

City of *Bastrop*

ZONING DEVELOPMENT CODE



Prepared by MHSM Architects
Based on the Louisiana Land Use Toolkit
Adopted 2010

City of Bastrop

ZONING DEVELOPMENT CODE

This zoning development code is a modified application of the Louisiana Land Use Toolkit developed by Code Studio for the Center for Planning Excellence (CPEX).



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Adopted 2010

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City of *Bastrop*

ZONING DEVELOPMENT CODE

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ARTICLE 1. GENERAL

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Sec. 1.1 General Provisions

1.1.1 Title

This chapter shall be known as the "zoning development code for the City of Bastrop, Louisiana" and may be cited and referred to as "this zoning development code."

1.1.2 Authority

This zoning development code is adopted pursuant to the authority granted by Louisiana Revised Statute 33:4780.04 *et. seq.*

1.1.3 Applicability

The provisions of this zoning development code apply to the development of all land within the City of Bastrop. No development shall be undertaken without prior authorization pursuant to this zoning development code.

1.1.4 Effective Date

This zoning development code was adopted on December 13, 2010, and became effective on July 1, 2011.

1.1.5 Purpose

- A. This zoning development code is adopted for the purpose of guiding development in accordance with the City of Bastrop's Master Land Use Plan and existing and future needs of the City of Bastrop in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare.
- B. The regulations hereby enacted are designed to exercise the full range of authority available to the City of Bastrop under Louisiana law to:
 1. Promote the public health, safety and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive zoning ordinance and providing for administrative procedures and development standards.
 2. Help achieve the goals, objectives and policies of the Master Land Use Plan.
 3. Prevent the overcrowding of land and avoid undue concentration or dispersal of population by creating zoning districts consistent with the

character of each area within the City of Bastrop by adopting an Official Zoning Map.

4. Provide the most beneficial relationship between the uses of land and buildings and the circulation of automobile traffic and pedestrians throughout the City of Bastrop, and to secure safety from natural disaster, fire, and other dangers by providing for the proper location of streets, sidewalks, and buildings.
5. Provide for a range of open spaces through the most efficient design and layout of the land.
6. Carry out such other purposes in the public interest as may be specifically cited in this zoning development code.

1.1.6 Intent

This zoning development code is intended to provide a mechanism for implementing the following goals:

- A. Protecting the natural infrastructure and visual character of the region.
- B. Creating a range of housing opportunities and choices.
- C. Creating mixed-use, walkable neighborhoods.
- D. Encouraging community and stakeholder collaboration.
- E. Fostering distinctive, attractive communities with a strong sense of place.
- F. Making development decisions predictable, fair and cost effective.
- G. Mixing land uses.
- H. Preserving open space, farmland, natural beauty and critical environmental areas.
- I. Providing a variety of transportation choices, and transportation corridors that are planned in coordination with land use.
- J. Strengthening and directing development towards existing communities.
- K. Taking advantage of compact building design where infrastructure is in place.

1.1.7 Minimum Requirements

The requirements of this zoning development code shall be considered as the minimum requirements for the promotion of the public health, safety and general welfare.

1.1.8 Conflicting Provisions

- A. All development must comply with relevant Federal and State regulations. Whenever any provision of this zoning development code imposes a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this zoning development code shall govern unless preempted by Federal or State law.
- B. It is not the intent of this zoning development code to interfere with or annul any easements, covenants, or other agreements between parties; provided that where this zoning development code imposes a greater restriction upon the use and dimensions of buildings, structures, or land, or requires larger open spaces than are imposed or required by other ordinances, regulations, or permits, or by easements, covenants, or agreements, the provisions of this zoning development code shall govern, except where expressly qualified in this zoning development code.

1.1.9 Severability

Should any provision of this zoning development code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of this zoning development code other than the part decided to be unconstitutional or invalid.

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Sec. 2.1 Code Approach

2.1.1 Generally

This zoning development code is organized around a hierarchical framework from the city level to the individual building site. The three organizing devices are:

1. Context Areas
2. Zoning Districts; and
3. Building Types

2.1.2 Context Areas

A. Context Areas

Context areas are derived from the existing and desired characteristics of the City of Bastrop. The context areas are distinguished from one another by their overall physical and functional characteristics including but not limited to:

1. General character;
2. Regional growth areas;
3. Zoning districts;
4. Building type, placement, height and coverage;
5. Street, alley, and block patterns; and
6. Parking and mobility options.

B. Context Area Map

The boundaries of the context areas are established and shown on the "City of Bastrop Context Area Map" and may be cited and referred to as the "Official Context Area Map". The Official Context Area Map is hereby made part of this zoning development code. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this zoning development code. The Context Area Map must be properly attested and kept on file by the Administrator.

2.1.3 Zoning Districts

This zoning development code further details each context area by identifying a number of zoning districts permitted within each context area. The zoning districts are intended to be strategically applied to create development patterns and a built environment that is complementary of the characteristics of the respective context area.

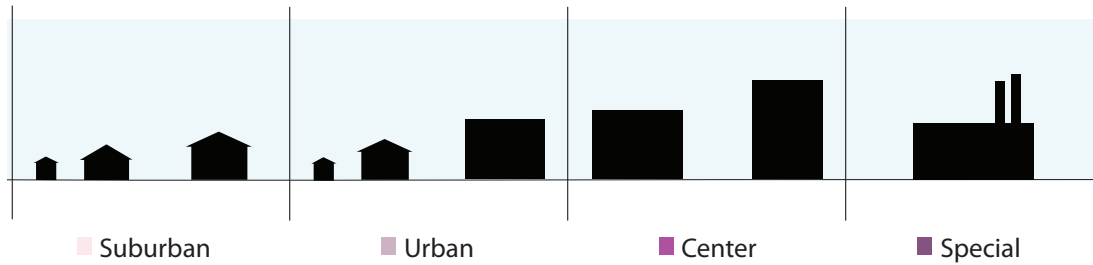
2.1.4 Building Types

This zoning development code also uses building types to explain how buildings and structures relate to their lots, surrounding buildings and structures, street and alley rights-of-way, and the overall public realm. Each context area contains a menu of illustrated building forms and associated standards that control mass, scale, height, and other physical characteristics of buildings appropriate to each context area.

Sec. 2.2 Context Areas

2.2.1 Context Areas Established

Context areas are used to establish the character of existing or proposed neighborhoods. Each context area sets standards for development appropriate to the type of neighborhood anticipated. This zoning development code is organized around the four context areas established below.



Suburban consists of low-density, primarily residential areas typically located outside the urban core of a city. Single-family detached housing is predominant with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.

Urban consists of medium density areas typically located adjacent to the center of a city. Diverse housing types are present such as single-family houses, attached houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes and may be of a mixed use type.

Center is typically the highest density, highest activity area of a city with the greatest variety of uses. Often it encompasses a city's downtown. Civic, cultural, commercial, retail and office uses are often present. Attached buildings frequently form a continuous street wall.

Special consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may occur within other context areas in smaller concentrations.



Sec. 2.3 Zoning Districts

2.3.1 Zoning Districts Established by Context Area

Zoning districts refine the context areas and carry out the intent and provisions of this zoning development code. The following zoning districts have been established and are applied to property as set forth on the Official Zoning Map, established in Sec. 2.5, Zoning Map. Zoning districts are allowed only in the context areas shown in the table below.

CONTEXTS:	Suburban (S-)	Urban (U-)	Center (C-)	Special (SP-)
Residential Districts				
Single-Family (-RS-)	S-RS-15 S-RS-10 S-RS-6	U-RS-3		
Two-Family (-RT-)		U-RT-2	C-RT-2	
Multifamily (-RM-)	S-RM-2			
Mixed Use Districts				
Residential Mixed Use (-RMX-)		U-RMX-2	C-RMX-2	
Mixed Use (-MX-)		U-MX-2 U-MX-3	C-MX-2 C-MX-3	
Main Street (-MS-)			C-MS-3	
Commercial/Industrial Districts				
Commercial Corridor (-CC-)	S-CC-2			
Light Industrial (-LI-)	S-LI	U-LI	C-LI	
Heavy Industrial (-HI-)	S-HI			SP-HI
Special Purpose Districts				
Community (-CD-)	S-CD	U-CD	C-CD	SP-CD
Conservation (-CON-)				SP-CON
Planned Development (-PD-)	S-PD	U-PD	C-PD	
Planned Industrial Development (-PID-)				SP-PID

Sec. 2.4 Building Types

2.4.1 Building Types Established

Building types are used to explain how buildings and structures relate to their lots, surrounding buildings, streets, alleys, and the overall public realm. The following building types have been established to allow for regulation of form based on the various context areas and zoning districts.



Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes.



Side Yard House

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house is located on one side lot line, with the equivalent of the two side yards of a single-family house located on the other side. Also called a zero lot line house.



Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



Apartment House

A building type with up to four attached dwelling units consolidated into a single structure on a single lot. An apartment house contains internal common walls, and looks like a large single family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.



Row House

A building type with three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building may share a common entrance. Primary entrances are prominent and street facing.

**General Shopfront**

A building type intended for ground floor commercial uses and in multi-story buildings, depending on the zoning district, may include upper-story residential or offices uses. Storefront windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

Large Format Shopfront

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.

Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate retreats, equestrian centers and other uses with large areas of open space and a modest percentage of building coverage.

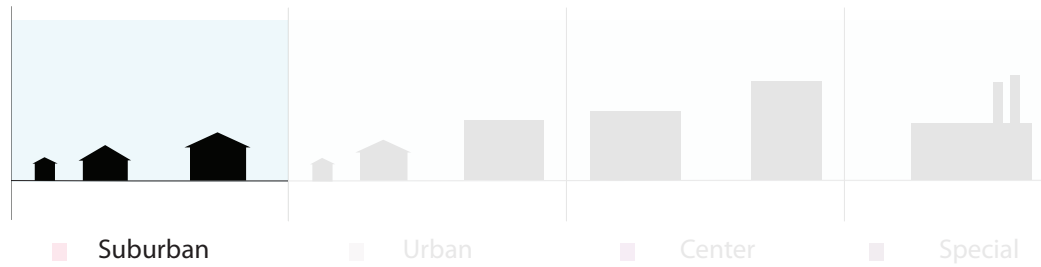
Sec. 2.5 Zoning Map

2.5.1 Zoning Map Incorporated

The boundaries of the zoning districts are established and shown on the "City of Bastrop Zoning District Map" and may be cited and referred to as the "Official Zoning Map". The Official Zoning Map is hereby made part of this zoning development code. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this zoning development code. The Official Zoning Map must be properly attested and kept on file by the Administrator.

2.5.2 Official Zoning Map Interpretation

- A. In the event that any uncertainty exists with respect to the intended boundaries as shown on the Official Zoning Map, the Administrator is authorized to interpret the Official Zoning Map.
- B. Where uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:
 1. The boundaries are the center lines of the streets, alleys, waterways and rights-of-way, unless otherwise indicated. Where designation of a boundary line on the Official Zoning Map coincides with the location of a street, alley, waterway or right-of-way, the center line of the street, alley, water way or right-of-way shall be construed to be the boundary of such district.
 2. Where the boundaries do not coincide with the location of streets, alleys, waterways and rights-of-way but do coincide with parcel or lot lines, such parcel or lot lines shall be construed to be the boundaries.
 3. Where the boundaries do not coincide with the location of streets, alleys, waterways, rights-of-way, parcel or lot lines, the boundary shall be determined by the use of the scale shown on the Official Zoning Map.
 4. In any property split into more than one zoning district, the lines on the Official Zoning Map shall be determined by use of the scale shown on the Official Zoning Map.
- C. Upon dispute of the Administrator's interpretation, the applicant may appeal the decision to the Board of Adjustment as set forth in 16.2.6, Appeal of Administrative Decision.



ARTICLE 3. SUBURBAN

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Rules For All Building Types	Article 8
Overlay Districts	Article 9
Parking, Site Access, and Off-Street Loading	Article 10
Landscaping and Screening	Article 11
Outdoor Lighting	Article 12
Outdoor Storage and Display	Article 13
Signs	Article 14
Supplementary Regulations	Article 15
Administration	Article 16

Sec. 3.1 Suburban Context



3.1.1 General Character

The Suburban context consists of low-density, primarily residential areas, typically located outside the urban core of a city. Single-family detached housing is predominant with some opportunities for multifamily attached housing. Commercial activity may be concentrated in nodes or along major roadways. Larger lot sizes allow most buildings to have prominent front and back yards.

3.1.2 Zoning Districts

The Suburban context allows for a wide variety of residential, commercial and special purpose districts at Suburban intensities.

3.1.3 Building Type and Dimensions

Residential buildings are between one and two stories in height. Residences typically have landscaped front setbacks and building coverage of the lot is relatively low. Commercial structures are also between one and two stories in height. Commercial buildings may be built to the street or setback deep enough to allow for a mix of landscaping and parking.

3.1.4 Block Patterns

Block shapes and sizes vary significantly within this context, often unrelated to form or use. The typical block pattern includes attached sidewalks, street and surface parking, and generous landscaping between the street and building faces. Residential access is typically a direct connection to a street facing garage or carport. Commercial access is typically a shared drive to a surface parking lot. Alleys are atypical but are encouraged in new development.

3.1.5 Parking

Parking is provided on-street and on surface lots. Limited surface parking is permitted between the building and the street but parking is primarily located to the side and rear of buildings.

Sec. 3.2 Zoning Districts

The following zoning districts are established to carry out the provisions of this zoning development code and may be used within the Suburban Context as applied to property as set forth on the Official Zoning Map.

3.2.1 Suburban Residential Single-Family (S-RS-15, -10, -6)

- A. The Suburban Residential Single-Family districts are intended to accommodate single-family detached houses on individual lots. These districts should be applied in areas where the land-use pattern is predominately single-family residential or where such land use pattern is desired in the future.
- B. Three S-RS districts are allowed in the Suburban Context: S-RS-15, S-RS-10, and S-RS-6. The S-RS districts differ primarily as to the minimum lot size allowed for a single-family house within the district.
 1. The S-RS-15 district generally requires a minimum lot size of 15,000 square feet.
 2. The S-RS-10 district generally requires a minimum lot size of 10,000 square feet.
 3. The S-RS-6 district generally requires a minimum lot size of 6,000 square feet.

3.2.2 Suburban Residential Multifamily (S-RM-2)

The Suburban Residential Multifamily district is intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The S-RM-2 district is not intended to provide for large areas exclusively dominated by multifamily but provide for neighborhoods that successfully integrate single-family, two-family and multifamily together. The S-RM-2 district allows buildings up to two stories in height.

3.2.3 Suburban Commercial Corridor (S-CC-2)

The Suburban Commercial Corridor district is intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for limited parking between buildings and the street. While the S-CC-2 district allows buildings to be built to the street edge, the district addresses development opportunities along auto-dominated corridors where it is infeasible or impractical to require buildings to be built to the street edge. The S-CC-2 district is intended to be located within convenient traveling distance from the multiple neighborhoods they are intended to serve. The S-CC-2 district allows buildings with up to two stories in height.

3.2.4 Suburban Light Industrial (S-LI)

The Suburban Light Industrial district is intended to accommodate light manufacturing, research and development, limited warehousing, wholesale and upper story residential uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. Buildings may be either pulled up to the street or setback to allow some parking between the building and the street. The S-LI district allows buildings up to 3 stories in height.

3.2.5 Suburban Heavy Industrial (S-HI)

The Suburban Heavy Industrial district is intended to accommodate higher-impact manufacturing and industrial uses, including extractive and waste-related uses, that by their nature create a nuisance, and which are not properly associated with or are compatible with nearby residential or commercial neighborhoods, unless properly scaled, screened, and buffered. The S-HI district allows buildings up to 3 stories in height.

3.2.6 Suburban Community (S-CD)

The Suburban Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The S-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses, and to protect natural resources.

3.2.7 Suburban Planned Development (S-PD)

The Suburban Planned Development district provides flexibility in development in exchange for a more desirable use of the land, a more coherent and coordinated development, and a better physical environment than would be possible under one of the other Suburban context base zoning districts. Planned developments are intended as a tool to allow innovative and imaginative design that will promote amenities beyond those expected in conventional suburban developments and conservation of open space and natural areas. Planned developments within the Suburban Context may remain consistent with the established suburban pattern or may be more urban in design.

Sec. 3.3 Allowed Uses

3.3.1 General Provisions

A. Use Categories

1. In order to regulate use, categories of uses have been established.
2. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
3. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

B. Principal Uses

Allowed principal uses by district are listed in the Allowed Use Table below. Principal uses are grouped into use categories outlined in Sec. 7.2, Use Categories. The uses listed are not an exhaustive list. When a proposed use is not identified on the allowed use table or in Article 7, Use Provisions, the Administrator may determine that the proposed use is sufficiently similar to an identified use.

C. Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 7.8, Accessory Uses.

D. Temporary Uses

Temporary uses are allowed as set forth in Sec. 7.9, Temporary Uses.

3.3.2 Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below.

A. Allowed by Right (■)

Indicates a use is allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this zoning development code.

B. Approved Concept Plan (※)

Indicates a use may be permitted in the respective district only where approved by the Bastrop City Council as part of an approved concept plan in accordance with Sec. 16.2.12, Planned Development. Unless otherwise modified by the Bastrop City Council, uses allowed as part of an approved concept plan are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

C. Special Use Permit (□)

Indicates a use may be allowed in the respective district only where approved by the Bastrop Planning Commission in accordance with Sec. 16.2.9, Special Use Permit. Special use permits are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

D. Blank Cell

A blank cell indicates that a use is not allowed in the respective district.

E. Use Standard

Indicates a cross-reference to any associated use standard established in Sec. 7.3, Residential Use Standards, through Sec. 7.7, Open Use Standards. Where no cross-reference is shown, no additional use standard applies.

ALLOWED USE TABLE	S-RS-15	S-RS-10	S-RS-6	S-RM-2	S-CC-2	S-LI	S-HI	S-CD	S-PD	Use Standard
Residential Use Categories										
All household living:										
Detached living	■	■	■	■					*	7.3.1
Attached living				■					*	7.3.2
- Attached house			□	■					*	
- Row house				■	■				*	
Multifamily living				■	□				*	7.3.3
- Apartment house				■	■				*	
- Apartment										
Upper-story living					■	■			*	7.3.4
Manufactured home park	□	□								7.3.5
All group living	□	□	□	■	■	□			*	7.3.6
All social service					■	■			*	
Public Use Categories										
All civic	□	□	□	■	■	□	□	■	*	7.4.1
All parks & open space	■	■	■	■	■	■	■	■	*	7.4.2
All minor utilities	■	■	■	■	■	■	■	■	*	7.4.3
All major utilities	□	□	□	□	□	□	■	□	*	7.4.4
Commerce Use Categories										
All commercial parking					□	□	■			
All day care	□	□	□	□	■	■			*	7.5.1
All indoor recreation except as listed below:					■	■			*	7.5.2
Sexually oriented business					■	■	■			7.5.2A
All medical					■	■			*	
All office				□	■	■	■		*	7.5.3
All outdoor recreation, except as listed below:					■	■			*	7.5.4
Campground, travel trailer park, RV park					□	□				7.5.4B
Horse stable, riding academy equestrian center					□	□			*	7.5.4C
Hunting and fishing preserve									*	7.5.4D
All overnight lodging except as listed below:					■	■			*	
Bed and breakfast	□	□	□	□	□				*	
All passenger terminal					■	■			*	
All personal service, except as listed below:					■	□	□		*	7.5.5
All animal care					■	□	□		*	7.5.5A

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell: Not allowed

ALLOWED USE TABLE

	S-RS-15	S-RS-10	S-RS-6	S-RM-2	S-CC-2	S-LI	S-HI	S-CD	S-PD	Use Standard
Commerce Use Categories (continued)										
All restaurant/bar				□	■	□	□		*	7.5.6
All retail sales except as listed below:					■				*	7.5.7
Art studio/gallery				■	■	■			*	7.5.7A
Convenience store w/ gas					■	■	■		*	7.5.7B
Convenience store w/o gas				■	■	■	■		*	7.5.7C
Corner store	□	□	□	□					*	7.5.7D
Dry cleaning				■	■	□			*	7.5.7E
All vehicle sales					■	■	■			7.5.8
All water-oriented sales and service					■	■	■			
Industrial Use Categories										
All heavy industrial							■			7.6.1
All light industrial					■	■	■		*	
All research & development					■	■	■		*	
All self-service storage					■	■	■			7.6.2
All vehicle service					■	■	■			7.6.3
All warehouse & distribution							■	■		
All waste-related service except as listed below:						□	■			7.6.4
Landfill							□			7.6.4A
Recycling facility					■	■	■		*	
All wholesale trade						■	■			
Open Use Categories										
All agriculture, except as listed below:							■	■	*	7.7.1
Agricultural airstrip										
All resource extraction							■	■	*	

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell: Not allowed

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Sec. 3.4 Building Types



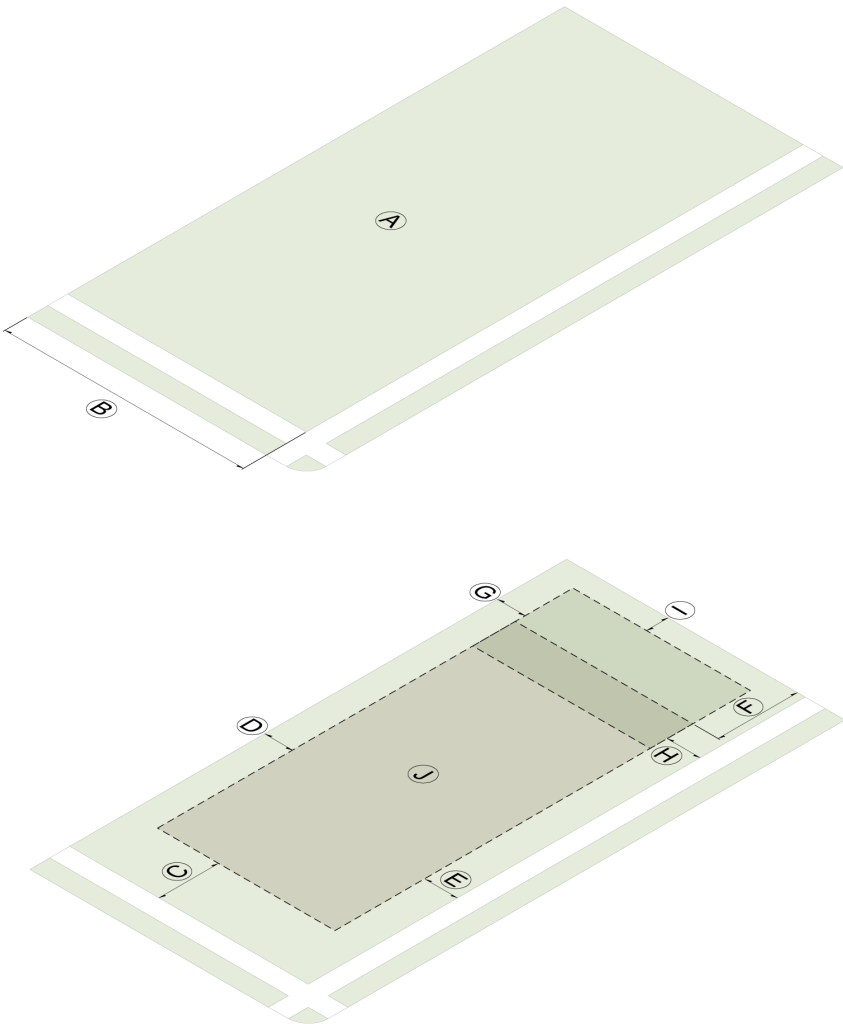
SUBURBAN

	Single-Family House	Side Yard House	Attached House	Apartment House	Row House	Apartment	General Shopfront	Large Format Shopfront	Workshop	Civic	Open Lot
Residential Districts											
Single-Family-15 (S-RS-15)	■									■	■
Single-Family-10 (S-RS-10)	■									■	■
Single-Family -6 (S-RS-6)	■	■	□							■	■
Multifamily-2 (S-RM-2)	■	■	■	■	■	■				■	■
Commercial/Industrial Districts											
Commercial Corridor-2 (S-CC-2)				□	■	■	■	■		■	■
Light Industrial (S-LI)							■	■	■	■	■
Heavy Industrial (S-HI)							■	■	■	■	■
Special Purpose Districts											
Community (S-CD)										■	■
Planned Development (S-PD)	*	*	*	*	*	*	*	*	*	*	*

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell = Not allowed

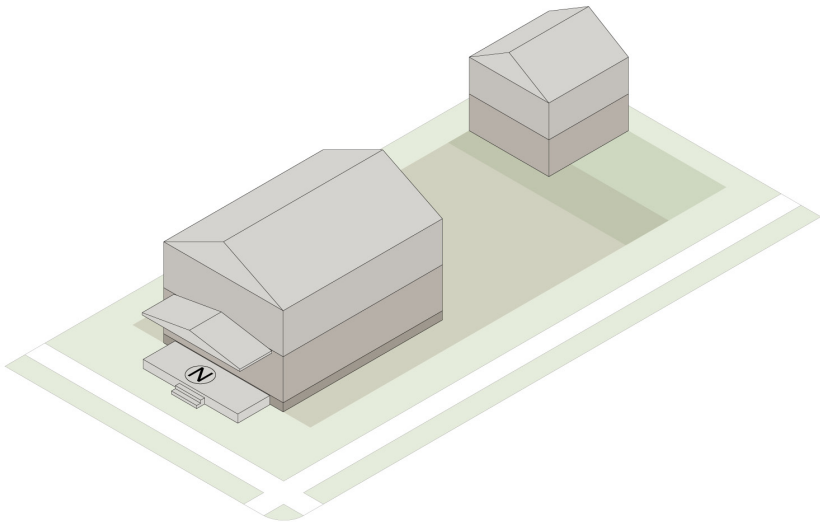
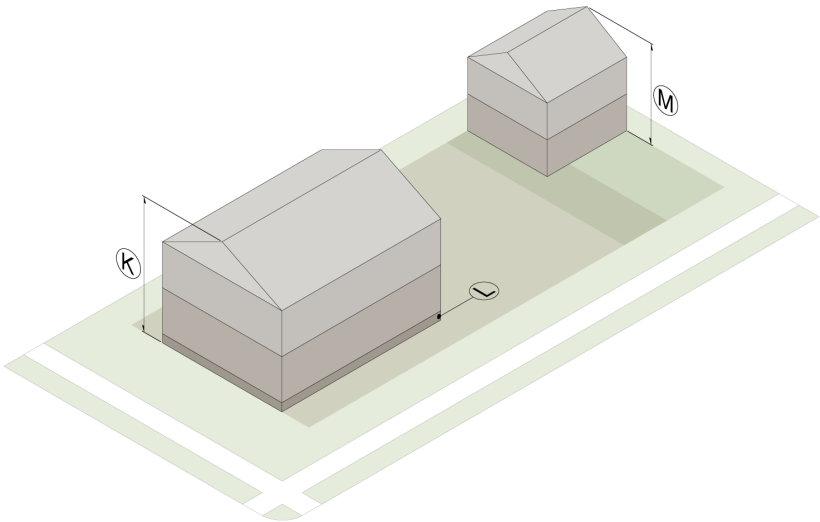
3.4.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes. See Sec. 7.3, Residential Use Standards.



