The SmartCode: A new option for Plumbers Near El Paso

Another choice for flexibility in development

What could the SmartCode do for El Paso?

❯ **Create a range of housing opportunities and choices.**

❯ **Create walkable neighborhoods.**

❯ **Encourage community and stakeholder collaboration.**

❯ **Foster distinctive, attractive places with a strong sense of place.**

❯ **Make development decisions predictable, fair and cost effective.**

❯ **Mix land uses.**

❯ **Preserve open spaces, farmland, natural beauty and critical environmental areas.**

❯ **Provide a variety of transportation choices.**

❯ **Strengthen and direct development toward existing communities.**

❯ **Take advantage of compact building design.**

U.S. ENVIRONMENTAL PROTECTION AGENCY

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Smart Growth

Bookmark

Contact Us   Search: ○ All EPA ⦿ This Area [   ] Go

You are here: EPA Home » Office of Policy, Economics, and Innovation » Office of Cross-Media Programs   Smart Growth » Basic Information » About Smart Growth

How does the SmartCode Regulate?

The SmartCode provides the process and the regulatory framework to create neighborhood centered urban development

The Smart Code is a form-based code – it regulates the location, shape and size of buildings more strictly than our current codes

The SmartCode addresses the public realm as well as the private

The SmartCode regulates the use within buildings less strictly than our current codes

The SmartCode provides the process and a regulatory framework to create neighborhood centered urban development

It requires proposed neighborhoods to mix different types of development within quarter mile pedestrian sheds

80 acre minimum greenfield

30 acre minimum infill

Provision for 5 acre plans

¼ mile

T1 - NATURAL ZONE
T2 - RURAL ZONE
T3 - SUB-URBAN ZONE
T4 - GENERAL URBAN ZONE
T5 - URBAN CENTER ZONE
CS - CIVIC SPACE
CB - CIVIC BUILDING RESERVE
1/4 MILE PEDESTRIAN SHED

The SmartCode is a form-based code – it regulates the location, shape and size of buildings and yards more strictly than our current codes

T3 | T4 | T5
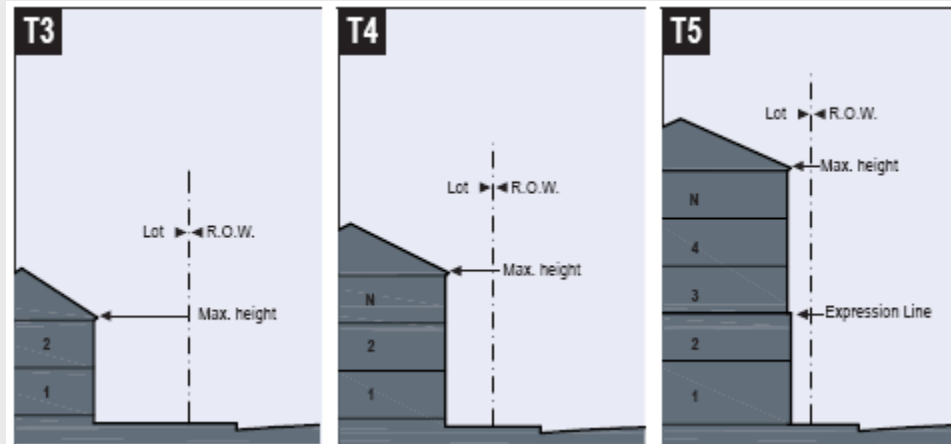
a. **Common Yard:** a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.

T2
T3
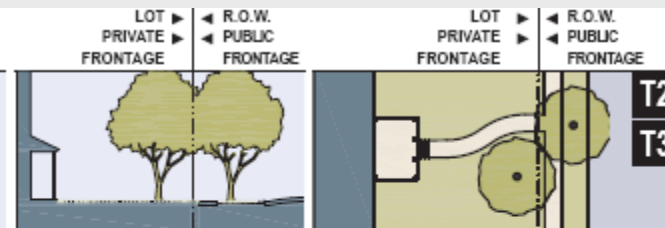
b. **Porch & Fence:** a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.

