRICT STANDARDS

SD1

	Current Requirement	Proposed Requirement
g. Setbacks		
Rear Setback	3 ft. min.	0 ft. min.

SD4

	Current Requirement	Proposed Requirement
g. Setbacks		
Front Setback	0 ft. min., 12 ft., max.	0 ft. min.
Side Setback	0 ft. min. 24 ft. max.	0 ft. min.
i. Private Frontages		
Common Yard	Not permitted	Permitted

SD5

	Current Requirement	Proposed Requirement
g. Setbacks		
Front Setback	8 ft. max. or 25 ft. max.**	0 ft. min.
Side Setback	8 ft. max. or 15 ft. max.**	6 ft. min.

SD1 UTEP	SD2 Hospital	SD3 Airport T5.1	SD4 Airport T5.2	SD5 Airport ST	SD6 MCA	SD7 NW PARK
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TABLE 9: BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

a. **Edgeyard:** Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.