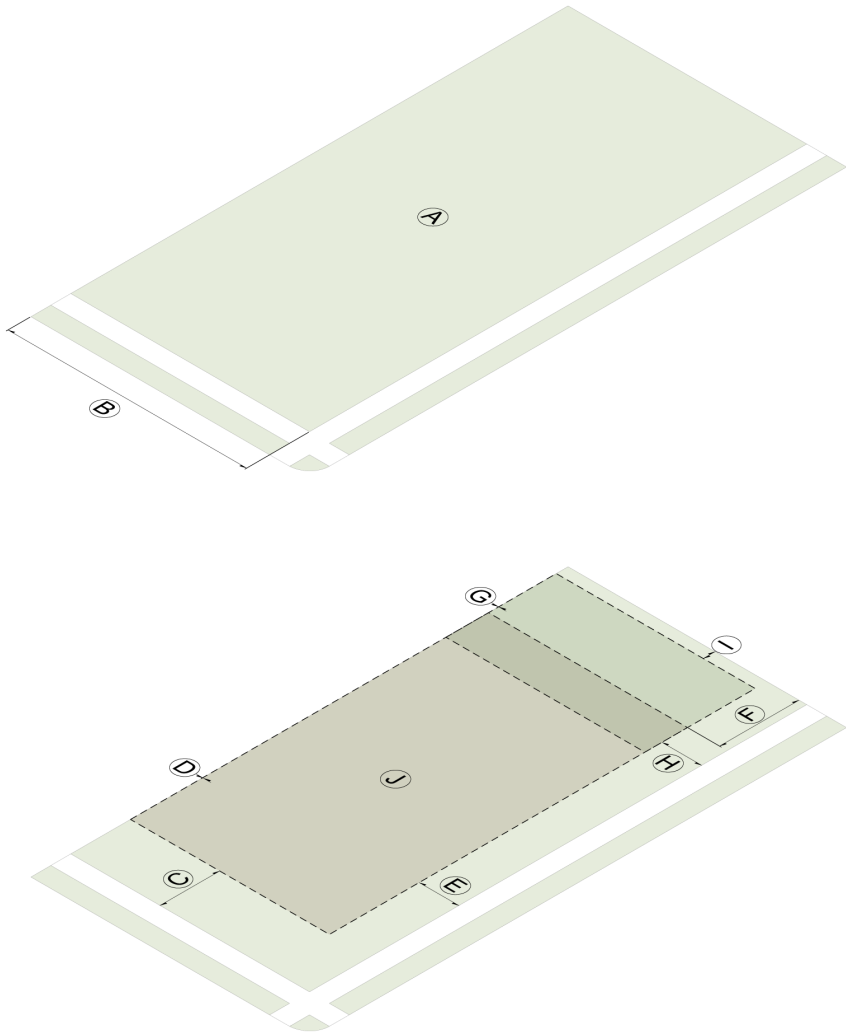
SITE	S-RS-15	S-RS-10	S-RS-6	S-RM-2
Lot				
Ⓐ Area (min sf)	15,000	10,000	6,000	4,000
Ⓑ Width (min)	75'	55'	45'	35'
Principal Structure Setbacks				
Ⓒ Front (min)	30'	20'	20'	15'
Ⓓ Side, interior (min)	10'	5'	5'	3'
Ⓔ Side, street (min)	15'	10'	10'	10'
Ⓕ Rear (min)	30'	20'	20'	20'
Accessory Structure Setbacks				
Ⓖ Side, interior (min)	10'	5'	5'	3'
Ⓗ Side, street (min)	15'	10'	10'	10'
Ⓘ Rear, common lot line (min)	10'	5'	5'	5'
Ⓚ Rear, alley (min)	3' or 20'	3' or 20'	3' or 20'	3' or 20'
Open Space				
Ⓝ Building coverage (max)	40%	40%	45%	65%

BUILDING FORM	S-RS-15	S-RS-10	S-RS-6	S-RM-2
Principal Structure				
Ⓚ Stories (max)	2	2	2	2
Ⓚ Height (max)	40'	40'	35'	35'
Ⓛ Ground story elevation (min)	18"	18"	18"	18"
Accessory Structures				
Ⓜ Stories (max)	2	2	2	2
Ⓜ Height (max)	30'	30'	30'	30'
Building Entrance				
Ⓝ Street facing entrance required	yes	yes	yes	yes



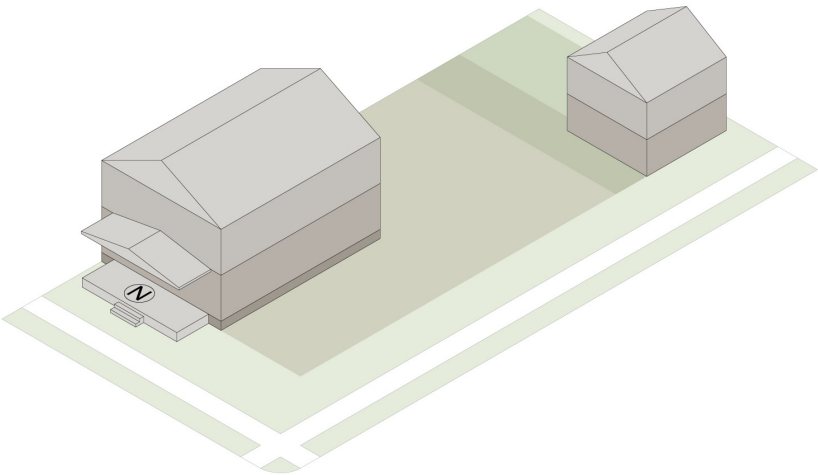
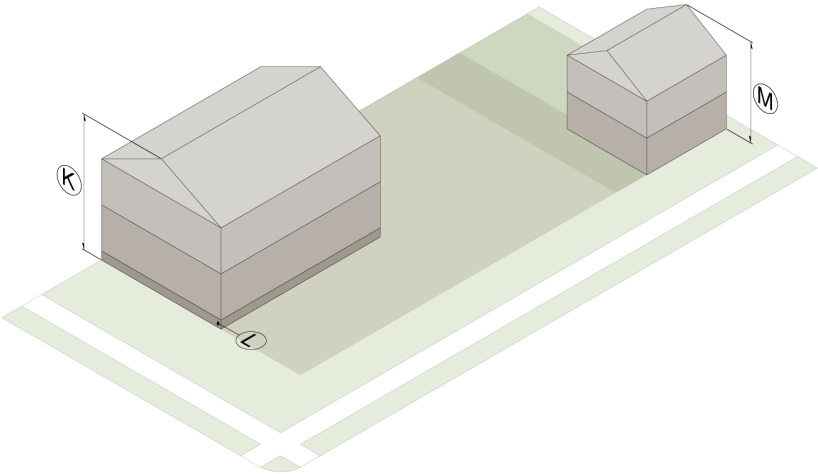
3.4.2 Side Yard House

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house is located on one side of a lot, with the equivalent of the two side yards of a single-family house on the other side. Also called a zero lot line house. A side yard house may also include modular or manufactured homes. See Sec. 7.3, Residential Use Standards.



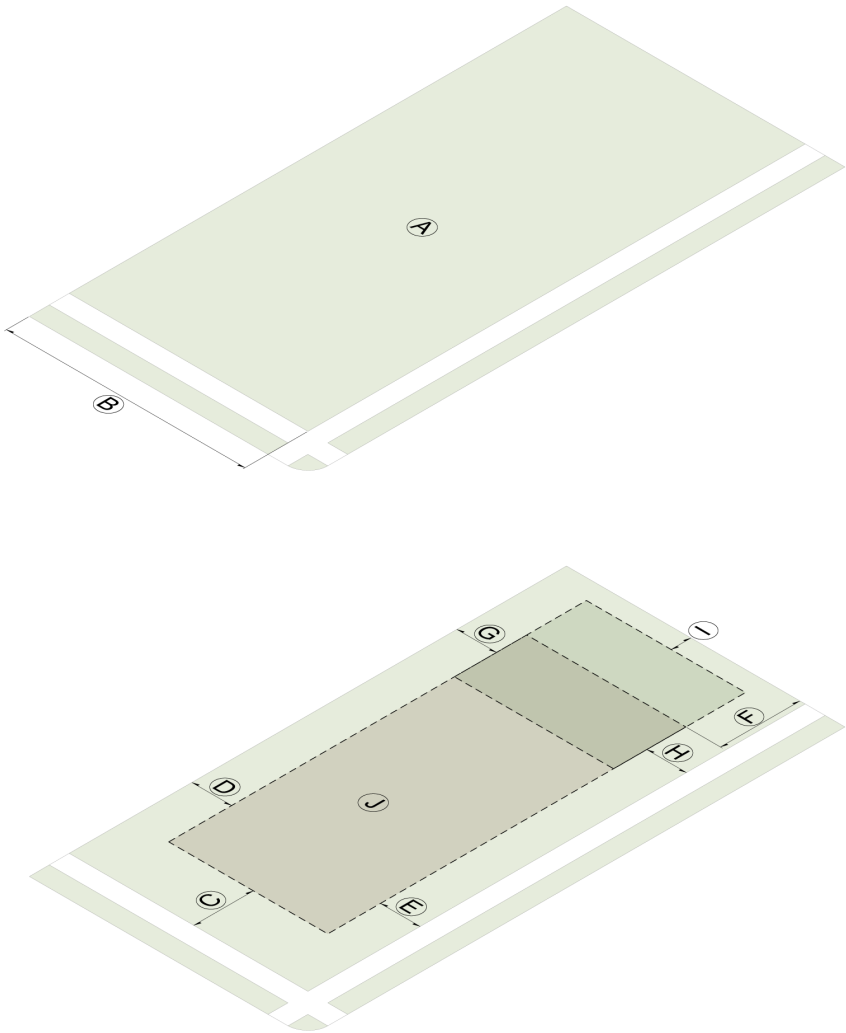
SITE	S-RS-6	S-RM-2
Lot		
A Area (min sf)	6,000	4,000
B Width (min)	45'	35'
Principal Structure Setbacks		
C Front (min)	20'	15'
D Side, interior (min)	0'	0'
E Side, street (min)	10'	10'
E Side, total (min)	15'	10'
F Rear (min)	20'	20'
Accessory Structure Setbacks		
G Side, interior (min)	0'	0'
H Side, street (min)	10'	10'
H Side, total (min)	10'	6'
I Rear, common lot line (min)	5'	5'
I Rear, alley (min)	3' or 20'	3' or 20'
Open Space		
J Building coverage (max)	45%	65%

BUILDING FORM		
	S-RS-6	S-RM-2
Principal Structure		
K Stories (max)	2	2
K Height (max)	35'	35'
L Ground story elevation (min)	18"	18"
Accessory Structures		
M Stories (max)	2	2
M Height (max)	30'	30'
Building Entrance		
N Street facing entrance required	yes	yes



3.4.3 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides, often called a duplex. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.

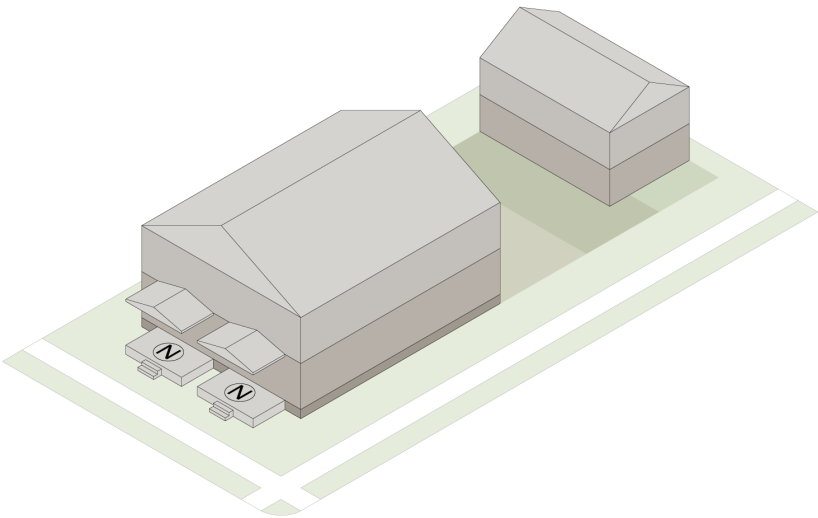
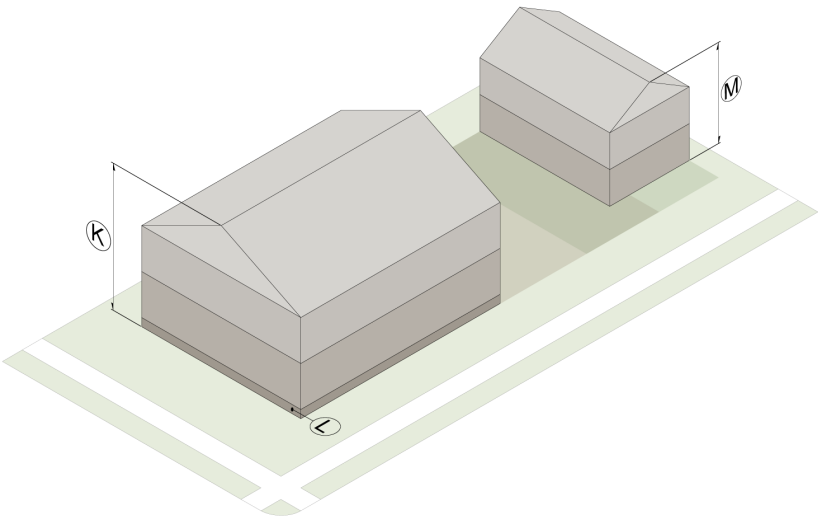


SITE	S-RS-6*	S-RM-2
Lot		
(A) Area (min sf)	10,000	8,000
(B) Width (min)	55'	45'
Principal Structure Setbacks		
(C) Front (min)	20'	15'
(D) Side, interior (min)	5'	3'
(E) Side, street (min)	10'	10'
(F) Rear (min)	20'	20'
Accessory Structure Setbacks		
(G) Side, interior (min)	5'	3'
(H) Side, street (min)	10'	10'
(I) Rear, common lot line (min)	5'	5'
(J) Rear, alley (min)	3' or 20'	3' or 20'
Open Space		
(J) Building coverage (max)	55%	55%

* Allowed by Special Use Permit

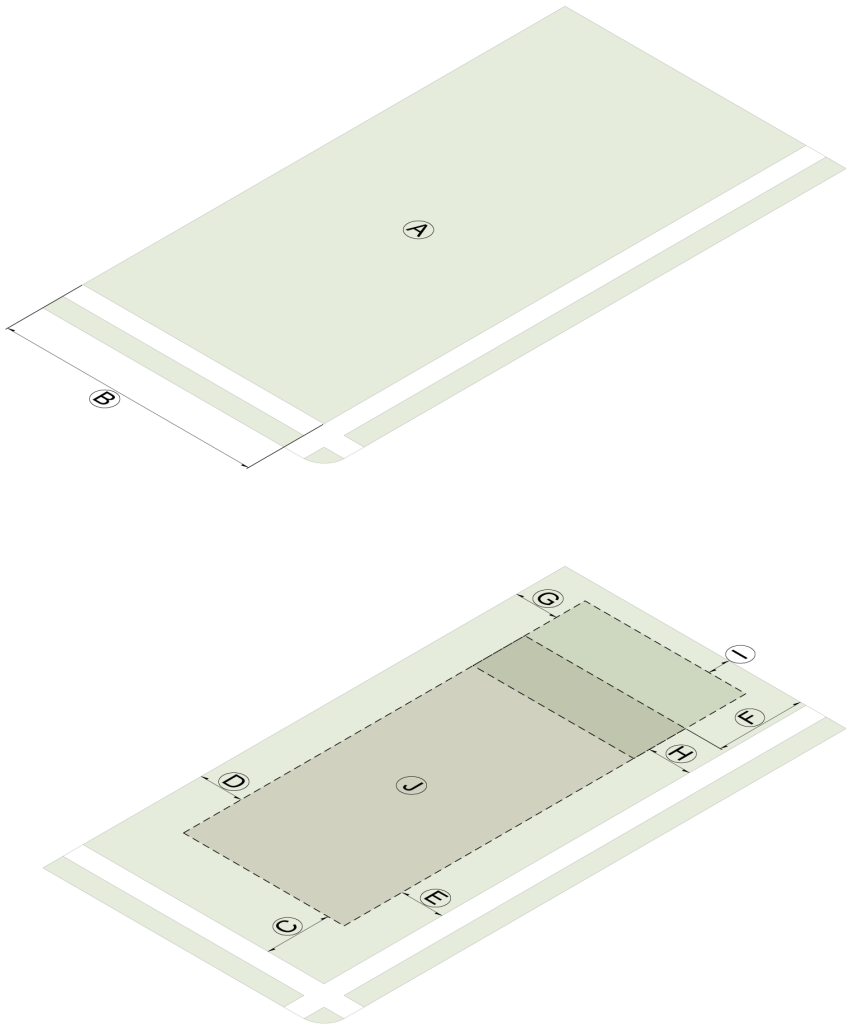
BUILDING FORM		
	S-RS-6*	S-RM-2
Principal Structure		
Ⓚ Stories (max)	2	2
Ⓚ Height (max)	35'	35'
Ⓛ Ground story elevation (min)	18"	18"
Accessory Structures		
Ⓜ Stories (max)	2	2
Ⓜ Height (max)	30'	30'
Building Entrance		
Ⓝ Street facing entrance required	yes	yes

* Allowed by Special Use Permit



3.4.4 Apartment House

A building type with up to four attached dwelling units consolidated into a single structure on a single lot. An apartment house typically contains internal common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

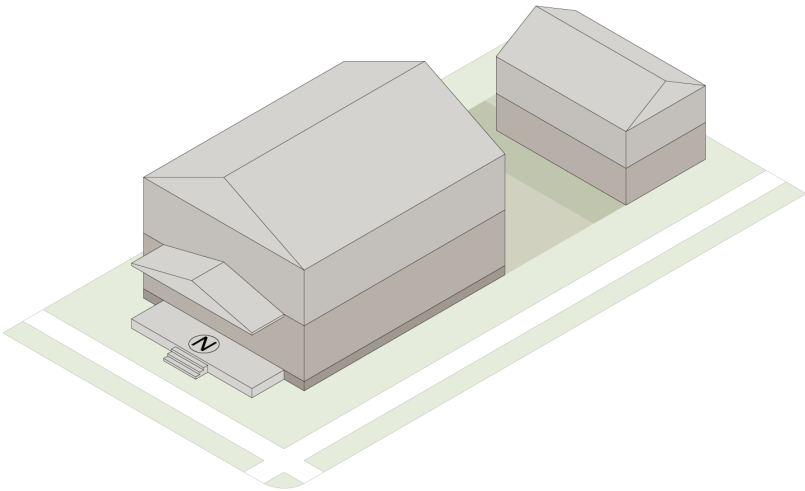
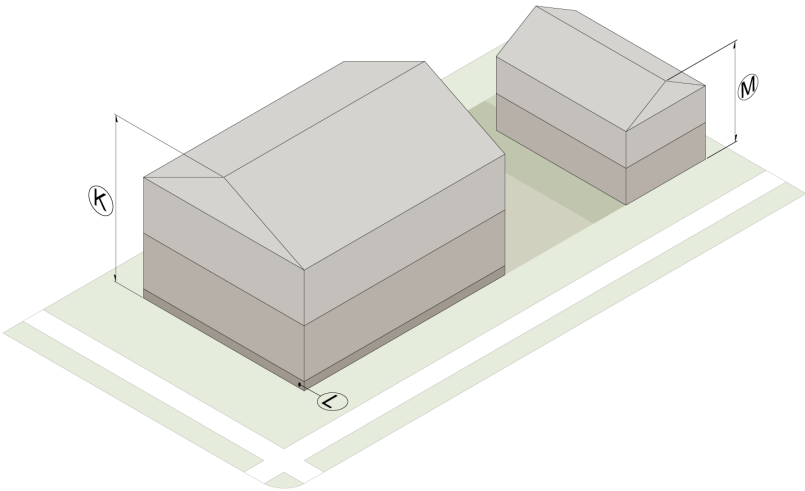


SITE	S-RM-2	S-CC-2*
Lot		
A Area (min sf)	8,000	8,000
B Width (min)	45'	45'
Principal Structure Setbacks		
C Front (min)	15'	15'
D Side, interior (min)	3'	3'
E Side, street (min)	10'	10'
F Rear (min)	20'	20'
Accessory Structure Setbacks		
G Side, interior (min)	3'	3'
H Side, street (min)	10'	10'
I Rear, common lot line (min)	5'	5'
I Rear, alley (min)	3' or 20'	3' or 20'
Open Space		
J Building coverage (max)	55%	55%