T3
T4
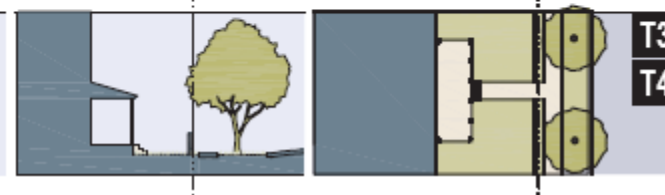
The SmartCode addresses the public realm as well as the private

c. **(ST) For Street:** This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by tree wells or continuous Parkways, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allée.

T3
T4
T5
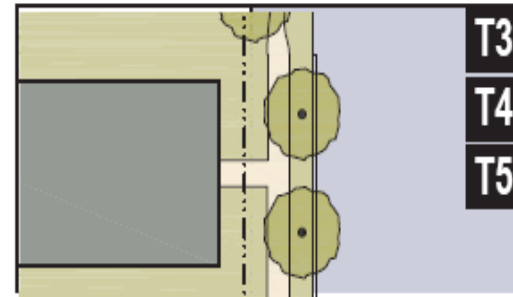
KEY ST-57-20-BL

Thoroughfare Type
Right of Way Width
Pavement Width
Transportation

THOROUGHFARE TYPES

Highway:	HW
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Drive:	DR
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

115'

13' 20' 8' 33' 8' 20' 13'

BV-115-33

125'

13' 20' 8' 43' 8' 20' 13'

BV-125-43
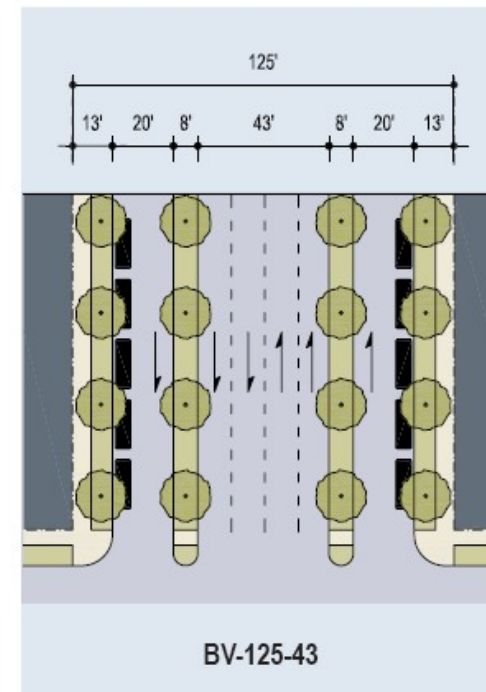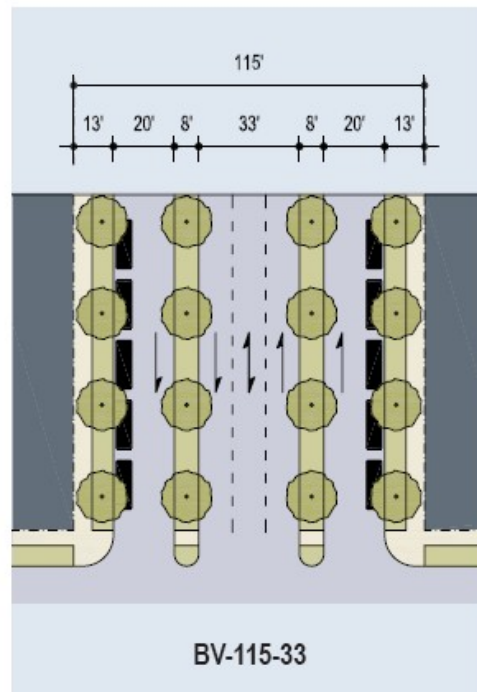
The SmartCode regulates the use within buildings less strictly than our current codes

SMARTCODE
ARTICLE 8. TABLES

El Paso, Texas

TABLE 12: SPECIFIC FUNCTION & USE

This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones. Table 12 should be customized for local character and requirements.

a. RESIDENTIAL

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

b. LODGING

	T1	T2	T3	T4	T5	T6	SD
Hotel (no room limit)					■	■	■
Inn (up to 12 rooms)		■		■	■	■	■
Bed & Breakfast (up to 5 rooms)		■	■	■	■	■	
School Dormitory				■	■	■	■

f. OTHER: AGRICULTURE

	T1	T2	T3	T4	T5	T6	SD
Grain Storage		■					
Livestock Pen		■					
Greenhouse	■	■	■				
Stable	■	■					
Kennel	■	■	■	■	■		

f. OTHER: AUTOMOTIVE

	T1	T2	T3	T4	T5	T6	SD
Gasoline		■			■	■	■
Automobile Service							■
Truck Maintenance							■
Drive -Through Facility					■	■	■
Rest Stop	■	■					■
Roadside Stand	■	■		■			■
Billboard							■
Shopping Center							■
Shopping Mall							■

f. OTHER: CIVIL SUPPORT

	T1	T2	T3	T4	T5	T6	SD
Fire Station			■	■	■	■	■

The heart of the SmartCode is summarized in Table 14

SMARTCODE   ARTICLE 8. TABLES

El Paso, Texas
TABLE 14: SUMMARY
TABLE

| T1 NATURAL ZONE | T2 RURAL ZONE | T3 SUB-URBAN ZONE | T4 GENERAL URBAN ZONE | T5 URBAN CENTER ZONE | T6 URBAN CORE ZONE | SD SPECIAL DISTRICT |

	T1	T2	T3	T4	T5	T6	SD
a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)							(see Table 16)
CLD requires	no minimum	50% min	20 - 40%	10 - 30%	not permitted	not permitted	
TMD requires	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	not permitted	
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%	40 - 80%	
b. BASE RESIDENTIAL DENSITY (see Section 3.4)							
Reserved							
By Right	by Variance	by Variance	6 units / ac. gross	15 units / ac. gross	24 units / ac. gross		
Other Functions	by Variance	by Variance	5 - 15% min	10 - 25% min	30 - 60% min		
c. Block SIZE							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max.	2000 ft. max	2000 ft. max	
d. THOROUGHFARES (see Table 3 and Table 4)							
HW	permitted	permitted	permitted	not permitted	not permitted	not permitted	
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	
AV	not permitted	not permitted	permitted	permitted	permitted	permitted	
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted	
DR	not permitted	not permitted	permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	not permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted	
Rear Lane	permitted	permitted	permitted	required *	not permitted	not permitted	
Rear Alley	not permitted	not permitted	not permitted	required *	required	required	
Path	permitted	permitted	permitted	permitted	not permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	not permitted **	not permitted	not permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted	not permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	