* Allowed by Special Use Permit

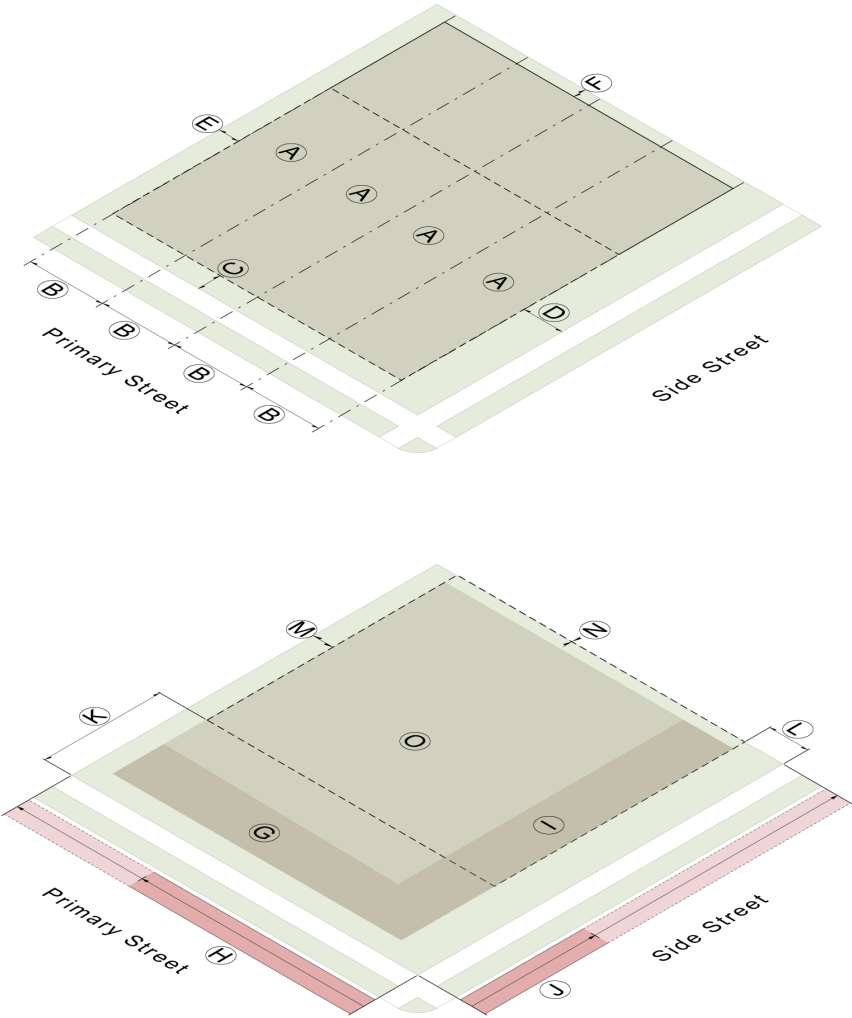
BUILDING FORM			S-RM-2	S-CC-2*
Principal Structure				
(K) Stories (max)			2	2
(K) Height (max)			35'	35'
(L) Ground story elevation (min)			18"	18"
Accessory Structures				
(M) Stories (max)			2	2
(M) Height (max)			30'	30'
Building Entrance				
(N) Street facing entrance required			yes	yes

* Allowed by Special Use Permit



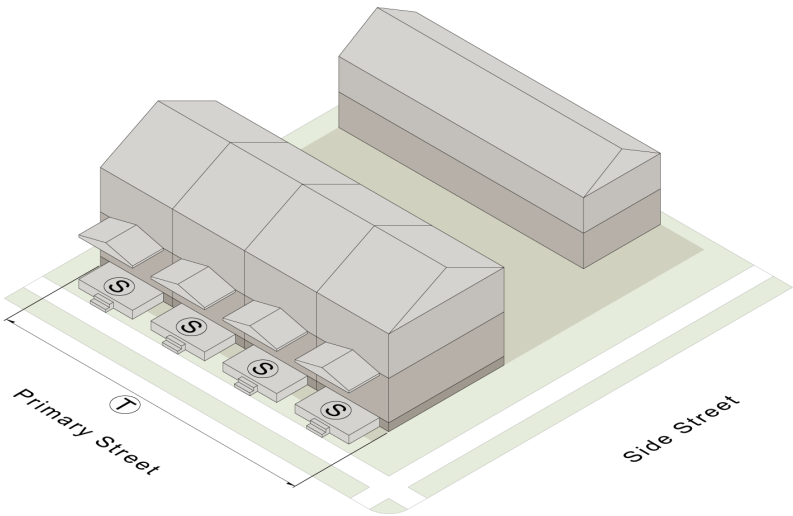
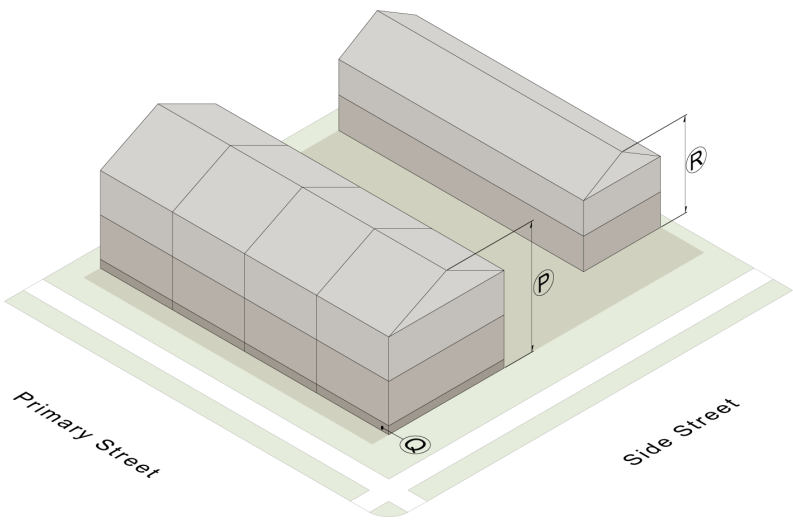
3.4.5 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



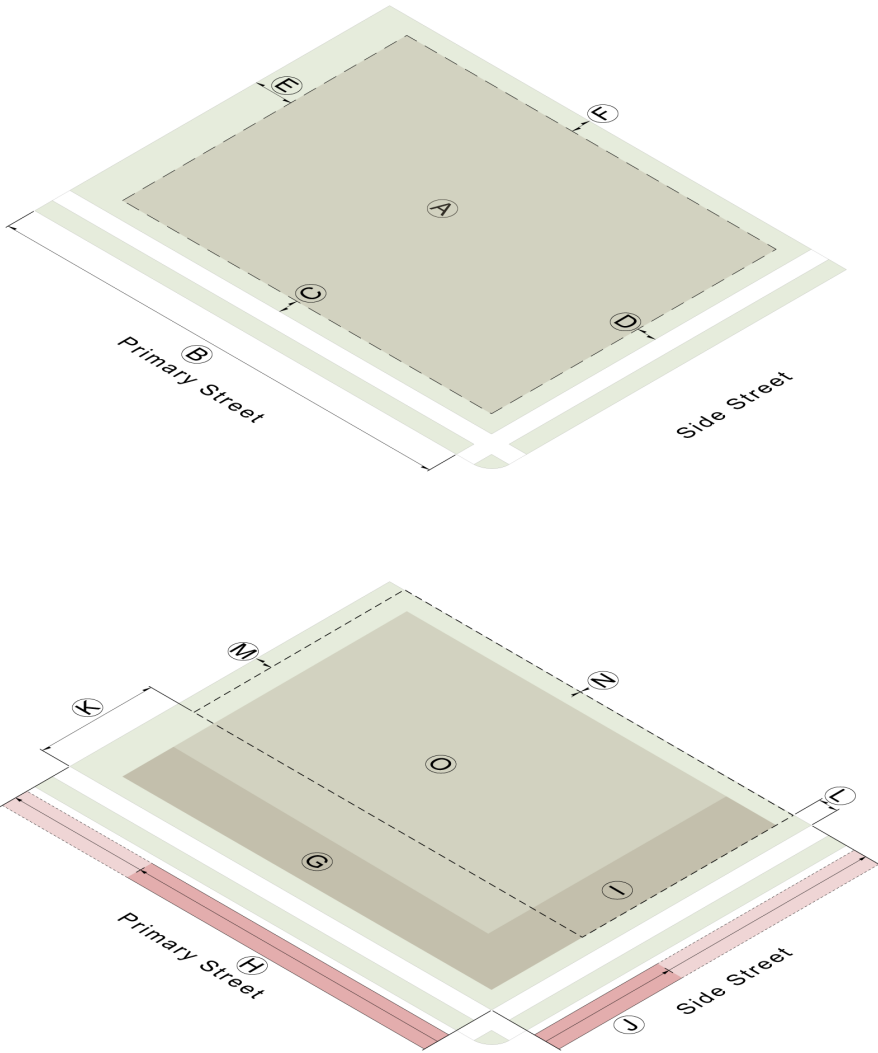
SITE	S-RM-2	S-CC-2
Lot		
(A) Area (min sf)	1,800	1,500
(B) Width, interior lot (min) / Width, end lot (min)	20'/26'	20'/26'
Principal Structure Setbacks		
(C) Primary street (min)	5'	5'
(D) Side street (min)	10'	10'
(E) Side interior, interior lot (min) / Side interior, end lot (min)	0' / 0' or 10'	0' / 0' or 10'
(F) Rear, common lot line (min)	20'	20'
(F) Rear, alley (min)	3' or 20'	3' or 20'
Build-to		
(G) Primary street build-to (min/max)	5' / 15'	5' / 15'
Building width in primary build-to		
(H) Side street and end lot (min)	65%	70%
Interior lot (min)	100%	100%
(I) Side street build-to (min/max)	10' / 20'	10' / 20'
(J) Building width in side build-to (min)	30%	30%
Parking Location		
(K) Primary street setback (min)	30'	30'
(L) Side street setback (min)	10'	10'
(M) Setback abutting a RS-, RT- district (min)	5'	5'
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'
(N) Setback abutting alley (min)	0'	0'
Open Space		
(O) Building coverage (max)	70%	75%

BUILDING FORM		
	S-RM-2	S-CC-2
Principal Structure		
Ⓟ Stories (max)	2	2
Ⓟ Height (max)	35'	35'
Ⓢ Ground story elevation (min)	18"	18"
Ⓣ Attached building length (max)	150'	200'
Accessory Structures		
Ⓡ Stories (max)	2	2
Ⓡ Height (max)	30'	30'
Building Entrance		
Ⓢ Street facing entrance required	yes	yes



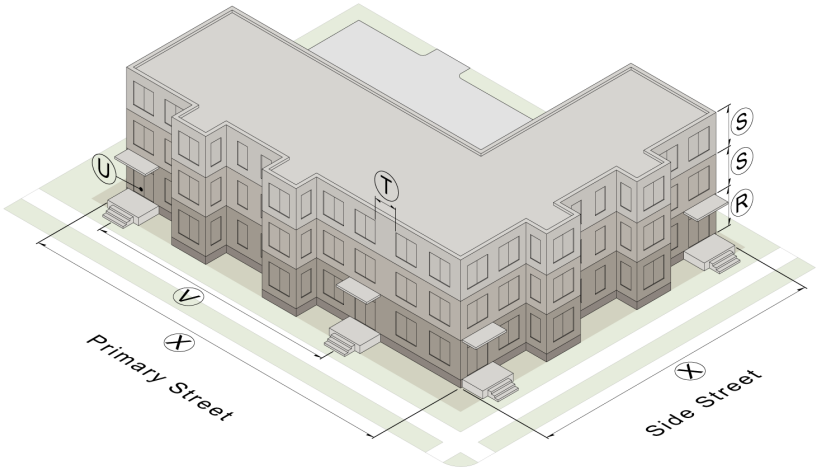
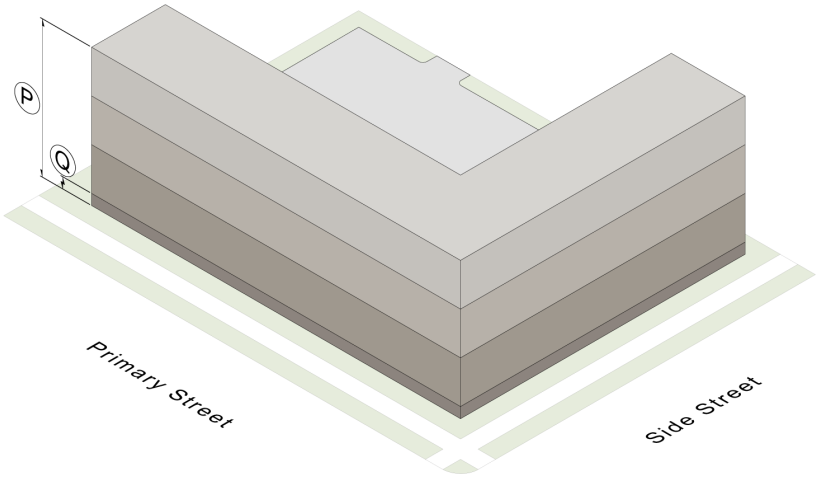
3.4.6 Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building may share a common entrance, with primary entrances prominent and street facing. Exterior individual entrances may also be provided with entrances prominent and primarily street facing.



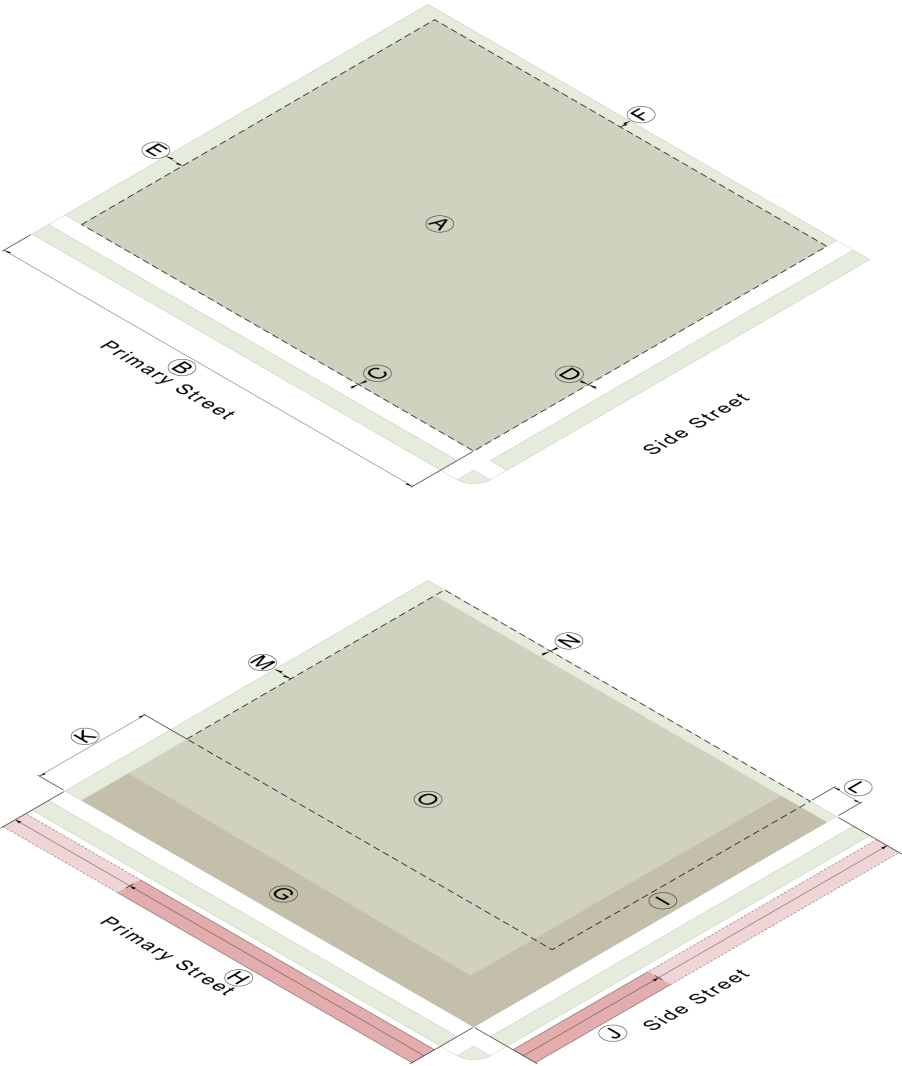
SITE	S-RM-2	S-CC-2
Lot		
(A) Area (min sf)	22,500	20,000
(B) Width (min)	125'	100'
Principal Structure Setbacks		
(C) Primary street (min)	15'	15'
(D) Side street (min)	15'	5'
(E) Setback abutting a RS-, RT- district (min)	15'	30'
(E) Setback abutting any other district (min)	0' or 10'	0' or 10'
(F) Setback abutting alley (min)	20'	20'
Build-to		
(G) Primary street build-to (min/max)	15' / 35'	15' / 80'
(H) Building width in primary build-to (min)	65%	60%
(I) Side street build-to (min/max)	15' / 35'	5' / 40'
(J) Building width in side build-to (min)	30%	50%
Parking Location		
(K) Primary street setback (min)	25'	15'
(L) Side street setback (min)	10'	10'
(M) Setback abutting a RS-, RT- district (min)	15'	30'
(M) Setback abutting any other district (min)	0' or 10'	0' or 10'
(N) Setback abutting alley (min)	0'	0'
Open Space		
(O) Building coverage (max)	60%	65%

BUILDING FORM	S-RM-2	S-CC-2
Principal Structure		
Ⓟ Stories (max)	2	2
Ⓟ Height (max)	35'	35'
Ⓢ Ground story elevation (min)	18"	18"
ⓧ Building length (max)	150'	225'
Transparency		
Ⓡ Ground story (min)	40%	30%
Ⓢ Upper story (min)	30%	20%
Ⓣ Blank wall area (max)	30'	40'
Building Entrance		
Ⓤ Street facing entrance required	yes	yes
Ⓥ Street facing entrance spacing (min)	100'	100'



3.4.7 General Shopfront

A building type primarily intended for ground floor commercial uses, with upper-story residential or offices uses in multi-story buildings. Storefront windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

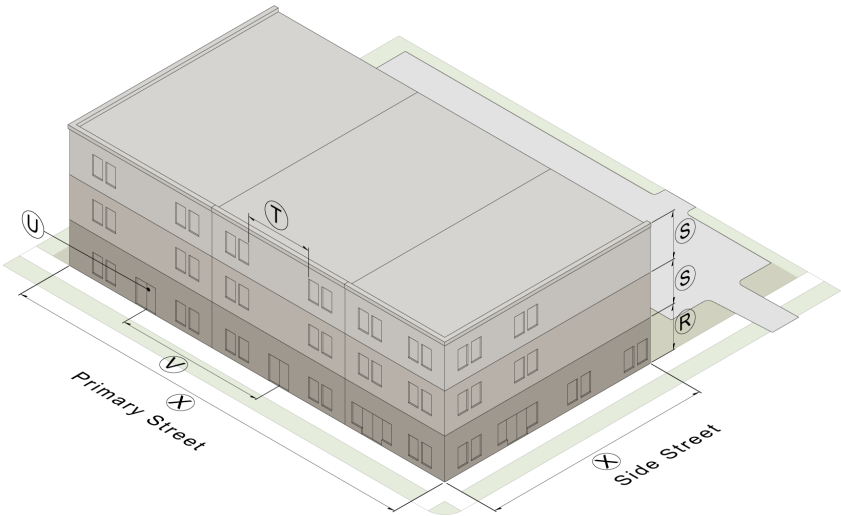
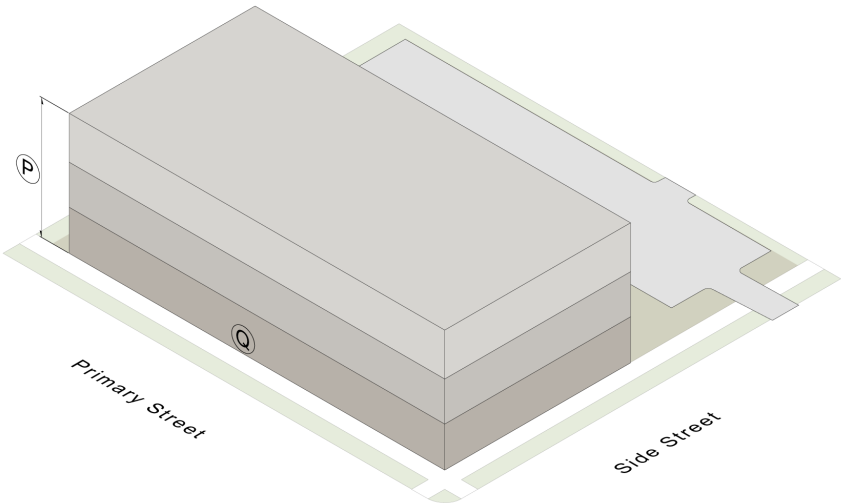


SITE	S-CC-2	S-LI	S-HI
Lot			
(A) Area (min sf)	7,500	7,500	10,000
(B) Width (min)	75'	75'	80'
Principal Structure Setbacks			
(C) Primary street (min)	0'	0'	0'
(D) Side street (min)	0'	0'	0'
(E) Setback abutting a RS-, RT- district (min)	20'	35'	35'
(E) Setback abutting any other district (min)	0' or 5'	10'	10'
(F) Setback abutting alley (min)	5'	5'	5'
Build-to			
(G) Primary street build-to (min/max)	0' / 80'	0' / 80'	0' / 80'
(H) Building width in primary build-to (min)	60%	60%	60%
(I) Side street build-to (min/max)	0' / 80'	0' / 80'	0' / 80'
(J) Building width in side build-to (min)	30%	n/a	n/a
Parking Location			
(K) Primary street setback (min)	10'	10'	10'
(L) Side street setback (min)	10'	10'	10'
(M) Setback abutting a RS-, RT- district (min)	10'	10'	10'
(M) Setback abutting any other district (min)	0' or 5'	10'	10'
(N) Setback abutting alley (min)	0'	0'	0'
Open Space			
(O) Building coverage (max)	65%	65%	60%

BUILDING FORM

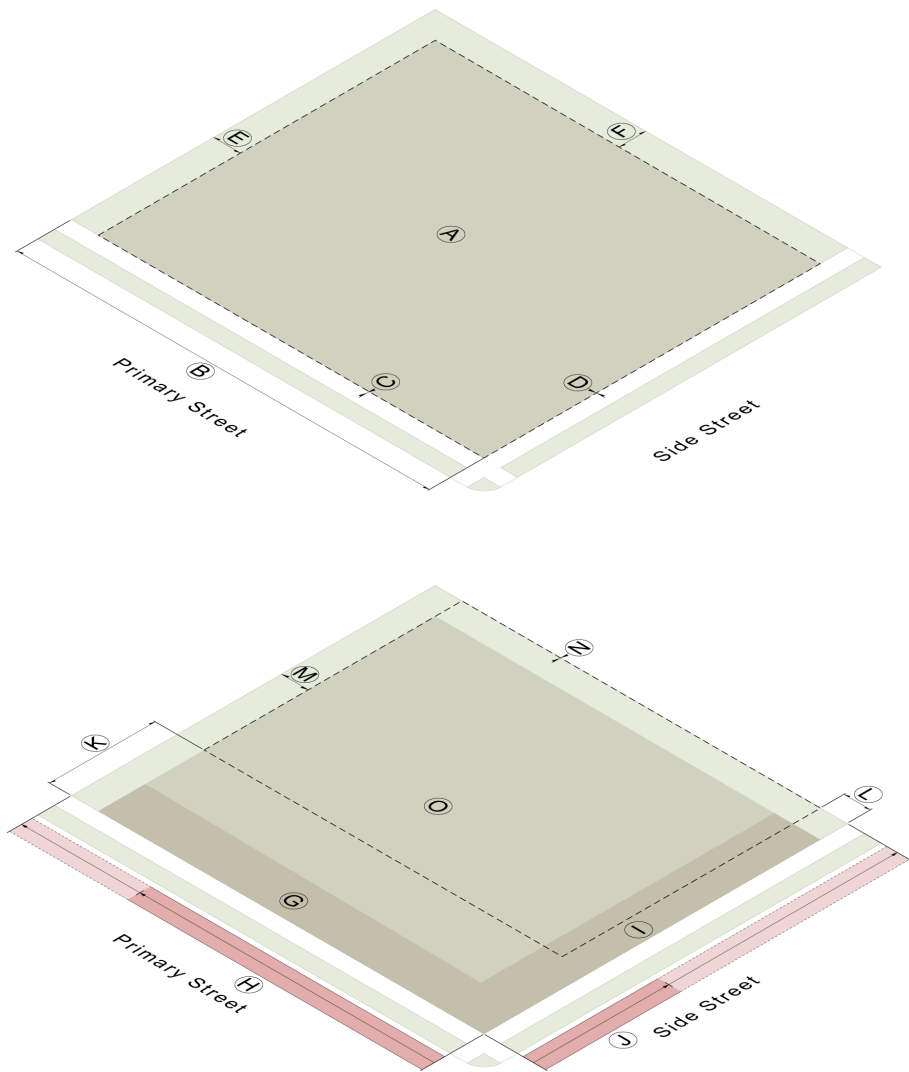
	S-CC-2	S-LI	S-HI
Principal Structure			
Ⓟ Stories (max)	2	3	3
Ⓟ Height (max)	35'	50'	50'
Ⓢ Ground story elevation (min)/ Ground story floor height (min)	0"/12'	0"/12'	0"/12'
ⓧ Building length (max)	200'	40'	40'
Transparency			
Ⓡ Ground story (min) [†]	50%	40%	40%
Ⓢ Upper story (min)	20%	20%	20%
Ⓣ Blank wall area (max)	30'	40'	40'
Building Entrance			
Ⓤ Street facing entrance required	yes	yes	yes
Ⓥ Street facing entrance spacing	100'	175'	175'

[†]For predominantly retail uses a 65% ground story transparency is encouraged.