†† permitted within Open Spaces

Calibrating the model SmartCode to El Paso's Neighborhoods

T3 Kern Place

PARK RD @ CINCINNATI AVE

PUBLIC FRONTAGE

PRIVATE FRONTAGE

Block Sizes

Density

Street Types

Parking

Sidewalk widths

Parkways

Building Heights

Yard types

Lot sizes

Setbacks

Lot coverage

T4 Sunset Heights

RANDOLPH DRIVE

PUBLIC FRONTAGE

PRIVATE FRONTAGE

Block Sizes

Density

Street Types

Parking

Sidewalk widths

Parkways

Building Heights

Yard types

Lot sizes

Setbacks

Lot coverage

T5 El Paso Street

EL PASO ST @ 4TH AVE

PUBLIC FRONTAGE

PRIVATE FRONTAGE

Block Sizes

Density

Street Types

Parking

Sidewalk widths

Parkways

Building Heights

Yard types

Lot sizes

Setbacks

Lot coverage

T6 San Jacinto Plaza

E MILLS AVE @ N MESA ST

Block Sizes

Density

PUBLIC FRONTAGE

Street Types

Parking

Sidewalk widths

Parkways

PRIVATE FRONTAGE
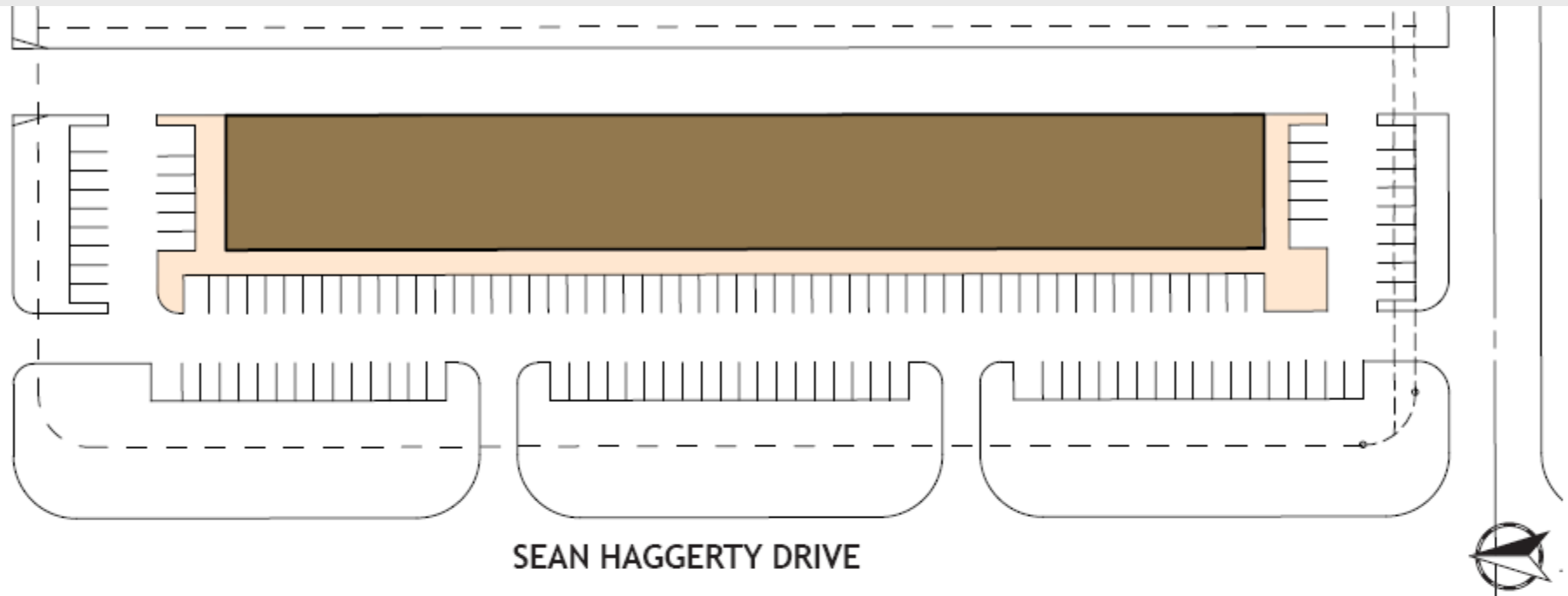
Building Heights

Yard types

Lot sizes

Setbacks

Lot coverage

Comparing SmartCode to Current Zoning

on the same sites

FUTURE SCHOOL
(NOT INCLUDED
WITHIN THIS PLAT)

SECTION 21,
BLOCK 81,
TSP 1

MARCUS URIBE DR.

SANDSTONE RANCH
ESTATES UNIT ONE

FUTURE
SANDSTONE RANCH
ESTATES UNIT THREE

SECTION 21,
BLOCK 81,
TSP 1

FUTURE PARK
(NOT INCLUDED
WITHIN THIS PLAT)

SEAN HAGGERTY DR.

1
2.4 ac

MARCUS URIBE DR.

MANUEL CAMEROS DR.

IGNACIO FRIAS DR.

2

GUILLERMO FRIAS LN.

KIKO DURAN LN.

ELOY TELLEZ LN.

CHARLES REYNOLDS LN.

IGNACIO FRIAS DR.

FRANCISCO ROQUE LN.

SANTIAGO ROQUE DR.

SANTIAGO ROQUE DR.

ROBERT LENNOX DR.

MANUEL MORENO DR.

IGNACIO FRIAS DR.

CHARLES WALZ LN.

GUSTAVO MADRID LN.

MANUEL MOREN

200' DRAINAGE R.O.W.

3

24.25 ac

2

4.28 ac

SEAN HAGGERTY DRIVE

PATRIOT FREEWAY
GATEWAY BLVD. NORTH

EXPLORER CT.

RICK HUSBAND DR.

SECTION 21,
BLOCK 81,
TSP 1

PATRIOT
UNIT T

SCHOOL

ROY P. BENAVIDES

ROGER MARIS DR.

PATRIOT VILLAGE
UNIT TWO

PATRIOT
UNIT

COLIN POWELL AVE.

SANDY KOUFAX DR.

WILLIE MAYS DR.

COOPERSTOWN
SUBDIVISION

DUKE SNIDER CIR.

ROGERS HORNSBY ST.

PATRIO

SMARTCODE DEVELOPMENT STUDIES   EL PASO, TEXAS   LOCATION PLAN

SANDSTONE RANCH

©2008 Placemakers LLC, For Discussion Purposes Only   2

SEAN HAGGERTY DRIVE

BUILDING SITE	C-1 Zone	SUMMARY
Demonstrated Retail Footprint (sf)	31,823	31,823
Demonstrated Total Parking Stalls	139	139
Required Retail Parking Stalls (4/1000 sf)	127	127
Remaining Parking Stalls	n/a	n/a
Potential Office Stalls with Sharing Factor (1.2)	n/a	n/a
Potential Office Area (sf)	n/a	n/a
Potential Residential Area (sf)	n/a	n/a
Potential Number of Residential Units	n/a	n/a
Potential Total Stories	1	1
TOTAL POTENTIAL BUILDING AREA (sf)	31,823	31,823

S M A R T C O D E   D E V E L O P M E N T   S T U D I E S   EL PASO, TEXAS
S A N D S T O N E   R A N C H
©2008 Placemakers LLC, For Discussion Purposes Only