3.4.8 Large Format Shopfront

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.

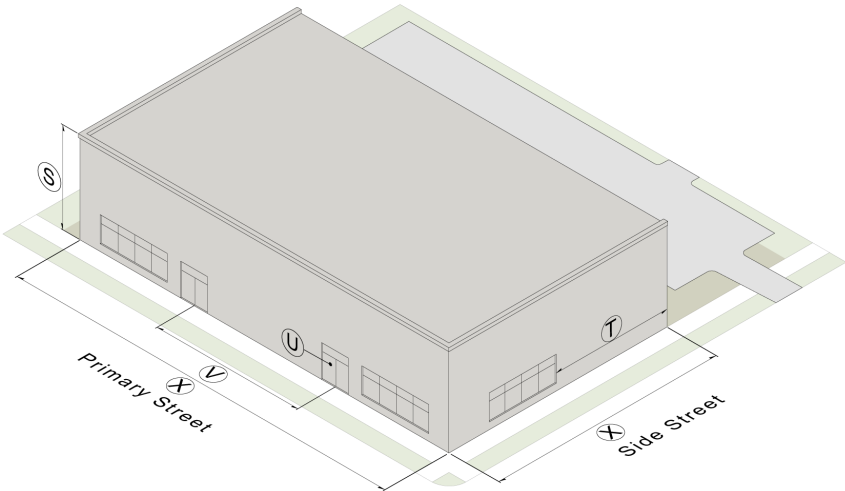
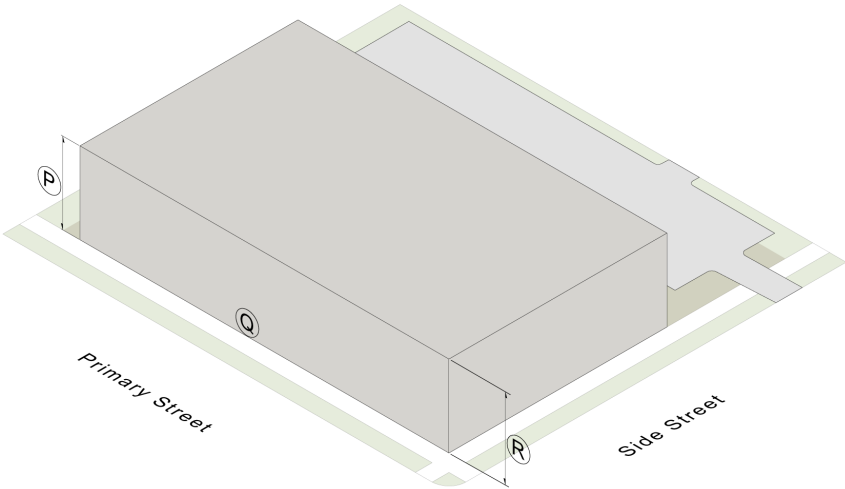


SITE

	S-CC-2	S-LI	S-HI
Lot			
A Area (min sf)	22,500	22,500	22,500
B Width (min)	125'	125'	125'
Principal Structure Setbacks			
C Primary street (min)	0'	0'	0'
D Side street (min)	0'	0'	0'
E Setback abutting a RS-, RT- district (min)	30'	35'	35'
F Setback abutting any other district (min)	0' or 5'	10'	10'
G Setback abutting alley (min)	5'	5'	5'
Build-to			
H Primary street build-to (min/max)	0' / 80'	0' / 80'	0' / 80'
I Building width in primary build-to (min)	60%	60%	60%
J Side street build-to (min/max)	0' / 80'	0' / 80'	0' / 80'
K Building width in side build-to (min)	30%	n/a	n/a
Parking Location			
L Primary street setback (min)	10'	10'	10'
M Side street setback (min)	10'	10'	10'
N Setback abutting a RS-, RT- district (min)	30'	30'	30'
O Setback abutting any other district (min)	0' or 5'	10'	10'
P Setback abutting alley (min)	5'	5'	5'
Open Space			
Q Building coverage (max)	65%	65%	60%

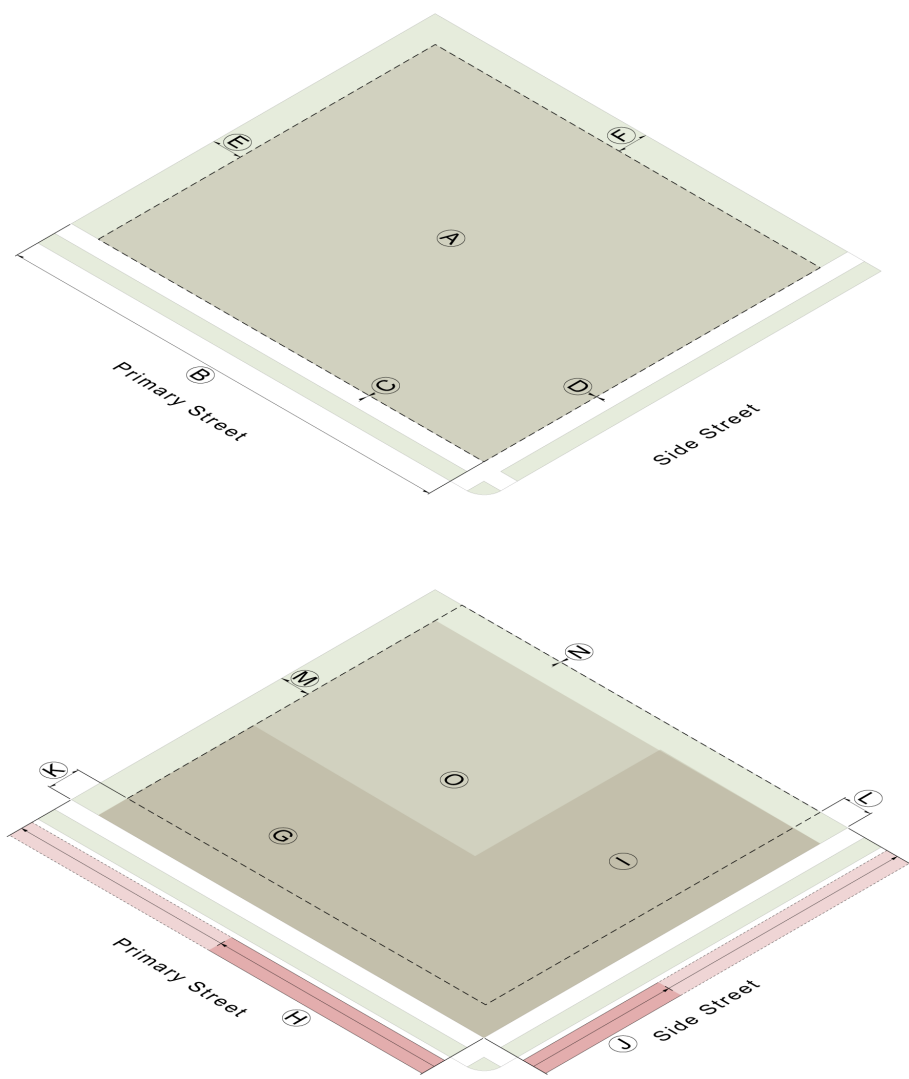
BUILDING FORM

	S-CC-2	S-LI	S-HI
Principal Structure			
Ⓟ Stories (max)	1	1	1
Ⓟ Height (max)	25'	25'	25'
Ⓠ Ground story elevation (min)	0"	0"	0"
Ⓡ Ground story floor height (min)	15'	15'	15'
ⓧ Building length (max)	300'	300'	300'
Transparency			
Ⓢ Ground story (min)	35%	35%	35%
Ⓣ Blank wall area (max)	50'	50'	50'
Building Entrance			
Ⓤ Street facing entrance required	yes	yes	yes
Ⓥ Street facing entrance spacing	175'	175'	175'



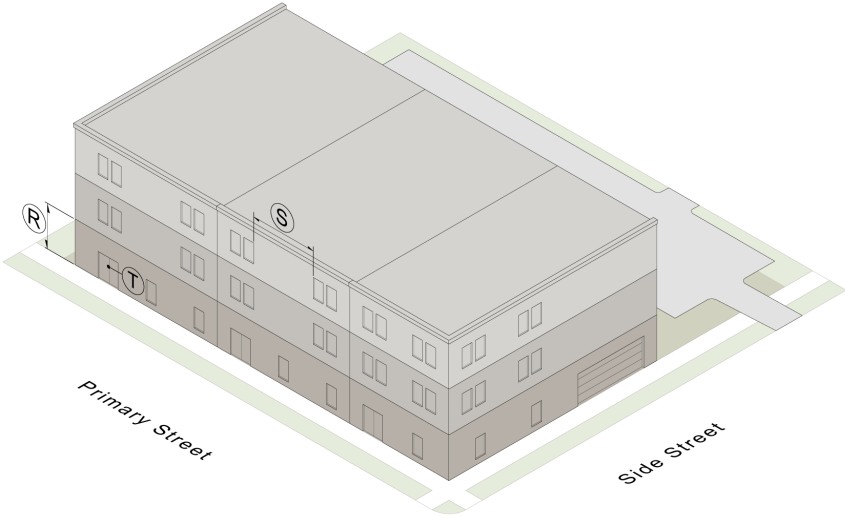
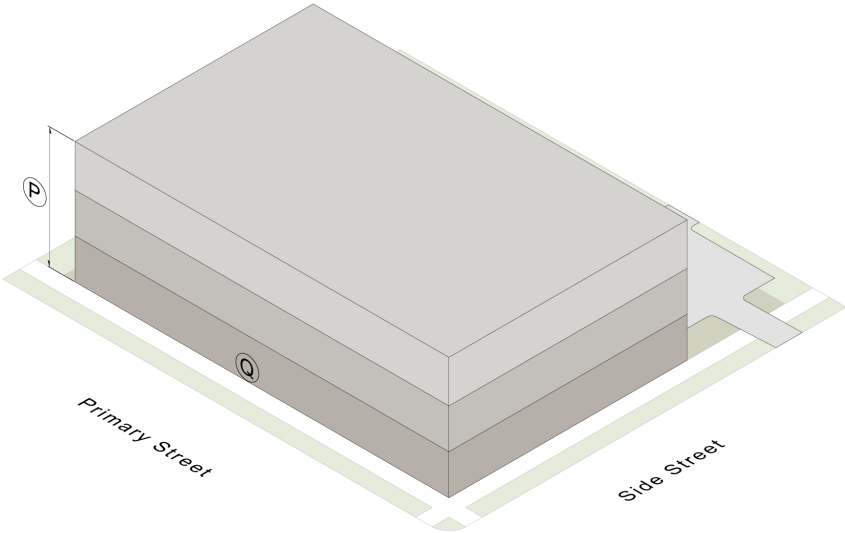
3.4.9 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.



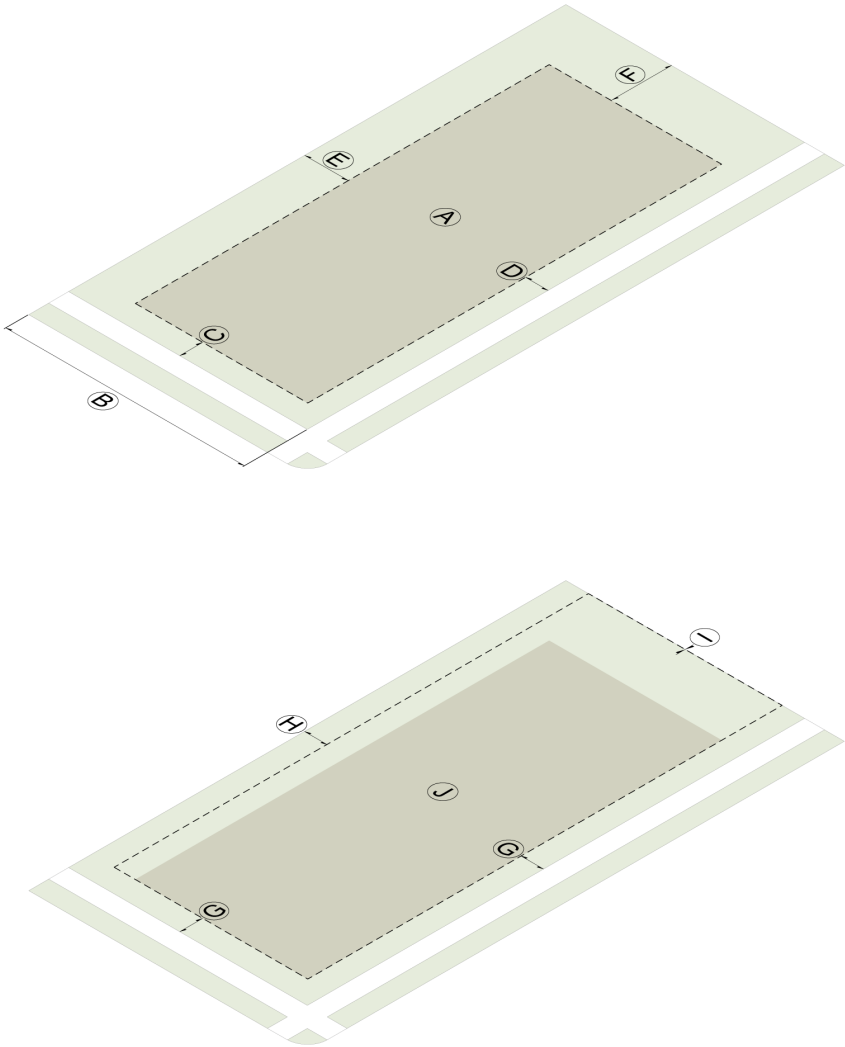
SITE	S-LI	S-HI
Lot		
(A) Area (min sf)	22,500	22,500
(B) Width (min)	125'	125'
Principal Structure Setbacks		
(C) Primary street (min)	0'	0'
(D) Side street (min)	0'	0'
(E) Setback abutting a RS-, RT- district (min)	35'	35'
(E) Setback abutting any other district (min)	10'	10'
(F) Setback abutting alley (min)	5'	5'
Build-to		
(G) Primary street build-to (min/max)	0' / 80'	0' / 120'
(H) Building width in primary build-to (min)	50%	50%
(I) Side street build-to (min/max)	0' / 80'	0' / 120'
(J) Building width in side build-to (min)	n/a	n/a
Parking Location		
(K) Primary street setback (min)	10'	10'
(L) Side street setback (min)	10'	10'
(M) Setback abutting a RS-, RT- district (min)	20'	20'
(M) Setback abutting any other district (min)	10'	10'
(N) Setback abutting alley (min)	0'	0'
Open Space		
(O) Building coverage (max)	65%	60%

BUILDING FORM		S-LI	S-HI
Principal Structure			
(P) Stories (max)		3	3
(P) Height (max)		50'	50'
(Q) Ground story elevation (min)/ Ground story floor height (min)		0"/12'	0"/12'
Transparency			
(R) Ground story (min)		30%	30%
(S) Blank wall area (max)		50'	60'
Building Entrance			
(T) Street facing entrance required		yes	no



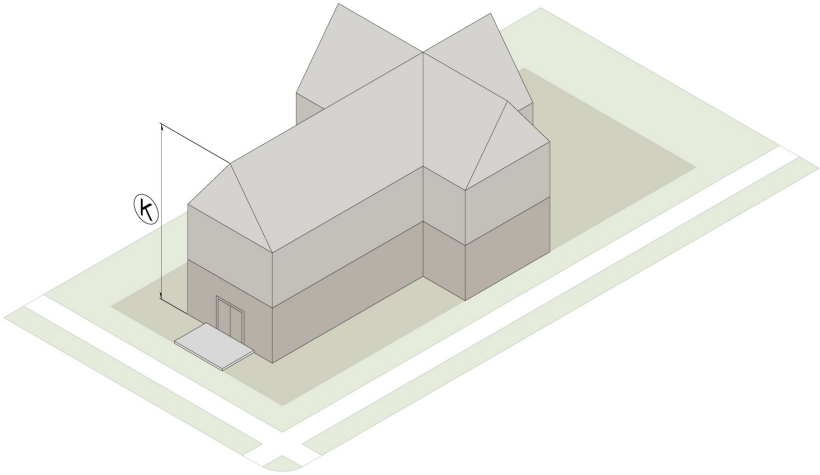
3.4.10 Civic

A building type containing community or public uses that serve the surrounding community. Typically, civic buildings are sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



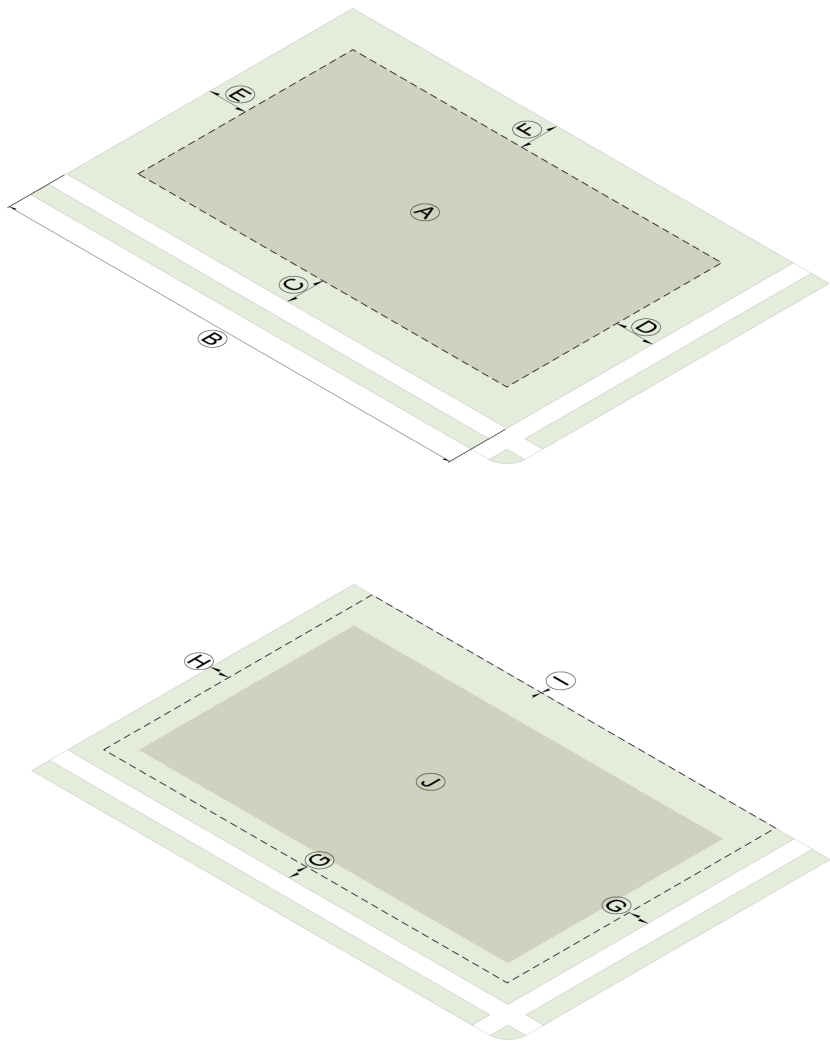
SITE	All Districts
Lot	
(A) Area (min sf)	7,500
(B) Width (min)	75'
Principal Structure Setbacks	
(C) Front (min)	15'
(D) Side, street (min)	10'
(E) Side, interior (min)	10'
(F) Rear (min)	20'
Parking Location	
(G) Street setback (min)	15'
(H) Setback abutting a RS-, RT- district (min)	10'
(H) Setback abutting any other district (min)	10'
(I) Rear setback (min)	20'
Open Space	
(J) Building coverage (max)	50%

BUILDING FORM		All Districts
Principal Structure		
Ⓚ Stories (max)		3
Ⓚ Height (max)		50'



3.4.11 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.

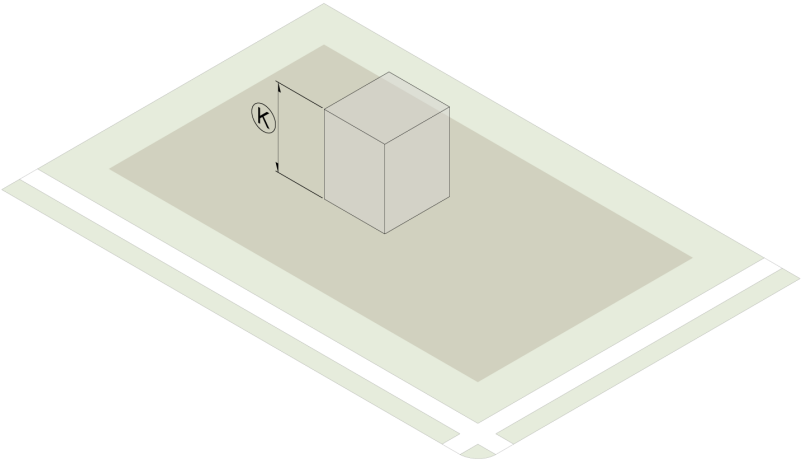


SITE

All Districts

Lot	
Ⓐ Area (min sf)	2,000
Ⓑ Width (min)	20'
Principal Structure Setbacks	
Ⓒ Front (min)	10'
Ⓓ Side, interior (min)	10'
Ⓔ Side, street (min)	10'
Ⓕ Rear (min)	10'
Parking Location	
Ⓖ Street setback (min)	10'
Ⓗ Setback abutting a RS-, RT- district (min)	10'
Ⓗ Setback abutting any other district (min)	10'
Ⓘ Rear setback (min)	10'
Open Space	
Ⓙ Building coverage (max)	5%

BUILDING FORM	
All Districts	
Principal Structure	
Ⓚ Stories (max)	n/a
Ⓚ Height (max)	35'



Sec. 3.5 Special Development Standards

3.5.1 Suburban Planned Development (S-PD)

A. General Provisions

1. The Bastrop City Council may approve a suburban planned development subject to the following standards and the process in 16.2.12, Procedures, Planned Development. The suburban planned development is intended to facilitate the use of innovative techniques of land development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
 - a. Reducing or eliminating the inflexibility that may result from strict application of building type standards and permitted uses; and
 - b. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and
 - c. Requiring compliance with development standards that reflect the high level of public investment in adjoining lands.
2. Each application for approval of a suburban planned development shall include a statement by the applicant describing:
 - a. How the proposed development departs from the otherwise applicable standards of this zoning development code; and
 - b. How the proposed development is an improvement over what would be required under otherwise applicable development regulations.

B. Minimum Size

No suburban planned development less than 4 acres in size is allowed.