Site 1- Existing C-1 zoning

SITE T5-A   SITE T5-B   SITE T5-C

SEAN HAGGERTY DRIVE
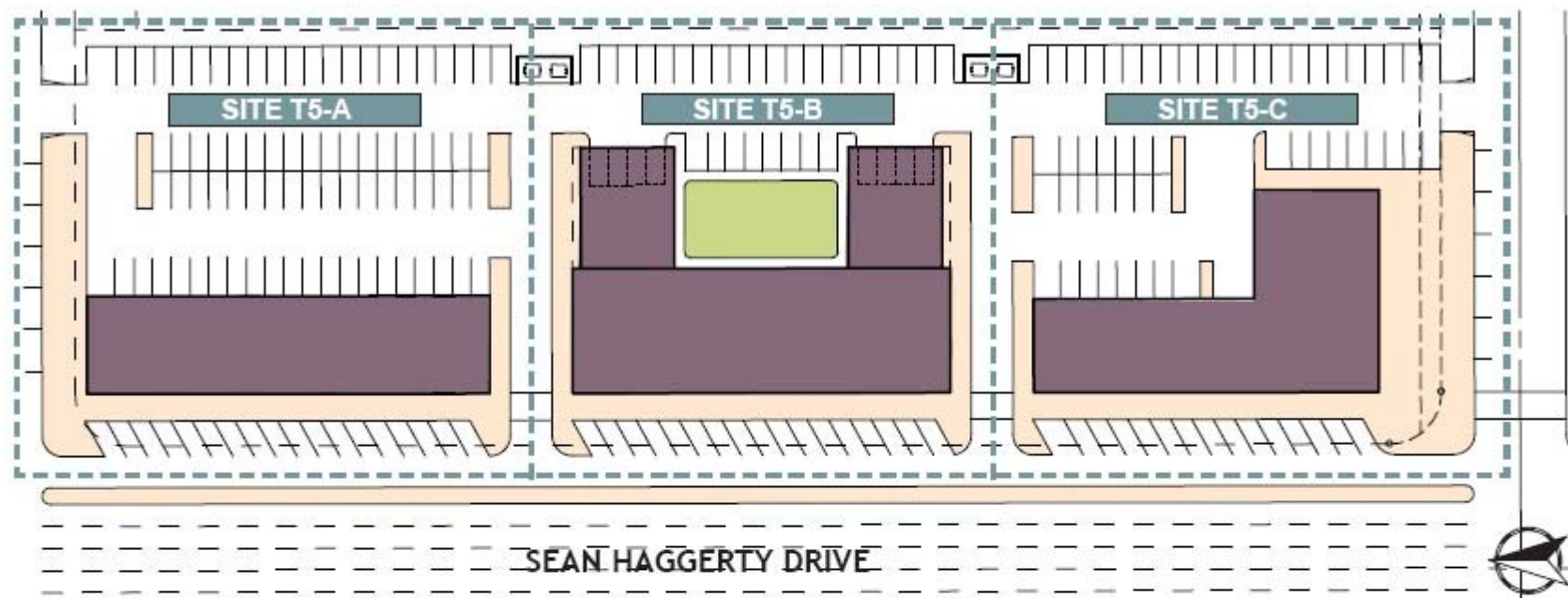
BUILDING SITE	T5-A	T5-B	T5-C	SUMMARY
Demonstrated Retail Footprint (sf)	9,096	10,909	10,611	30,616
Total Parking Stalls	**102**	**53**	**73**	**228**
Retail Parking Stalls (3/1000 sf)	27	33	32	
Remaining Parking Stalls	75	20	41	
Potential Office Stalls with Sharing Factor (1.2)	90		49	
Potential Office Area (sf)	44,827		24,700	44,827-69,527
Potential Residential Area (sf)		23,000	20,000	23,000 - 43,000
Potential Number of Residential Units		10	22	10 - 32
Potential Total Stories	5	3	3 or 4	
TOTAL POTENTIAL BUILDING AREA (sf)	**53,923**	**33,909**	**35,311**	**app. 100,000sf**

* Building Site 'C' is either office or residential on upper stories.

SMARTCODE DEVELOPMENT STUDIES EL PASO, TEXAS
SANDSTONE RANCH
©2008 Placemakers LLC, For Discussion Purposes Only

Site 1- SmartCode T-5
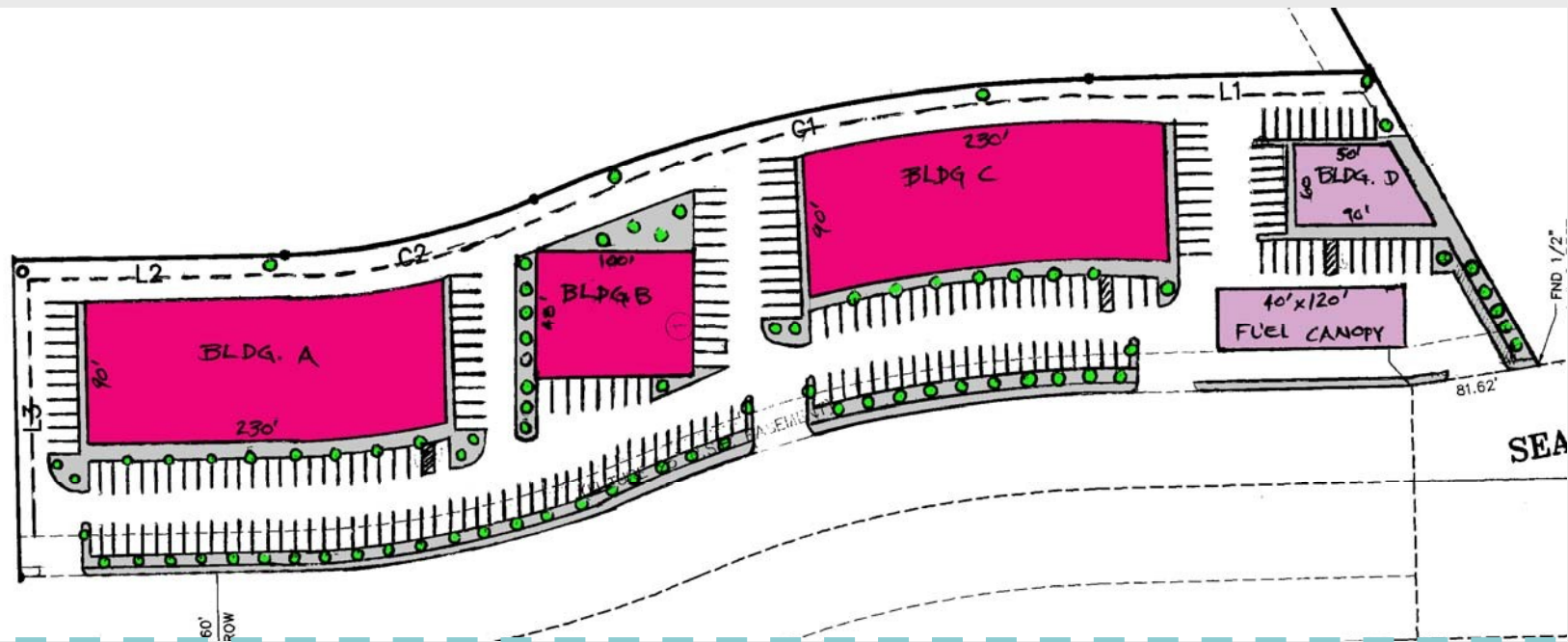
Building Site	Bldg A	Bldg B	Bldg C	Bldg D	Total
Retail Footprint	20,700	8,000	20,700	4,200	**53,560**
Required Parking @ 1 per 250 sq. ft. GFA	83	32	83	17	215
Parking Provided					**215**