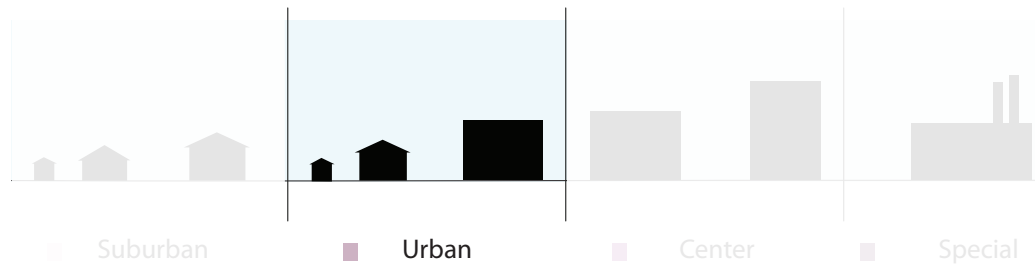
C. Maximum Allowed Residential Density

No suburban planned development may exceed a gross residential density of 40 dwelling units per acre.

D. Allowed Deviations

Unless otherwise expressly approved by the Bastrop City Council as part of the approved rezoning and concept plan, all suburban planned developments shall be subject to all applicable standards of this zoning development code. In order to approve modifications of otherwise applicable standards, the Bastrop City Council must find that:

1. Requested deviations from applicable building type standards, allowed uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned unit development; and
2. The suburban planned development includes adequate provisions for all necessary services including but not limited to utility service, waste water service, and emergency vehicle access.



ARTICLE 4. URBAN

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ARTICLE 4. URBAN

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CROSS-REFERENCE GUIDE

Use Provisions	Article 7
Rules For All Building Types	Article 8
Overlay Districts	Article 9
Parking, Site Access, and Off-Street Loading	Article 10
Landscaping and Screening	Article 11
Outdoor Lighting	Article 12
Outdoor Storage and Display	Article 13
Signs	Article 14
Supplementary Regulations	Article 15
Administration	Article 16

Sec. 4.1 Urban Context



4.1.1 General Character

The Urban Context consists of medium-density areas typically located adjacent to the center of a city. Diverse housing types are present such as single-family detached, attached housing such as row houses, and multifamily apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be mixed use. Urban generally serves as a transition between Suburban and Center context areas.

4.1.2 Zoning Districts

The Urban Context allows for a variety of residential and mixed use, and commercial districts at urban intensities. Special purpose districts include community (U-CD) and the urban planned development (U-PD).

4.1.3 Building Type and Dimensions

Residential buildings are between one and two stories in height and mixed use/commercial buildings are between one to three stories in height. Residential buildings are close to the street with small-scale yards defined either by low fences or hedges. Mixed use/commercial buildings typically have either build-to requirements with parking at the rear and side of the building. Building coverage of the lot is relatively high for both residential, mixed use, and commercial uses.

4.1.4 Block Patterns

The typical block pattern includes sidewalks, street trees, street and surface parking, and limited landscaping in the minimal front setbacks. Residential and commercial access is typically via an alley or shared service drive to a surface parking lot. Alleys and service drives are consistently present.

4.1.5 Parking

Parking is provided on-street and on surface lots. Limited surface parking is allowed between the building and the street but almost all parking is located to the side and rear of buildings.

Sec. 4.2 Zoning Districts

The following zoning districts are established to carry out the provisions of this zoning development code and may be used within the Urban Context as applied to property as set forth on the Official Zoning Map.

4.2.1 Urban Residential Single-Family (U-RS-3)

The Urban Residential Single-Family district is intended to accommodate single-family detached houses on individual lots. This district should be applied in areas where the land-use pattern is predominately single-family residential or where such land use pattern is desired in the future. The U-RS-3 district generally requires a minimum lot size of 3,000 square feet. Vehicular access is encouraged to be taken from a rear alley in the U-RS-3 district.

4.2.2 Urban Residential Two-Family (U-RT-2)

The Urban Residential Two-Family district is intended to accommodate existing or proposed development where the land-use pattern is predominately a mix of single-family and two-family housing. The U-RT-2 district is not intended to provide for large areas exclusively dominated by two-family attached housing but provide for neighborhoods that successfully integrate single-family and two-family housing together.

4.2.3 Urban Residential Mixed Use (U-RMX-2)

The Urban Residential Mixed Use district is intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The U-RMX-2 district is intended to enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces. This district is intended to accommodate both ground floor nonresidential and residential uses, however, upper stories are reserved exclusively for residential uses. The U-RMX-2 district allows buildings with up to two stories in height and is typically embedded within a residential neighborhood.

4.2.4 Urban Mixed Use (U-MX-2, -3)

A. The Urban Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The U-MX districts are intended to enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces. The U-MX districts are applied to key corridors and retail streets within a neighborhood, but may also have broader application at the neighborhood scale. Although buildings can be used exclu-

sively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged. The U-MX-2 district is typically embedded within a residential neighborhood.

B. Two U-MX districts are permitted in the Urban context: U-MX-2; and U-MX-3. The U-MX districts vary primarily on the maximum number of stories permitted within the district. The U-MX-2 district allows buildings with up to two stories in height. The U-MX-3 district allows buildings with up to three stories in height.

4.2.5 Urban Light Industrial (U-LI)

The Urban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings may either be pulled up to the street or setback to allow some parking between the building and the street. The U-LI district allows buildings up to three stories. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

4.2.6 Urban Community (U-CD)

The Urban Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The U-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

4.2.7 Urban Planned Development (U-PD)

The Urban Planned Development district provides flexibility in development in exchange for a more desirable use of the land, a more coherent and coordinated development, and a better physical environment than would be possible under one of the other Urban Context base zoning districts. Planned developments are intended as a tool to allow innovative and imaginative design that will promote amenities beyond those expected in conventional urban developments and the conservation of open space and natural areas. Planned developments within the Urban Context should remain consistent with the established urban pattern and remain urban in their design.

Sec. 4.3 Allowed Uses

4.3.1 General Provisions

A. Use Categories

4. In order to regulate use, categories of uses have been established.
5. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
6. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

B. Principal Uses

Allowed principal uses by district are listed in the Allowed Use Table below. Principal uses are grouped into use categories outlined in Sec. 7.2, Use Categories. The uses listed are not an exhaustive list. When a proposed use is not identified on the allowed use table or in Article 7, Use Provisions, the Administrator may determine that the proposed use is sufficiently similar to an identified use.

C. Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 7.8, Accessory Uses.

D. Temporary Uses

Temporary uses are allowed as set forth in Sec. 7.9, Temporary Uses.

4.3.2 Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below.

A. Allowed by Right (■)

Indicates a use allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this zoning development code.

B. Approved Concept Plan (※)

Indicates a use may be allowed in the respective district only where approved by the Bastrop City Council as part of an approved concept plan in accordance with Sec. 16.2.12, Planned Development. Unless otherwise modified by the Bastrop City Council, uses allowed as part of an approved concept plan are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

C. Special Use Permit (□)

Indicates a use may be allowed in the respective district only where approved by the Bastrop Planning Commission in accordance with Sec. 16.2.9, Special Use Permit. Special use permits are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

D. Blank Cell

A blank cell indicates that a use is not allowed in the respective district.

E. Use Standard

A cross-reference to any associated use standard established in Sec. 7.3, Residential Use Standards, through Sec. 7.7, Open Use Standards. Where no cross-reference is shown, no additional use standard applies.

ALLOWED USE TABLE	U-RS-3	U-RT-2	U-RMX-2	U-MX-2	U-MX-3	U-LI	U-CD	U-PD	Use Standard
Residential Use Categories									
All household living:									
Detached living	■	■						*	7.3.1
Attached living		■						*	7.3.2
- Attached house		□	■	■	■			*	
- Row house								*	
Multifamily living		□	■	■	■			*	7.3.3
- Apartment House				■	■			*	
- Apartment								*	
Upper-story living			■	■	■	■		*	7.3.4
Manufactured home park									7.3.5
All group living	□	□	■	■	■	□		*	7.3.6
All social service			□	■	■	■		*	
Public Use Categories									
All civic	□	□	□	■	■	□	■	*	7.4.1
All parks & open space	■	■	■	■	■	■	■	*	7.4.2
All minor utilities	■	■	■	■	■	■	■	*	7.4.3
All major utilities	□	□	□	□	□	□	□	*	7.4.4
Commerce Use Categories									
All commercial parking			□	□	□	□			
All day care	□	□	■	■	■	■		*	7.5.1
All indoor recreation except as listed below:			□	■	■	■		*	7.5.2
Sexually oriented business						□			7.5.2.A
All medical			■	■	■	■		*	
All office			■	■	■	■		*	
All outdoor recreation, except as listed below:				□	□	■		*	7.5.4
Campground, travel trailer park, RV park						□			7.5.4.B
Horse stable, riding academy equestrian center				□	□	□		*	7.5.4.C
Hunting and fishing preserve								*	7.5.4.D
All overnight lodging except as listed below:			□	■	■	■		*	
Bed and breakfast	□	□	■	■	■			*	
All passenger terminal			□	■	■	■		*	
All personal service, except as listed below:			■	■	■	□		*	7.5.5
All animal care			□	■	■	□		*	7.5.5.A

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell: Not allowed

ALLOWED USE TABLE	U-RS-3	U-RT-2	U-RMX-2	U-MX-2	U-MX-3	U-LI	U-CD	U-PD	Use Standard
Commerce Use Categories (continued)									
All restaurant/bar			■	■	■	□		*	7.5.6
All retail sales, except as listed below:			■	■	■			*	7.5.7
Art studio/gallery			■	■	■	■		*	7.5.7.A
Convenience store w/ gas				■	■	■		*	7.5.7.B
Convenience store w/o gas			■	■	■	■		*	7.5.7.C
Corner store	□	□						*	7.6.7.D
Dry cleaning			■	■	■	□		*	7.5.7.E
All vehicle sales				■	■	■			7.5.8
All water-oriented sales and service				■	■	■			
Industrial Use Categories									
All heavy industrial									
All light industrial				■	■	■		*	
All research & development				■	■	■		*	
All self-service storage				■	■	■			7.6.2
All vehicle service				■	■	■			7.6.3
All warehouse & distribution						■			
All waste-related service except as listed below:						□			7.6.4
Landfill									
Recycling facility						■		*	
All wholesale trade						■			
Open Use Categories									
All agriculture, except as listed below:						■		*	7.7.1
Agricultural airstrip									
All resource extraction						■		*	

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell: Not allowed

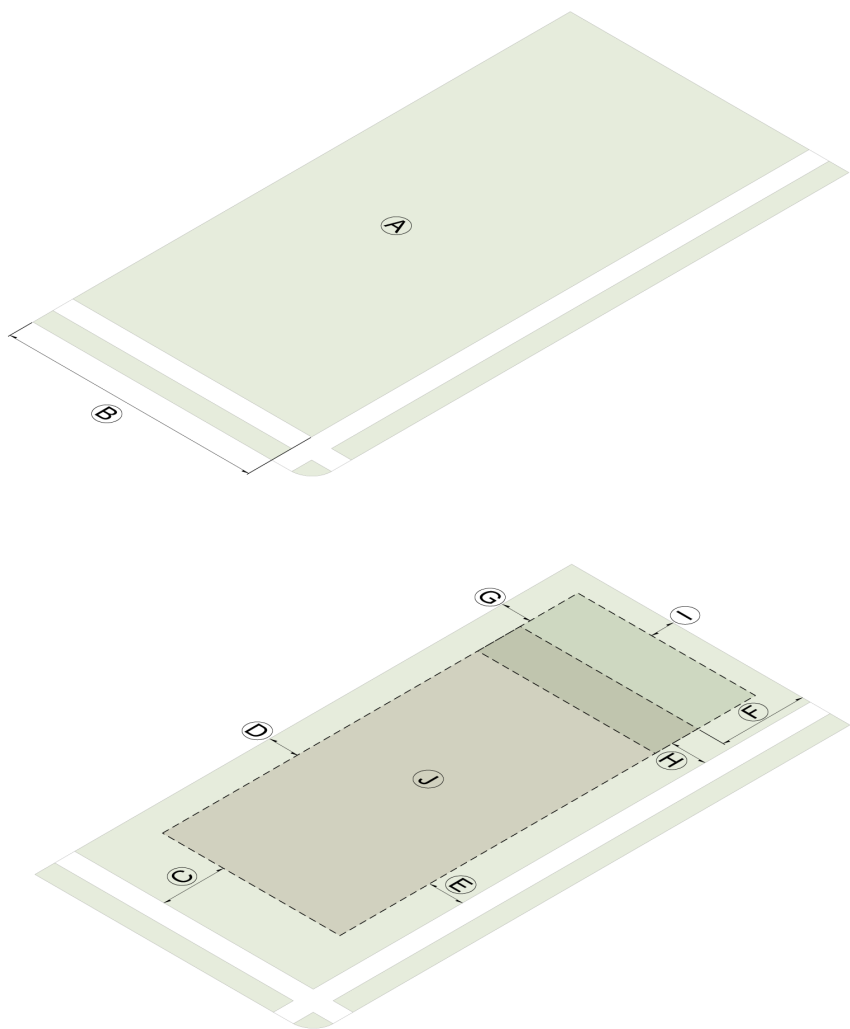
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Sec. 4.4 Building Types

										
URBAN	Single-Family House	Side Yard House	Attached House	Apartment House	Row House	Apartment	General Shopfront	Workshop	Civic	Open Lot
Residential Districts										
Single-Family-3 (U-RS-3)	■	■	■						■	■
Two-Family-2 (U-RT-2)	■	■	■	□	□				■	■
Mixed Use Districts										
Residential Mixed Use-2 (U-RMX-2)				■	■	■	■		■	■
Mixed Use-2 (U-MX-2)				■	■	■	■		■	■
Mixed Use-3 (U-MX-3)				■	■	■	■		■	■
Commercial / Industrial Districts										
Light Industrial (U-LI)							■	■	■	■
Special Purpose Districts										
Community (U-CD)									■	■
Planned Development (U-PD)	*	*	*	*	*	*	*	*	*	*
KEY: ■ Allowed by right * May be allowed by Bastop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell = Not allowed										

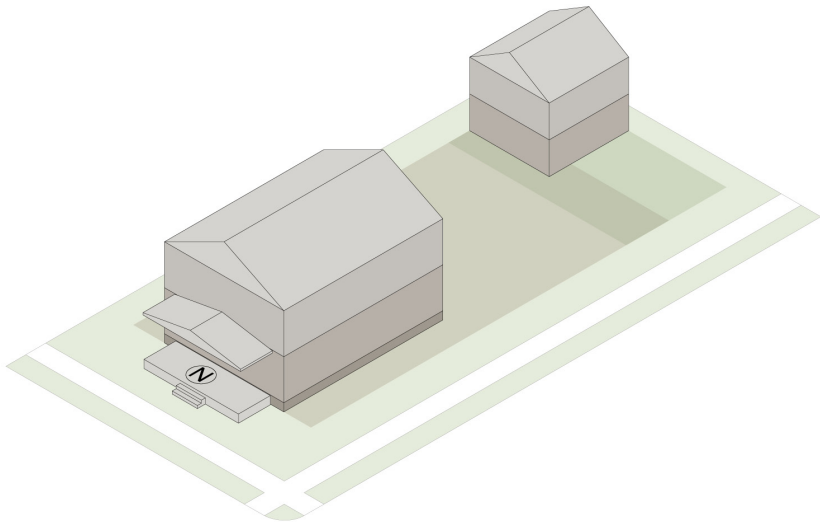
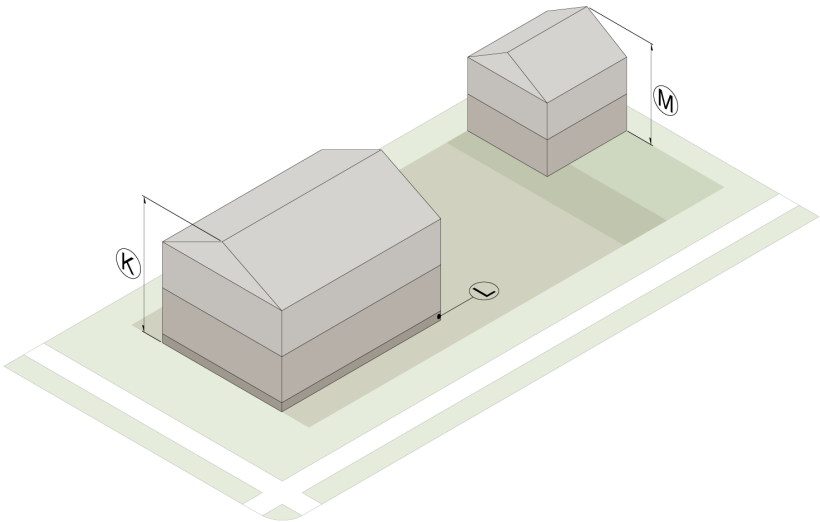
4.4.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes. See Sec. 7.3 for Residential Use Standards.



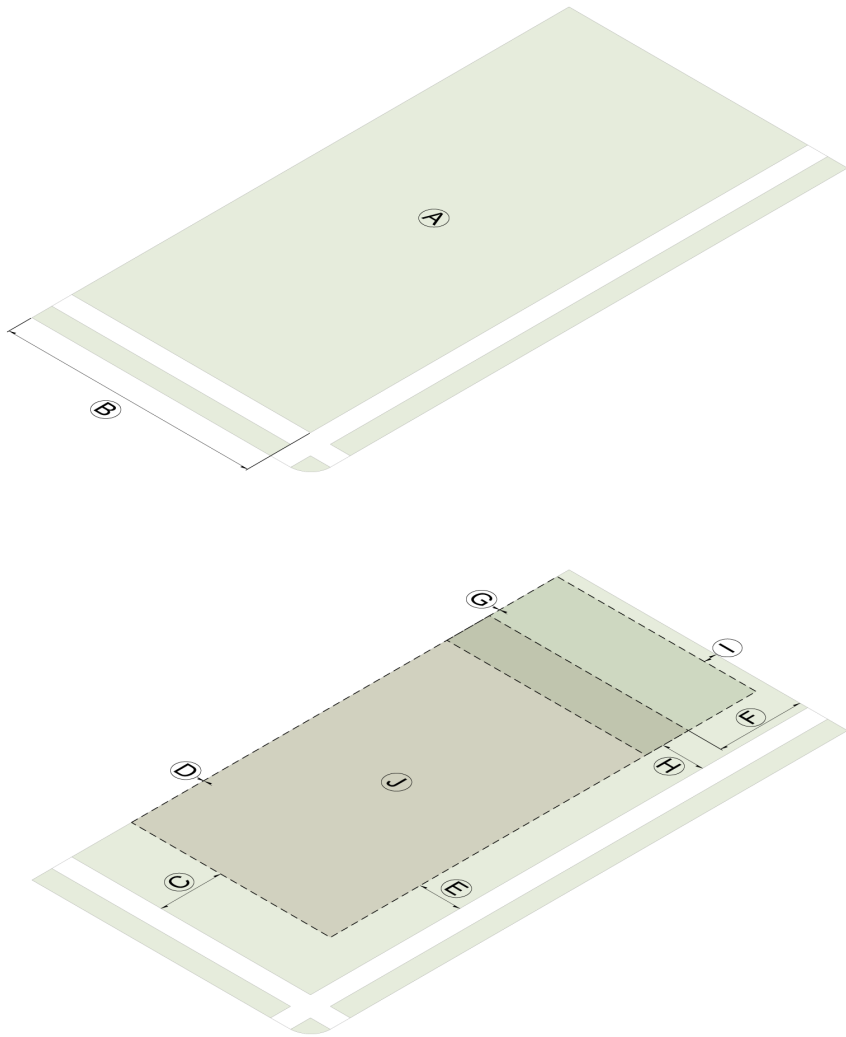
SITE	U-RS-3	U-RT-2
Lot		
Ⓐ Area (min sf)	3,000	2,500
Ⓑ Width (min)	30'	25'
Principal Structure Setbacks		
Ⓒ Front (min)	10'	10'
Ⓓ Side, interior (min)	3'	3'
Ⓔ Side, street (min)	8'	6'
Ⓕ Rear, common lot line (min)	12'	10'
Ⓖ Rear, alley (min)	3' or 15'	3' or 15'
Accessory Structure Setbacks		
Ⓖ Side, interior (min)	3'	3'
Ⓗ Side, street (min)	8'	6'
Ⓛ Rear, common lot line (min)	5'	5'
Ⓛ Rear, alley (min)	3' or 15'	3' or 15'
Open Space		
Ⓜ Building coverage (max)	70%	75%

BUILDING FORM		
	U-RS-3	U-RT-2
Principal Structure		
Ⓚ Stories (max)	2	2
Ⓚ Height (max)	35'	35'
Ⓛ Ground story elevation (min)	18"	18"
Accessory Structures		
Ⓜ Stories (max)	2	2
Ⓜ Height (max)	30'	30'
Building Entrance		
Ⓝ Street facing entrance required	yes	yes



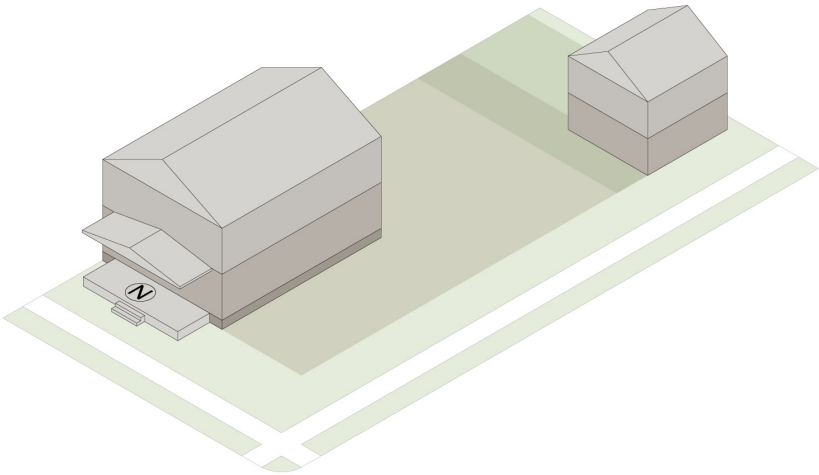
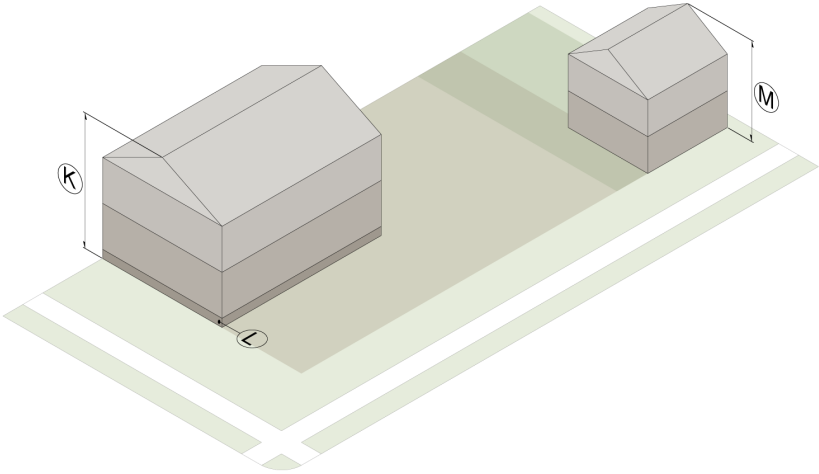
4.4.2 Side Yard House

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house is located on one side lot line, with the equivalent of the two side yards of a single-family house located on the other side. Also called a zero lot line house. A side yard house may also include modular or manufactured homes. See Sec. 7.3, Residential Use Standards.