Site 2- Existing C-1 zoning
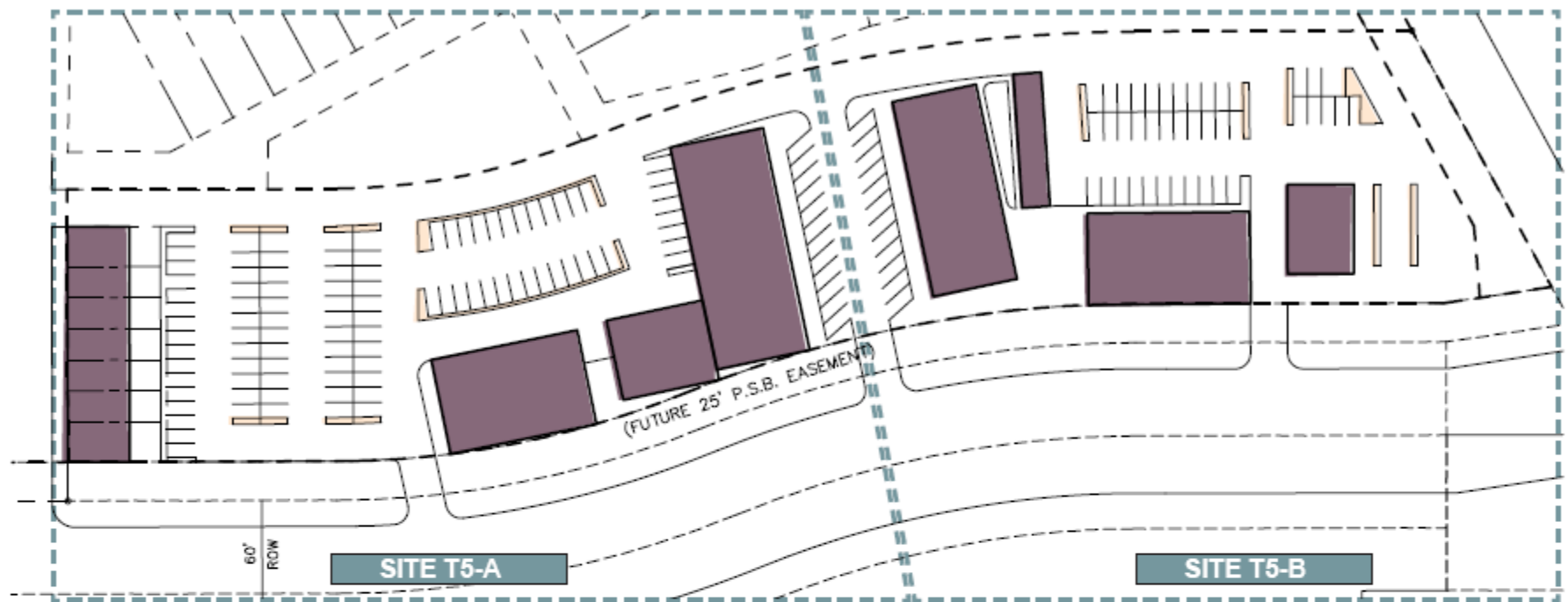
BUILDING SITE	T5-A	T5-B	SUMMARY
Demonstrated Retail Footprint (sf)	25,200	13,500	38,700
Total Parking Stalls	**123**	**59**	**182**
Required Retail Parking Stalls (3/1000 sf)	76	41	
Remaining Parking Stalls Available	47	19	
Demonstrated Office Area (sf)	10,800	5100	15,900
Required Office Stalls (2/100sf) with Sharing Factor (1.2)	18	9	
Demonstrated Residential Area (sf)	50,400	15,000	65,400
Potential Number of Residential Units	29	10	39
Residential Parking Provided	29	10	
TOTAL POTENTIAL BUILDING AREA (sf)	**86,400**	**33,600**	**120,000**

SITE T5-A

SITE T5-B

(FUTURE 25' P.S.B. EASEMENT)

60' ROW

S M A R T C O D E   D E V E L O P M E N T   S T U D I E S   EL PASO, TEXAS
S A N D S T O N E   R A N C H
©2008 Placemakers LLC, For Discussion Purposes Only

Site 2 – SmartCode T-5

Fee Simple Lots

Open Space

| CONDO 1 22 TOTAL | CONDO 2 20 TOTAL | CONDO 3 15 TOTAL | CONDO 4 25 TOTAL | CONDO 5 26 TOTAL |

Statistics	Number	Total Area
Lots @ 6000 Sq. ft.	108	14.8 acres
Building footprint	108	217,000 Sq. ft.
Open Space (40% required)	4	9.7 acres

Site 3 - Existing A-2 zoning

T4 General Urban

T5 Urban Centre

Civic Space

Civic Building

Parking

Stats within Site 3 ▬ ▬ ▬ ▬

Statistics	T4	T5	SUMMARY
Residential Lots*	133	N/A	133 lots
Apartments	N/A	60	60 units
Live/Work	N/A	19	19 units
Commercial	N/A	9000 sf.	9000 sf.
Civic Space			2.62 ac.

* Zero Lot, Rowhouse, Wide/Narrow

SMARTCODE DEVELOPMENT STUDIES   EL PASO, TEXAS
SANDSTONE RANCH
©2008 Placemakers LLC, For Discussion Purposes Only

Site 3 - SmartCode Regulating Plan

The SmartCode: A new option for El Paso