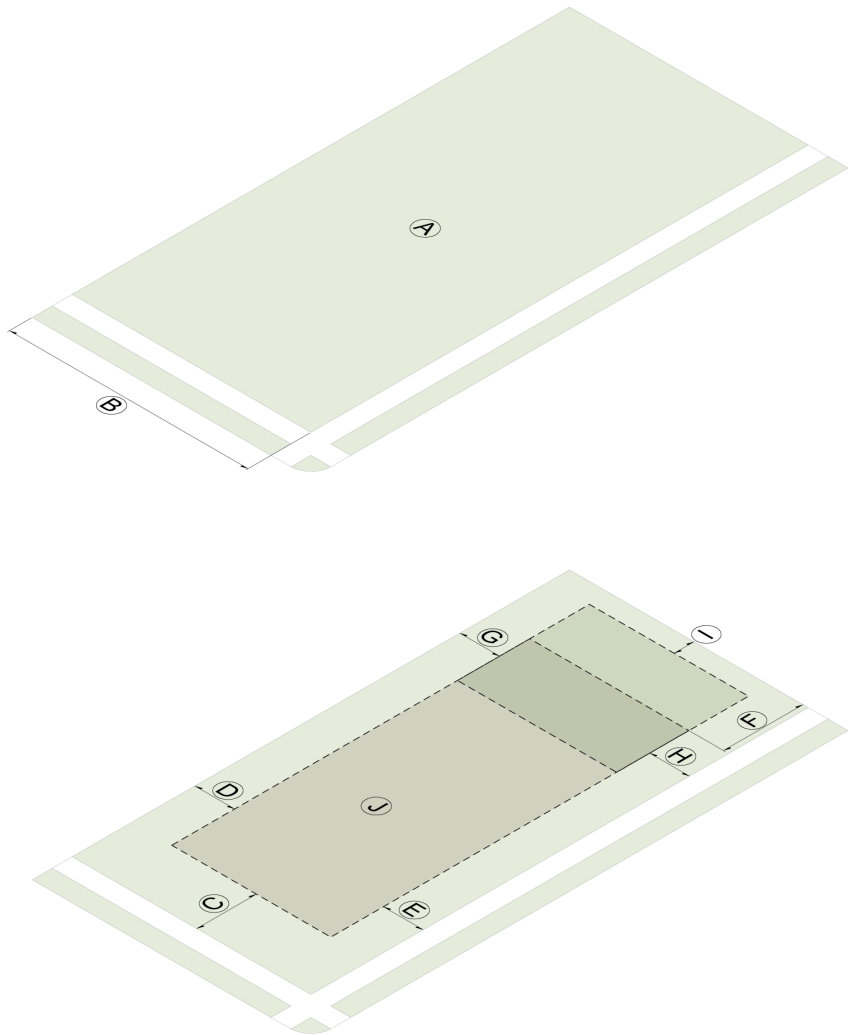
SITE	U-RS-3	U-RT-2
Lot		
A Area (min sf)	3,000	2,500
B Width (min)	30'	25'
Principal Structure Setbacks		
C Front (min)	10'	10'
D Side, interior (min)	0'	0'
E Side, street (min)	10'	10'
E Side, total (min)	10'	10'
F Rear, common lot line (min)	12'	10'
F Rear, alley (min)	3' or 15'	3' or 15'
Accessory Structure Setbacks		
G Side, interior (min)	0'	0'
H Side, street (min)	10'	10'
H Side, total (min)	10'	6'
I Rear, common lot line (min)	5'	5'
I Rear, alley (min)	3' or 15'	3' or 15'
Open Space		
J Building coverage (max)	70%	75%

BUILDING FORM	U-RS-3	U-RT-2
Principal Structure		
Ⓚ Stories (max)	2	2
Ⓚ Height (max)	35'	35'
Ⓛ Ground story elevation (min)	18"	18"
Accessory Structures		
Ⓜ Stories (max)	2	2
Ⓜ Height (max)	30'	30'
Building Entrance		
Ⓝ Street facing entrance required	yes	yes



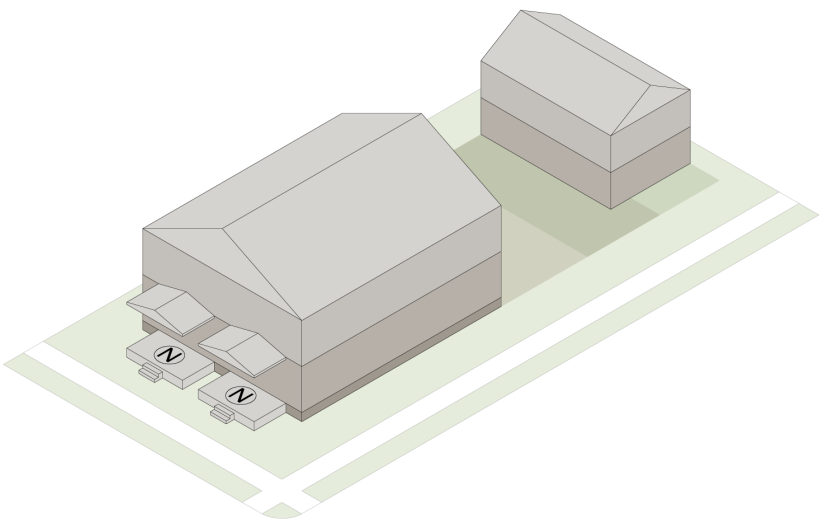
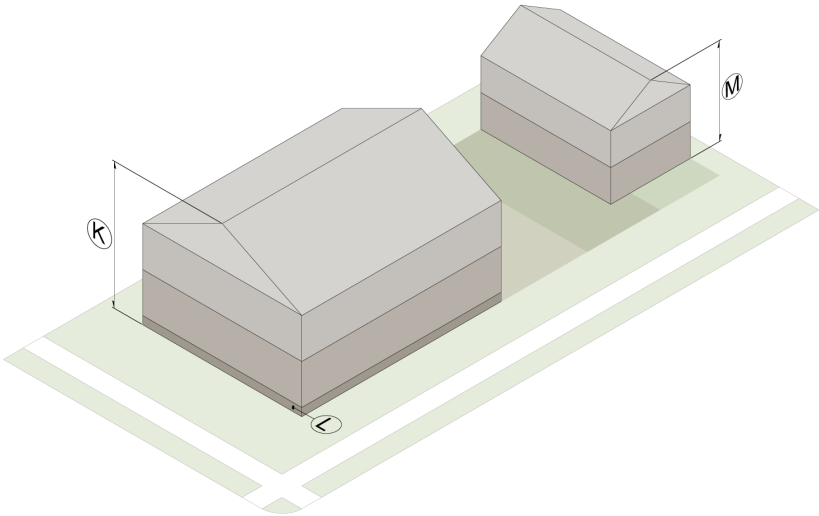
4.4.3 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



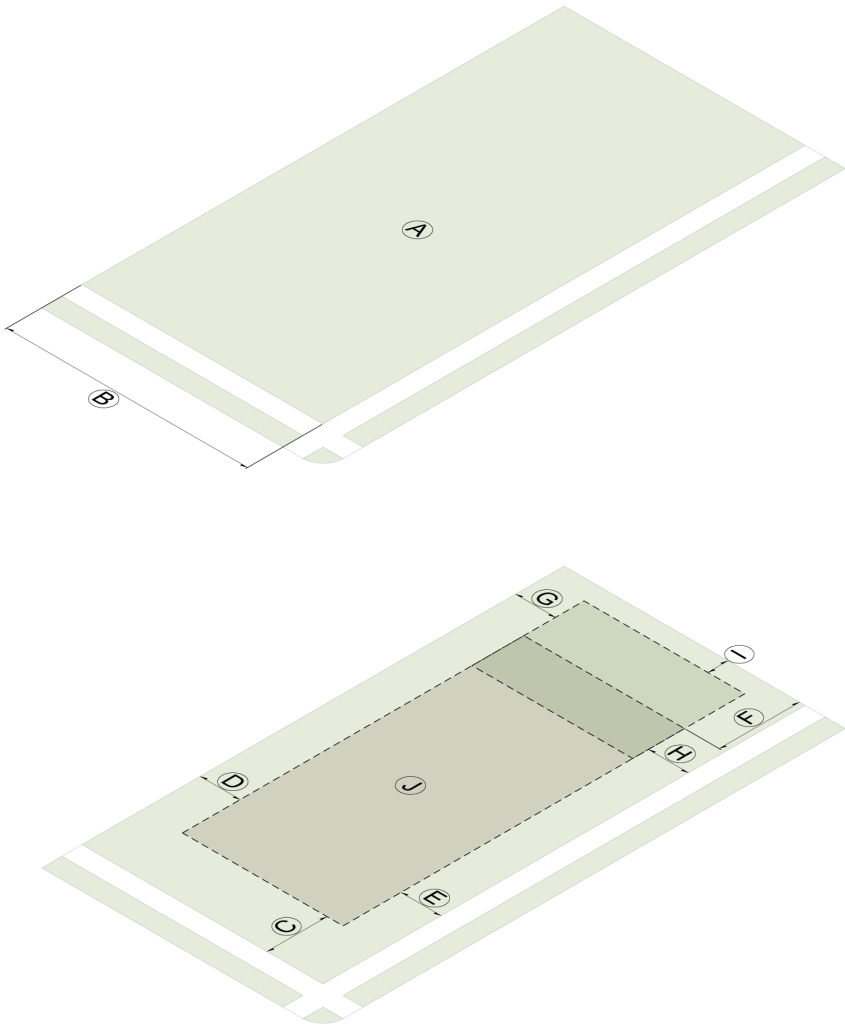
SITE	U-RS-3	U-RT-2
Lot		
Ⓐ Area (min sf)	5,000	5,000
Ⓑ Width (min)	40'	40'
Principal Structure Setbacks		
Ⓒ Front (min)	10'	10'
Ⓓ Side, interior (min)	3'	3'
Ⓔ Side, street (min)	8'	6'
Ⓕ Rear, common lot line (min)	12'	10'
Ⓖ Rear, alley (min)	3' or 15'	3' or 15'
Accessory Structure Setbacks		
Ⓖ Side, interior (min)	3'	3'
Ⓗ Side, street (min)	8'	6'
Ⓘ Rear, common lot line (min)	5'	5'
Ⓛ Rear, alley (min)	3' or 15'	3' or 15'
Open Space		
Ⓜ Building coverage (max)	65%	65%

BUILDING FORM		U-RS-3	U-RT-2
Principal Structure			
K Stories (max)		2	2
K Height (max)		35'	35'
L Ground story elevation (min)		18"	18"
Accessory Structures			
M Stories (max)		2	2
M Height (max)		30'	30'
Building Entrance			
N Street facing entrance required		yes	yes



4.4.4 Apartment House

A building type with up to four attached dwelling units consolidated into a single structure on a single lot. An apartment house typically contains internal common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.

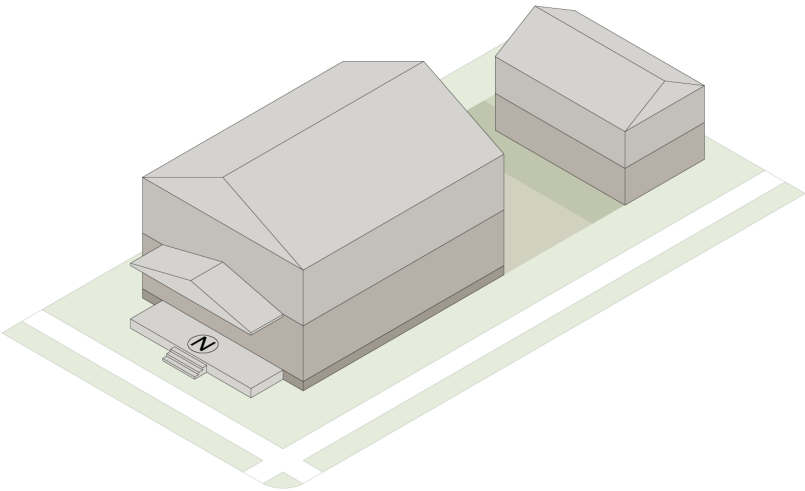
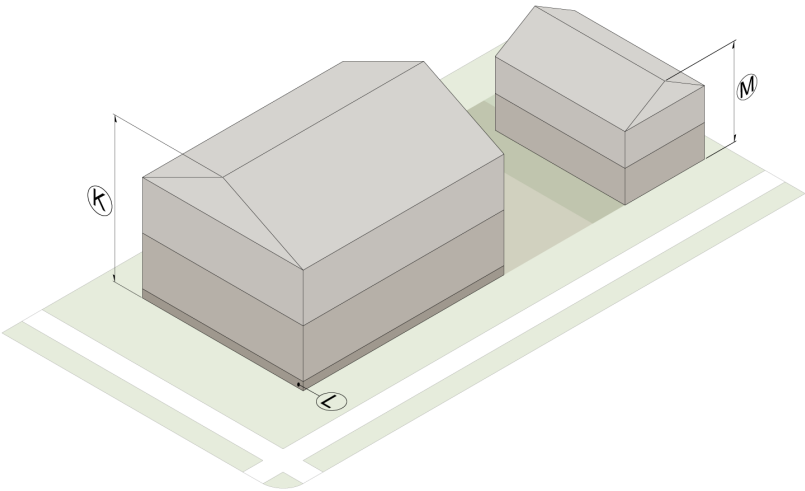


SITE	U-RMX-2		
	U-RT-2*	U-MX-2	U-MX-3
Lot			
A Area (min sf)	8,000	8,000	8,000
B Width (min)	45'	45'	45'
Principal Structure Setbacks			
C Front (min)	10'	10'	10'
D Side, interior (min)	5'	5'	5'
E Side, street (min)	10'	10'	10'
F Rear, common lot line (min)	10'	10'	10'
F Rear, alley (min)	3' or 15'	3' or 15'	3' or 15'
Accessory Structure Setbacks			
G Side, interior (min)	3'	3'	3'
H Side, street (min)	10'	10'	10'
I Rear, common lot line (min)	5'	5'	5'
I Rear, alley (min)	3' or 15'	3' or 15'	3' or 15'
Open Space			
J Building coverage (max)	65%	65%	65%

* Allowed by Special Use Permit

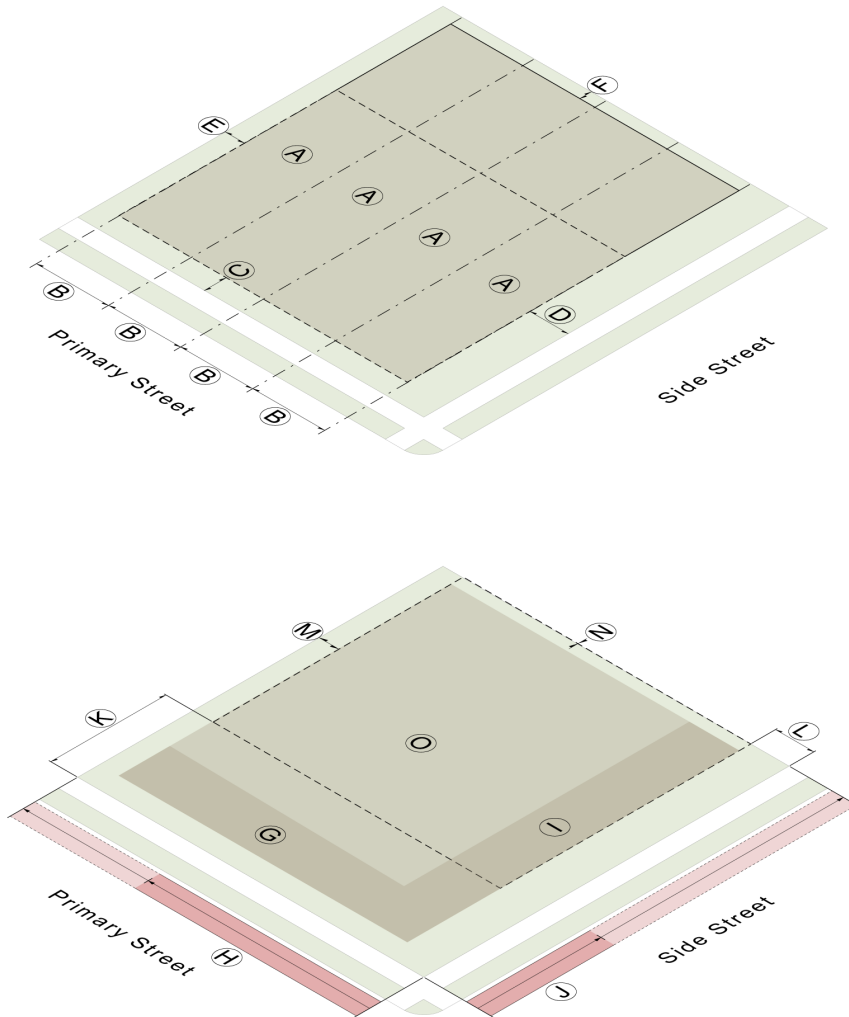
BUILDING FORM	U-RMX-2		
	U-RT-2*	U-MX-2	U-MX-3
Principal Structure			
Ⓚ Stories (max)	2	2	3
Ⓚ Height (max)	35'	35'	45'
Ⓛ Ground story elevation (min)	18"	18"	18"
Accessory Structures			
Ⓜ Stories (max)	2	2	2
Ⓜ Height (max)	30'	30'	30'
Building Entrance			
Ⓝ Street facing entrance required	yes	yes	yes

* Allowed by Special Use Permit



4.4.5 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



SITE

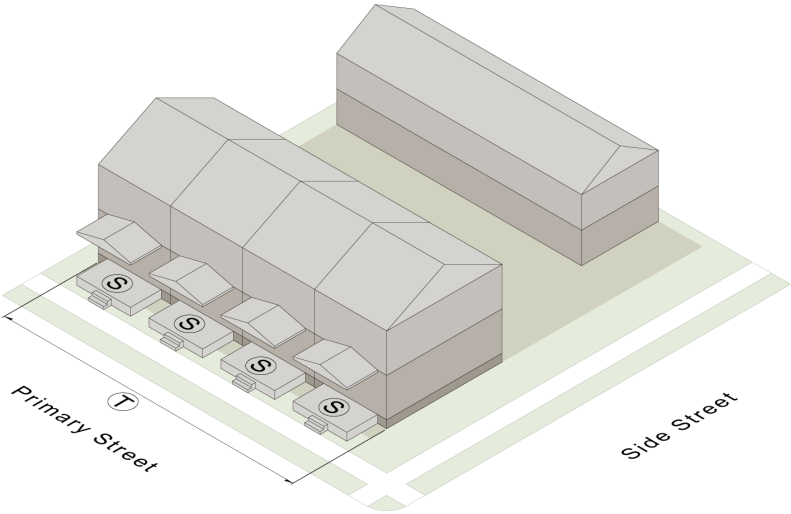
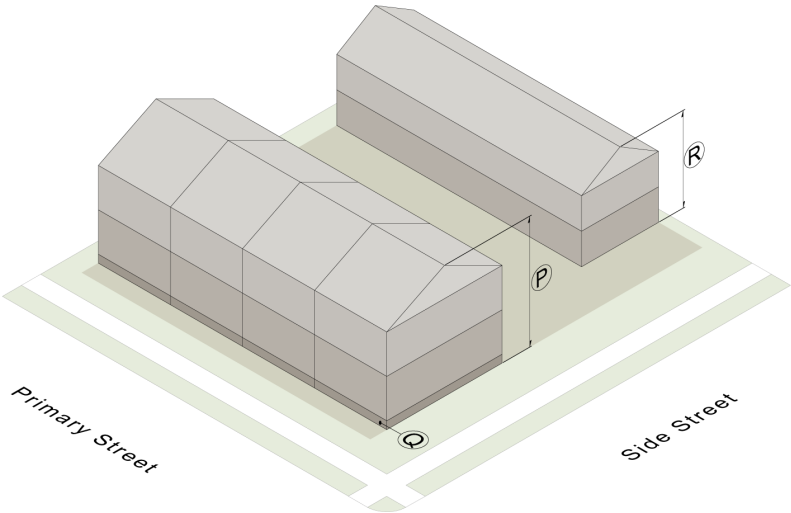
	U-RT-2*	U-RMX-2	U-MX-3
Lot			
(A) Area (min sf)	1,400	1,400	1,400
(B) Width, interior lot (min) / Width, end lot (min)	18'/24'	18'/24'	18'/24'
Principal Structure Setbacks			
(C) Primary street (min)	5'	5'	5'
(D) Side street (min)	10'	10'	10'
(E) Side interior, interior lot (min) / Side interior, end lot (min)	0' / 0' or 10'	0' / 0' or 10'	0' / 0' or 10'
(F) Rear, common lot line (min)	10'	10'	10'
(F) Rear, alley (min)	3' or 15'	3' or 15'	3' or 15'
Build-to			
(G) Primary street build-to (min/max)	5' / 15'	5' / 15'	5' / 15'
Building width in primary build-to			
(H) Side street and end lot (min)	75%	75%	75%
Interior lot (min)	100%	100%	100%
(I) Side street build-to (min/max)	10' / 20'	10' / 20'	10' / 20'
(J) Building width in side build-to (min)	50%	50%	50%
Parking Location			
(K) Primary street setback (min)	30'	30'	30'
(L) Side street setback (min)	10'	10'	10'
(M) Setback abutting a RS-, RT- district (min)	5'	5'	5'
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
(N) Setback abutting alley (min)	0'	0'	0'
Open Space			
(O) Building coverage (max)	80%	80%	80%

* Allowed by Special Use Permit

BUILDING FORM

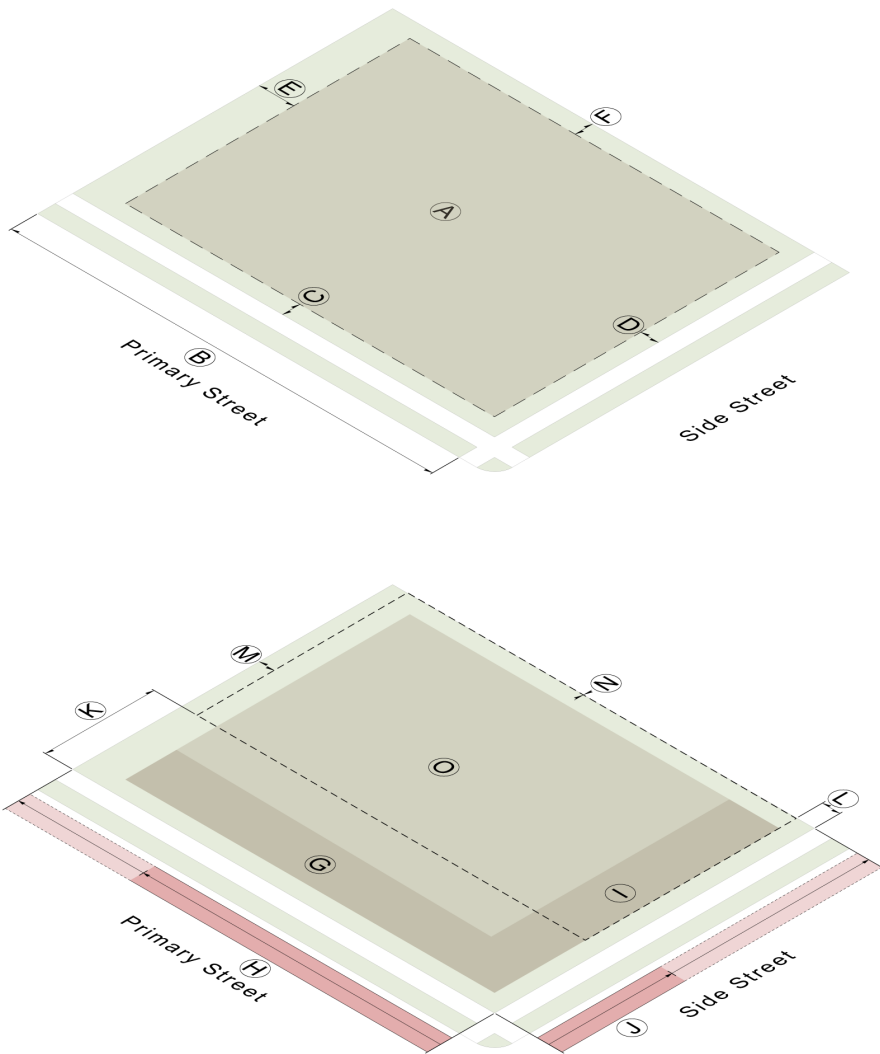
	U-RMX-2		
	U-RT-2*	U-MX-2	U-MX-3
Principal Structure			
Ⓟ Stories (max)	2	2	3
Ⓟ Height (max)	35'	35'	45'
Ⓠ Ground story elevation (min)	24"	24"	24"
Ⓣ Building length (max)	150'	150'	200'
Accessory Structures			
Ⓡ Stories (max)	2	2	2
Ⓡ Height (max)	30'	30'	30'
Building Entrance			
Ⓢ Street facing entrance required	yes	yes	yes

* Allowed by Special Use Permit



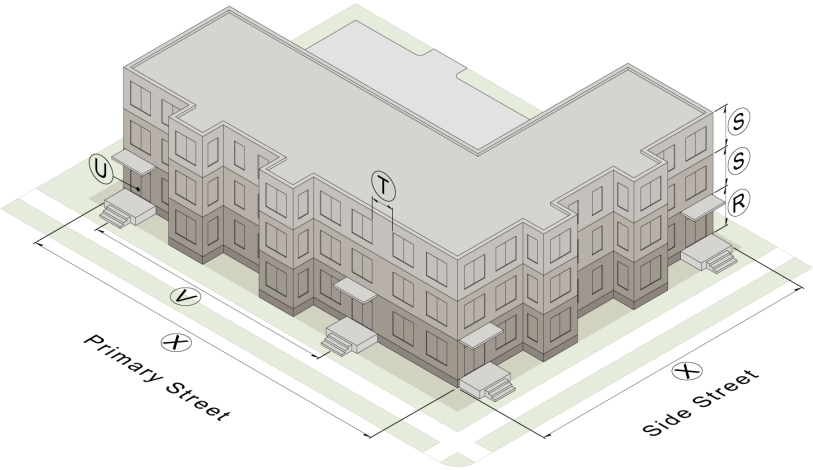
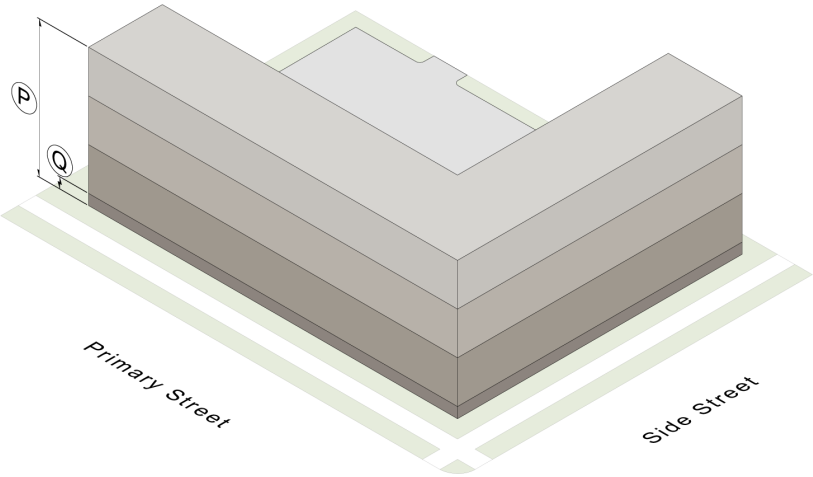
4.4.6 Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building may share a common entrance, with primary entrances prominent and street facing. Exterior individual entrances may also be provided with entrances prominent and primarily street facing.



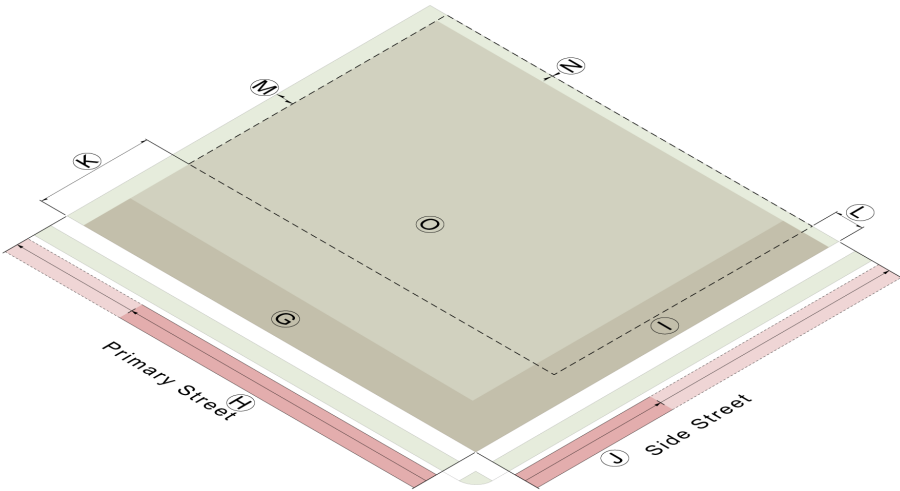
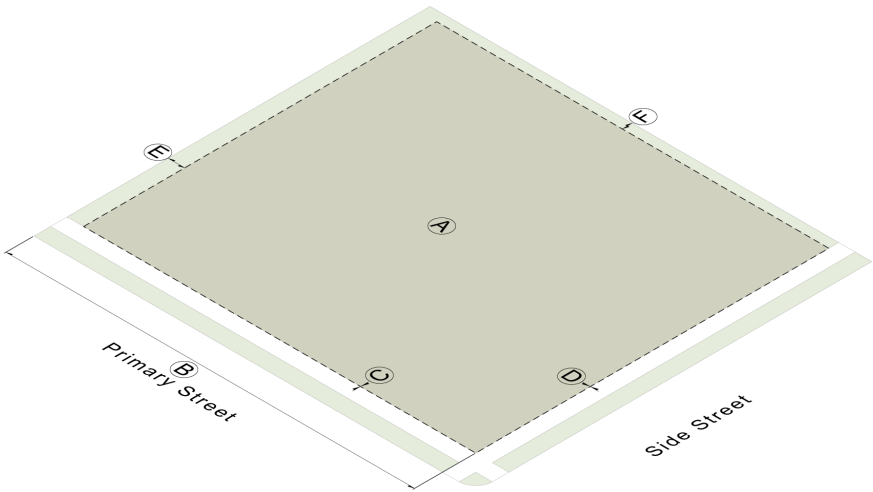
SITE	U-RMX-2	U-MX-2	U-MX-3
	U-MX-2	U-MX-3	
Lot			
(A) Area (min sf)	10,000	10,000	
(B) Width (min)	55'	55'	
Principal Structure Setbacks			
(C) Primary street (min)	5'	5'	
(D) Side street (min)	5'	5'	
(E) Setback abutting a RS-, RT- district (min)	20'	30'	
(E) Setback abutting any other district (min)	0' or 10'	0' or 10'	
(F) Setback abutting alley (min)	5'	5'	
Build-to			
(G) Primary street build-to (min/max)	5' / 15'	5' / 15'	
(H) Building width in primary build-to (min)	75%	75%	
(I) Side street build-to (min/max)	5' / 15'	5' / 15'	
(J) Building width in side build-to (min)	50%	50%	
Parking Location			
(K) Primary street setback (min)	15'	15'	
(L) Side street setback (min)	10'	10'	
(M) Setback abutting a RS-, RT- district (min)	20'	20'	
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'	
(N) Setback abutting alley (min)	0'	0'	
Open Space			
(O) Building coverage (max)	70%	70%	

BUILDING FORM	U-RMX-2	U-MX-2	U-MX-3
	U-MX-2	U-MX-3	
Principal Structure			
Ⓟ Stories (max)	2	3	
Ⓟ Height (max)	35'	45'	
Ⓢ Ground story elevation (min)	18"	18"	
ⓧ Building length (max)	150'	200'	
Transparency			
Ⓡ Ground story (min)	40%	40%	
Ⓢ Upper story (min)	30%	30%	
Ⓣ Blank wall area (max)	30'	30'	
Building Entrance			
Ⓤ Street facing entrance required	yes	yes	
Ⓥ Street facing entrance spacing (min)	100'	100'	



4.4.7 General Shopfront

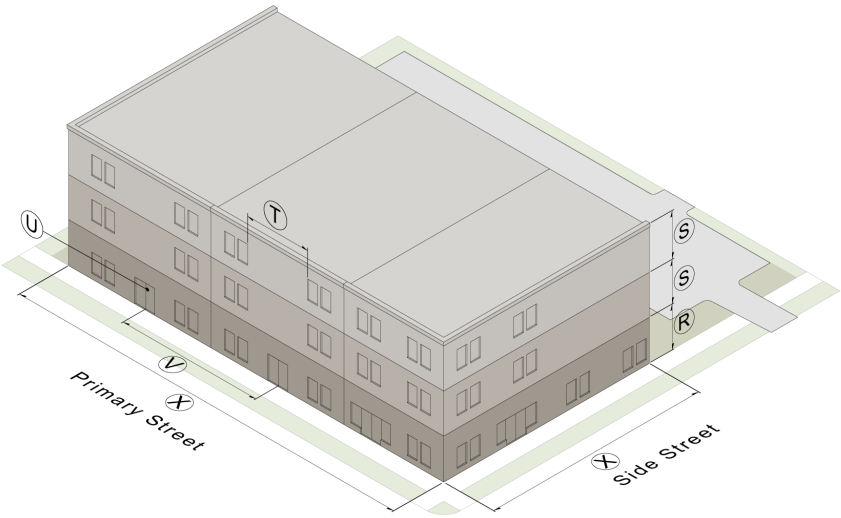
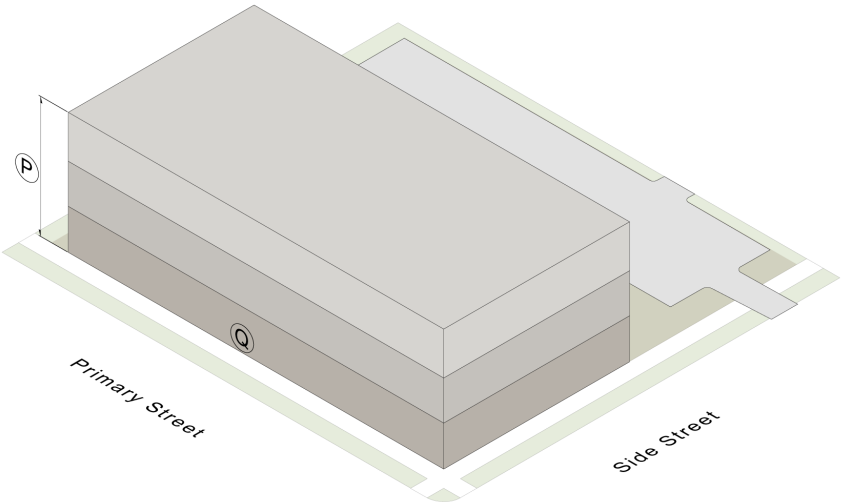
A building type primarily intended for ground floor commercial uses, with upper-story residential or offices uses in multi-story buildings. Storefront windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



SITE	U-RMX-2		
	U-MX-2	U-MX-3	U-LI
Lot			
(A) Area (min sf)	6,500	6,500	6,500
(B) Width (min)	65'	65'	65'
Principal Structure Setbacks			
(C) Primary street (min)	0'	0'	0'
(D) Side street (min)	0'	0'	0'
(E) Setback abutting a RS-, RT- district (min)	15'	15'	20'
(E) Setback abutting any other district (min)	0' or 5'	0' or 5'	10'
(F) Setback abutting alley (min)	5'	5'	5'
Build-to			
(G) Primary street build-to (min/max)	0' / 15'	0' / 15'	0' / 80'
(H) Building width in primary build-to (min)	65%	65%	60%
(I) Side street build-to (min/max)	0' / 15'	0' / 15'	0' / 80'
(J) Building width in side build-to (min)	30%	30%	n/a
Parking Location			
(K) Primary street setback (min)	10'	10'	10'
(L) Side street setback (min)	10'	10'	10'
(M) Setback abutting a RS-, RT- district (min)	10'	10'	10'
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'	10'
(N) Setback abutting alley (min)	0'	0'	0'
Open Space			
(O) Building coverage (max)	70%	70%	70%

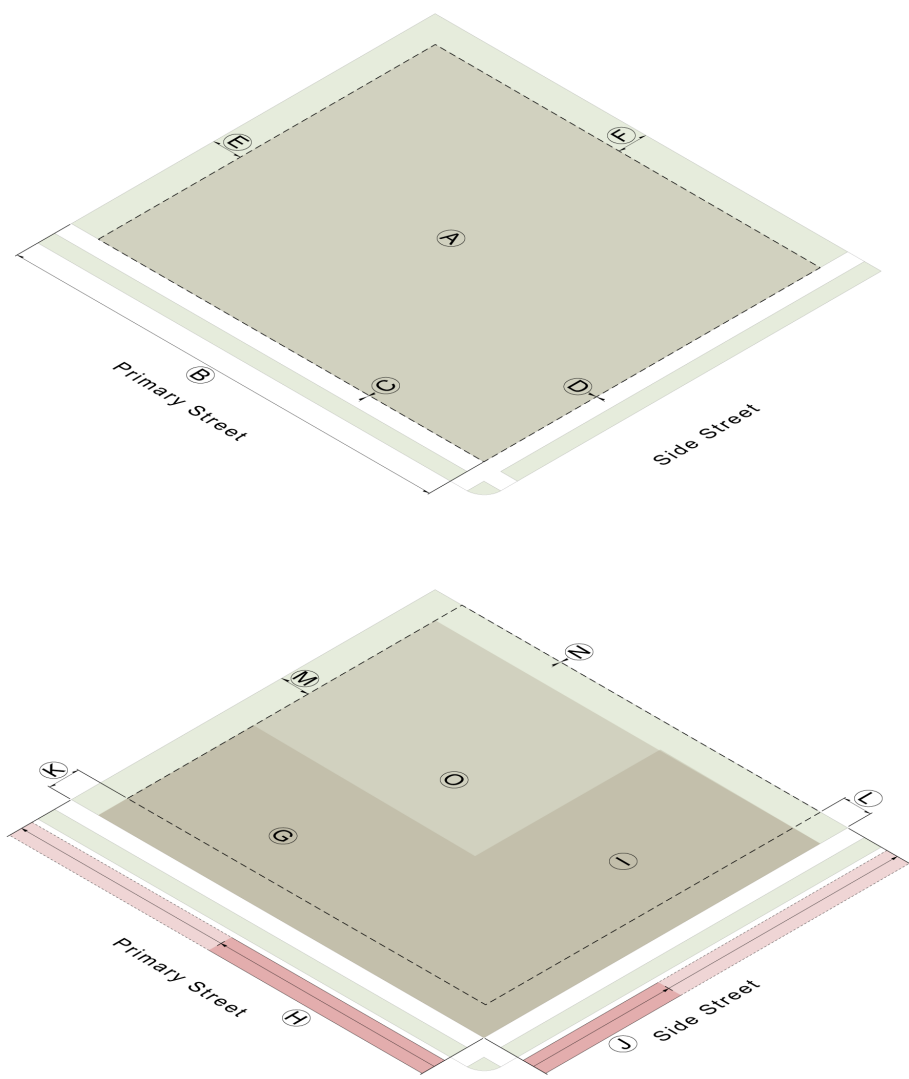
BUILDING FORM	U-RMX-2		
	U-MX-2	U-MX-3	U-LI
Principal Structure			
Ⓟ Stories (max)	2	3	3
Ⓟ Height (max)	35'	45'	50'
Ⓞ Ground story elevation (min)/ Ground story floor height (min)	0"/12'	0"/12'	0"/12'
ⓧ Building length (max)	150'	200'	300'
Transparency			
Ⓡ Ground story (min) ^t	50%	50%	40%
Ⓢ Upper story (min)	20%	20%	20%
Ⓣ Blank wall area (max)	30'	30'	30'
Building Entrance			
Ⓤ Street facing entrance required	yes	yes	yes
Ⓥ Street facing entrance spacing	100'	100'	100'

^tFor predominantly retail uses a 65% ground story transparency is encouraged.



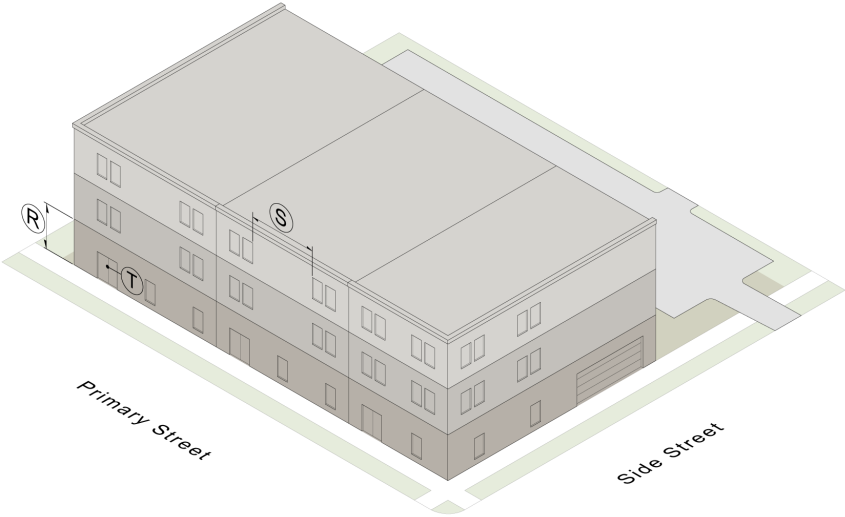
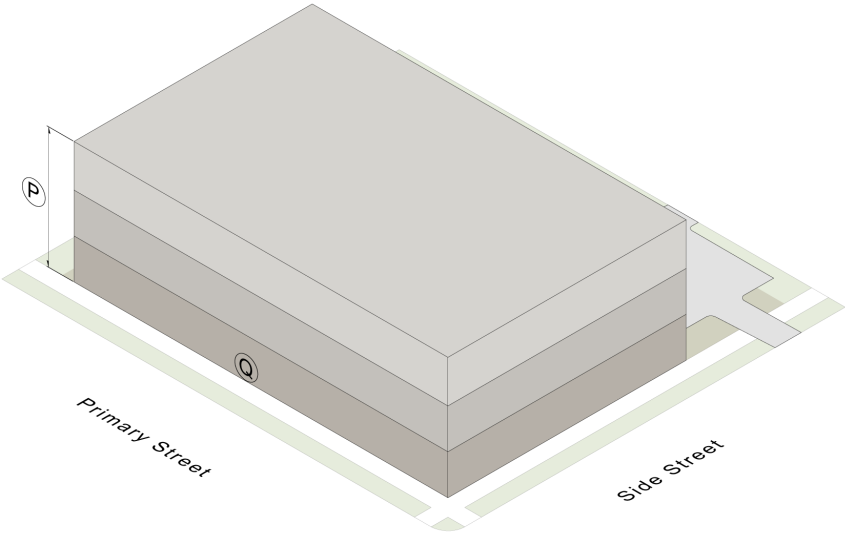
4.4.8 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.



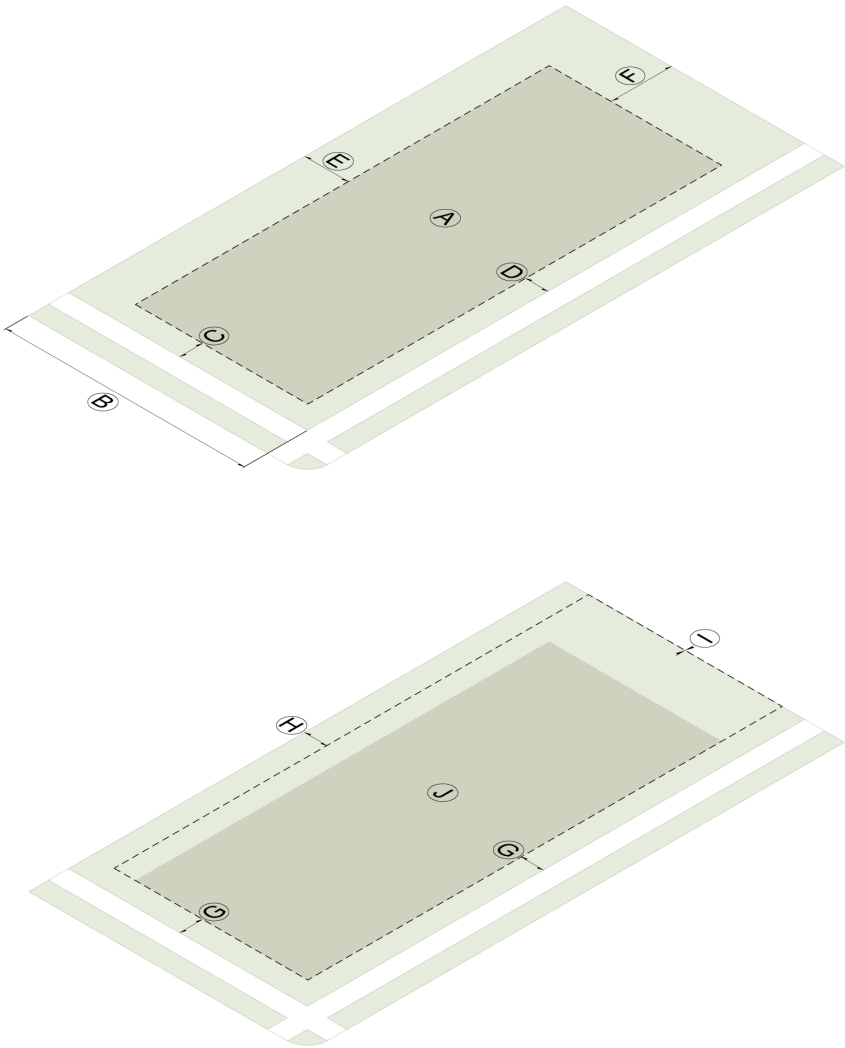
SITE	U-LI
Lot	
Ⓐ Area (min sf)	15,000
Ⓑ Width (min)	75'
Principal Structure Setbacks	
Ⓒ Primary street (min)	0'
Ⓓ Side street (min)	0'
Ⓔ Setback abutting a RS-, RT- district (min)	35'
Ⓕ Setback abutting any other district (min)	10'
Ⓖ Setback abutting alley (min)	5'
Build-to	
Ⓖ Primary street build-to (min/max)	0' / 80'
Ⓗ Building width in primary build-to (min)	50%
Ⓘ Side street build-to (min/max)	0' / 80'
Ⓙ Building width in side build-to (min)	n/a
Parking Location	
Ⓚ Primary street setback (min)	10'
Ⓛ Side street setback (min)	10'
Ⓜ Setback abutting a RS-, RT- district (min)	20'
Ⓢ Setback abutting any other district (min)	10'
Ⓝ Setback abutting alley (min)	0'
Open Space	
Ⓞ Building coverage (max)	65%

BUILDING FORM		U-LI
Principal Structure		
Ⓟ Stories (max)		3
Ⓟ Height (max)		50'
Ⓚ Ground story elevation (min)/ Ground story floor height (min)		0"/12'
Transparency		
Ⓡ Ground story (min)		30%
Ⓢ Blank wall area (max)		50'
Building Entrance		
Ⓣ Street facing entrance required		yes



4.4.9 Civic

A building type containing community or public uses that serve the surrounding community. Typically, Civic buildings are sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.

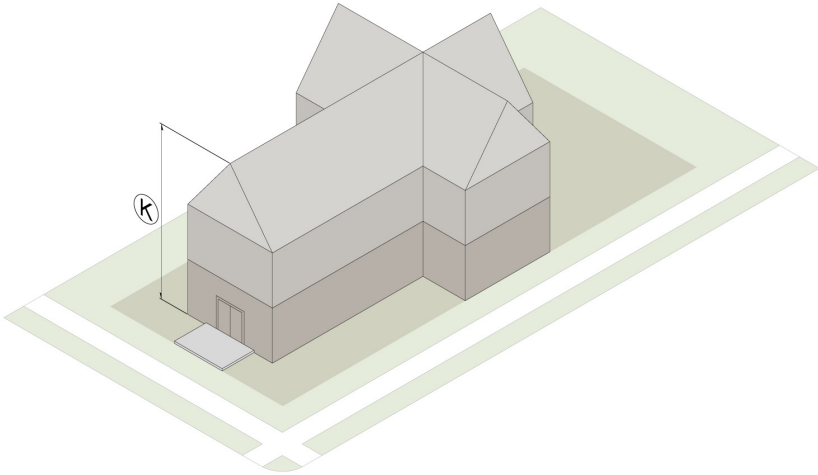


SITE

All Districts

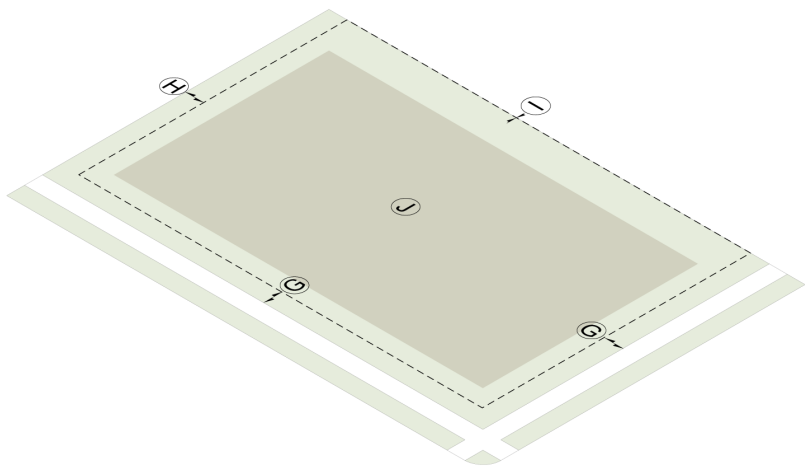
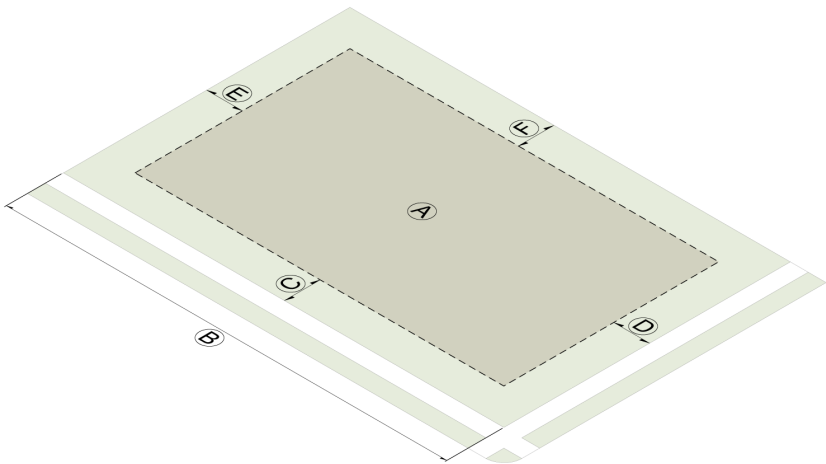
Lot	
(A) Area (min sf)	6,000
(B) Width (min)	45'
Principal Structure Setbacks	
(C) Front (min)	5'
(D) Side, street (min)	10'
(E) Side, interior (min)	5'
(F) Rear (min)	15'
Parking Location	
(G) Street setback (min)	5'
(H) Setback abutting a RS-, RT- district (min)	10'
(I) Setback abutting any other district (min)	5'
(J) Rear setback (min)	15'
Open Space	
(J) Building coverage (max)	60%

BUILDING FORM		All Districts
Principal Structure		
Ⓚ Stories (max)		3
Ⓚ Height (max)		50'



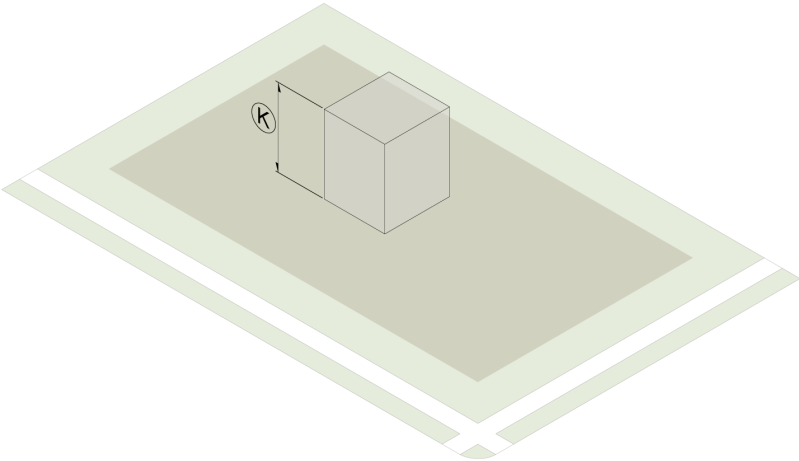
4.4.10 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



SITE	All Districts
Lot	
Ⓐ Area (min sf)	2,000
Ⓑ Width (min)	20'
Principal Structure Setbacks	
Ⓒ Front (min)	10'
Ⓓ Side, interior (min)	10'
Ⓔ Side, street (min)	10'
Ⓕ Rear (min)	10'
Parking Location	
Ⓖ Street setback (min)	10'
Ⓗ Setback abutting a RS-, RT- district (min)	10'
Ⓗ Setback abutting any other district (min)	10'
Ⓘ Rear setback (min)	10'
Open Space	
Ⓙ Building coverage (max)	5%

BUILDING FORM	
All Districts	
Principal Structure	
Ⓚ Stories (max)	n/a
Ⓚ Height (max)	35'



Sec. 4.5 Special Development Standards

4.5.1 Urban Planned Development (U-PD)

A. General Provisions

1. The Bastrop City Council may approve an urban planned development subject to the following standards and the process in 16.2.12, Procedures, Planned Development. The urban planned development is intended to facilitate the use of innovative techniques of land development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
 - a. Reducing or eliminating the inflexibility that may result from strict application of building type standards and permitted uses;
 - b. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and
 - c. Requiring compliance with development standards that reflect the high level of public investment in adjoining lands.
2. Each application for approval of an urban planned development shall include a statement by the applicant describing:
 - a. How the proposed development departs from the otherwise applicable standards of this zoning development code; and
 - b. How the proposed development is an improvement over what would be required under otherwise applicable development regulations.

B. Minimum Size

No urban planned development less than 2 acres in size is allowed.

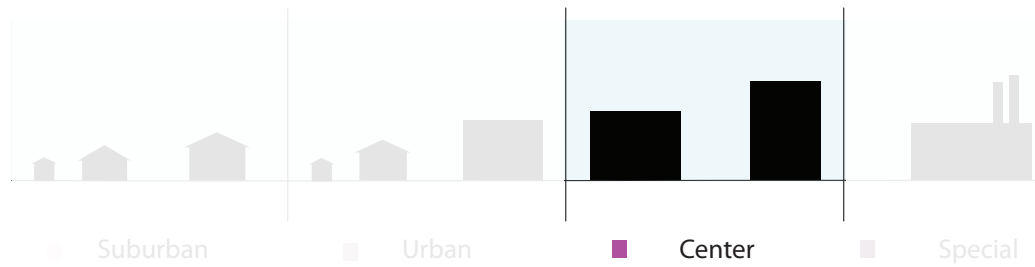
C. Maximum Allowed Residential Density

No urban planned development may exceed a gross residential density of 100 dwelling units per acre.

D. Allowed Deviations

Unless otherwise expressly approved by the Bastrop City Council as part of the approved rezoning and concept plan, all urban planned developments shall be subject to all applicable standards of this zoning development code. In order to approve modifications of otherwise applicable standards, the Bastrop City Council must find that:

1. Requested deviations from applicable building type standards, allowed uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned unit development; and
2. The urban planned development includes adequate provisions for all necessary services including but not limited to utility service, wastewater service, and emergency vehicle access.



ARTICLE 5. CENTER

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ARTICLE 5. CENTER

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CROSS-REFERENCE GUIDE

Use Provisions	Article 7
Rules For All Building Types	Article 8
Overlay Districts	Article 9
Parking, Site Access, and Off-Street Loading	Article 10
Landscaping and Screening	Article 11
Outdoor Lighting	Article 12
Outdoor Storage and Display	Article 13
Signs	Article 14
Supplementary Regulations	Article 15
Administration	Article 16

Sec. 5.1 Center Context



5.1.1 General Character

The Center context area is typically the highest density, highest activity area of a city or town with the greatest variety of uses, and mixed use building types. Often it encompasses a city's downtown. Civic, cultural, commercial, retail and office uses are often present. Attached buildings form a continuous street wall. There is substantial pedestrian activity.

5.1.2 Zoning Districts

The Center context allows for a wide variety of residential attached housing, mixed use, main street, and commercial districts at downtown intensities, as well as some light industrial. Special purpose districts include community (C-CD) and the center planned development (C-PD).

5.1.3 Building Type and Dimensions

Buildings are one to three stories in height. Setbacks are shallow and buildings are generally built to the street, although there may be room for outdoor seating, planters or other street furniture between the building and sidewalk. Building coverage on the lot is relatively high.

5.1.4 Block Patterns

Streets and rights-of-way are relatively narrow. A regular pattern of small-sized blocks are framed by a grid of streets. Alleys or service drives are consistently present. Blocks include sidewalks and street trees are located in tree lawns or

grates. Building access is typically via an alley or shared service drive to a rear surface parking lot or parking structure.

5.1.5 Parking

Parking is provided in structures, on-street and in surface lots. Surface parking is located to the rear of buildings. Streets accommodate a high level of pedestrian usage.

Sec. 5.2 Zoning Districts

The following zoning districts are established to carry out the provisions of this zoning development code and may be used within the Center context areas as applied to property as set forth on the Official Zoning Map.

5.2.1 Center Residential Two-Family (C-RT-2)

The Center Residential Two-Family district is intended to accommodate existing or proposed development where the land-use pattern is predominately attached two-family and row housing, with some single family housing. The C-RT-2 district is intended to provide for neighborhoods that successfully integrate two-family housing and single-family together.

5.2.2 Center Residential Mixed Use (C-RMX-2)

The Center Residential Mixed Use district is intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The C-RMX-2 district is intended to enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces. This district is intended to accommodate both ground floor nonresidential and residential uses, however, upper stories are reserved exclusively for residential uses. The C-RMX-2 district allows buildings with up to two stories in height.

5.2.3 Center Mixed Use (C-MX-2, -3)

- A. The Center Mixed Use districts are intended to promote safe, active, and pedestrian-scaled, mixed use, diverse neighborhoods. The C-MX districts are intended to enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although buildings can be used exclusively for residential or nonresidential uses, the vertical mixing of uses (floor-to-floor) is strongly encouraged.
- B. Two C-MX districts are permitted in the Center context: C-MX-2 and C-MX-3. The C-MX districts vary primarily on the maximum number of stories permitted within the district.
 - 1. The C-MX-2 district allows buildings with up to two stories in height.
 - 2. The C-MX-3 district allows buildings with up to three stories in height.

5.2.4 Center Main Street (C-MS-3)

The Center Main Street district is intended to promote safe, active, and pedestrian-scaled mixed use streets. The C-MS district is intended to enhance the

convenience, ease and enjoyment of walking, shopping and public gathering spaces. This district is intended to accommodate a vertical mixing of uses, however, the ground floor is reserved exclusively for nonresidential uses. These districts are typically applied in a linear fashion along entire block faces. In all cases, the C-MS district should be applied where a higher degree of walkability and pedestrian activity is desired. The C-MS-3 district allows buildings with up to three stories in height.

5.2.5 Center Light Industrial (C-LI)

The Center Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings are pulled up to the street. The C-LI district allows buildings up to three stories in height. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

5.2.6 Center Community (C-CD)

The Center Community district is intended to provide for civic and institutional uses that do not readily assimilate into neighborhoods of residential or mixed use building types. The C-CD district is also intended to accommodate the active and recreational needs of residents and to promote recreational uses that are compatible with surrounding land uses.

5.2.7 Center Planned Development (C-PD)

The Center Planned Development district provides flexibility in development in exchange for a more desirable use of the land, a more coherent and coordinated development, and a better physical environment than would be possible under one of the other Center context base zoning districts. Planned developments are intended as a tool to allow innovative and imaginative design that will promote amenities beyond those expected in conventional center developments. Planned developments within the Center context should contribute to the existing core of the community or be used to establish a new core or town center. Center planned developments should mirror traditional downtowns in their design.

Sec. 5.3 Allowed Uses

5.3.1 General Provisions

A. Use Categories

1. In order to regulate use, categories of uses have been established.
2. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
3. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

B. Principal Uses

Allowed principal uses by district are listed in the Allowed Use Table below. Principal uses are grouped into use categories outlined in Sec. 7.2, Use Categories. The uses listed are not an exhaustive list. When a proposed use is not identified on the allowed use table or in Article 7, Use Provisions, the Administrator may determine that the proposed use is sufficiently similar to an identified use.

C. Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 7.8, Accessory Uses.

D. Temporary Uses

Temporary uses are allowed as set forth in Sec. 7.9, Temporary Uses.

5.3.2 Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below.

E. Allowed by Right (■)

Indicates a use allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this zoning development code.

F. Approved Concept Plan (※)

Indicates a use may be allowed in the respective district only where approved by the Bastrop City Council as part of an approved concept plan in accordance with Sec. 16.2.12, Planned Development. Unless otherwise modified by the Bastrop City Council, uses allowed as part of an approved concept plan are subject to all other applicable requirements of this zoning development code; including all applicable use standards.

G. Special Use Permit (□)

Indicates a use may be allowed in the respective district only where approved by the Bastrop Planning Commission in accordance with Sec. 16.2.9, Special Use Permit. Special use permits are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

H. Blank Cell

A blank cell indicates that a use is not allowed in the respective district.

I. Use Standard

A cross-reference to any associated use standard established in Sec. 7.3, Residential Use Standards, through Sec. 7.7, Open Use Standards. Where no cross-reference is shown, no additional use standard applies.

ALLOWED USE TABLE	C-RT-2	C-RMX-2	C-MX-2	C-MX-3	C-MS-3	C-LI	C-CD	C-PD	Use Standard
Residential Use Categories									
All household living:									
Detached living	□								7.3.1
Attached living	■								7.3.2
- Attached house	■	■	■	■				*	
- Row house									
Multifamily living	■	□							7.3.3
- Apartment house		■	■	■				*	
- Apartment									
Upper-story living		■	■	■	■	■		*	7.3.4
Manufactured home park									7.3.5
All group living	□	■	■	■	■	□		*	7.3.6
All social service		□	■	■		■		*	
Public Use Categories									
All civic	□	□	■	■	□	■	■	*	7.4.1
All parks & open space	■	■	■	■	■	■	■	*	7.4.2
All minor utilities	■	■	■	■	■	■	■	*	7.4.3
All major utilities	□	□	□	□	□	□	□	*	7.4.4
Commerce Use Categories									
All commercial parking		□	□	□	□	■	□		
All day care	□	■	■	■	■	■	■	*	7.5.1
All indoor recreation except as listed below:		□	■	■	■	■		*	7.5.2
Sexually oriented business						□			7.5.2.A
All medical		■	■	■	■	■		*	
All office		■	■	■	■	■		*	
All outdoor recreation, except as listed below:						□		*	7.5.4
Campground, travel trailer park, RV park						□			7.5.4.B
Horse stable, riding academy equestrian center						□		*	7.5.4.C
Hunting and fishing preserve								*	7.5.4.D
All overnight lodging except as listed below:		□	■	■	■	■		*	
Bed and breakfast	□	■	■	■	■			*	
All passenger terminal		□	■	■	□	■		*	
All personal service, except as listed below:		■	■	■	■	□		*	7.5.5
All animal care		■	■	■	■	□		*	7.5.5.A

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell: Not allowed

ALLOWED USE TABLE	C-RT-2	C-RMX-2	C-MX-2	C-MX-3	C-MS-3	C-LI	C-CD	C-PD	Use Standard
Commerce Use Categories (continued)									
All restaurant/bar		■	■	■	■	□		*	7.5.6
All retail sales, except as listed below:		■	■	■	■			*	7.5.7
Art studio/gallery		■	■	■	■	■		*	7.5.7.A
Convenience store with gas			■	■		■		*	7.5.7.B
Convenience store without gas		■	■	■	■	■		*	7.5.7.C
Corner store	□							*	7.5.7.D
Dry cleaning		■	■	■	■	□		*	7.5.7.E
All vehicle sales			□	□	□	■			7.5.8
All water-oriented sales and service			■	■		■			
Industrial Use Categories									
All heavy industrial									7.6.1
All light industrial			■	■		■		*	
All research & development			■	■	□			*	
All self-service storage			□	□		■			7.6.2
All vehicle service			□	□	□	■			7.6.3
All warehouse & distribution						■			
All waste-related service except as listed below:						□			7.6.4
Landfill									
Recycling facility			□	□		■		*	
All wholesale trade						■			
Open Use Categories									
All agriculture, except as listed below:								*	7.7.1
Agricultural airstrip									
All resource extraction									

KEY: ■ Allowed by right * May be allowed by Bastrop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell: Not allowed

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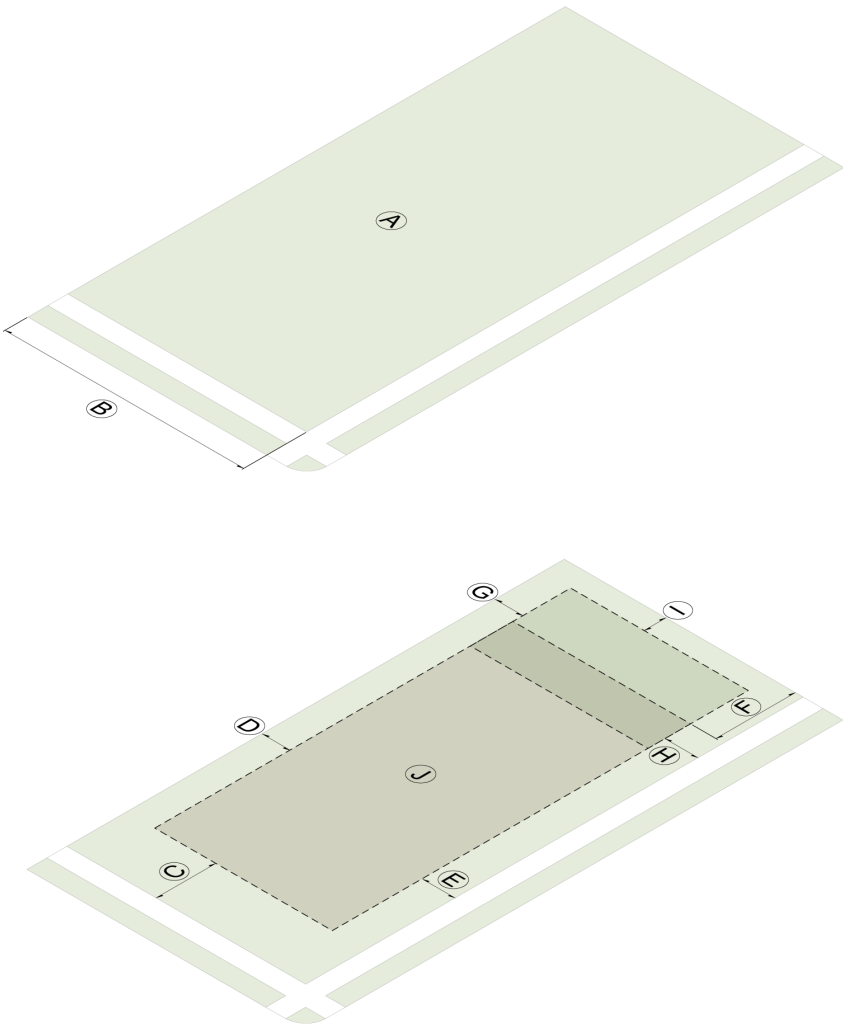
Sec. 5.4 Building Types

										
CENTER	Single-Family House	Side Yard House	Attached House	Apartment House	Row House	Apartment	General Shopfront	Workshop	Civic	Open Lot
Residential Districts										
Residential Two Family-2 (C-RT-2)	□	□	■	■	■					
Mixed Use Districts										
Residential Mixed Use-2 (C-RMX-2)				□	■	■	■		■	■
Mixed Use-2 (C-MX-2)					■	■	■		■	■
Mixed Use-3 (C-MX-3)					■	■	■		■	■
Main Street-3 (C-MS-3)							■		■	■
Commercial / Industrial Districts										
Light Industrial (C-LI)							■	■	■	■
Special Purpose Districts										
Community (C-CD)									■	■
Planned Development (C-PD)					*	*	*	*	*	*

KEY: ■ Allowed by right * May be allowed by Bastop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell = Not allowed

5.4.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. A single-family house may also include modular or manufactured homes. See Sec. 7.3 for Residential Use Standards.

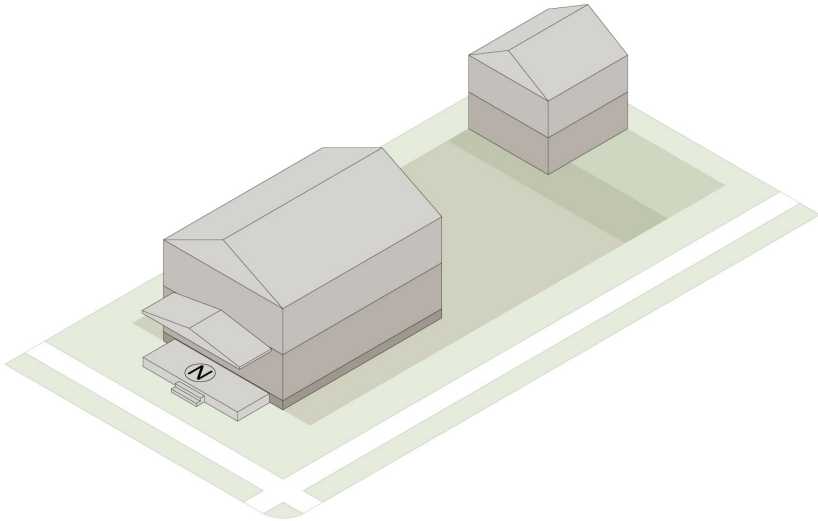
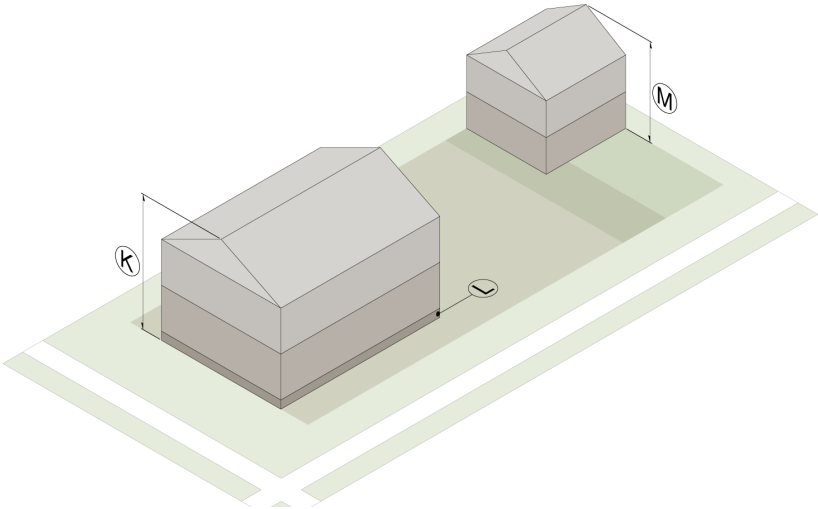


SITE	C-RT-2*
Lot	
A Area (min sf)	2,500
B Width (min)	25'
Principal Structure Setbacks	
C Front (min)	10'
D Side, interior (min)	3'
E Side, street (min)	6'
F Rear, common lot line (min)	10'
F Rear, alley (min)	3' or 15'
Accessory Structure Setbacks	
G Side, interior (min)	3'
H Side, street (min)	6'
I Rear, common lot line (min)	5'
I Rear, alley (min)	3' or 15'
Open Space	
J Building coverage (max)	75%

* Allowed by Special Use Permit

BUILDING FORM		C-RT-2*
Principal Structure		
Ⓚ Stories (max)	2	
Ⓚ Height (max)	35'	
Ⓛ Ground story elevation (min)	18"	
Accessory Structures		
Ⓜ Stories (max)	2	
Ⓜ Height (max)	30'	
Building Entrance		
Ⓝ Street facing entrance required	yes	

* Allowed by Special Use Permit



5.4.2 Side Yard House

A building type containing one principal dwelling unit typically located on a single lot with private yards on three sides. A side yard house is located on one side lot line, with the equivalent of the two side yards of a single-family house located on the other side. Also called a zero lot line house. A side yard house may also include modular or manufactured homes. See Sec. 7.3, Residential Use Standards.

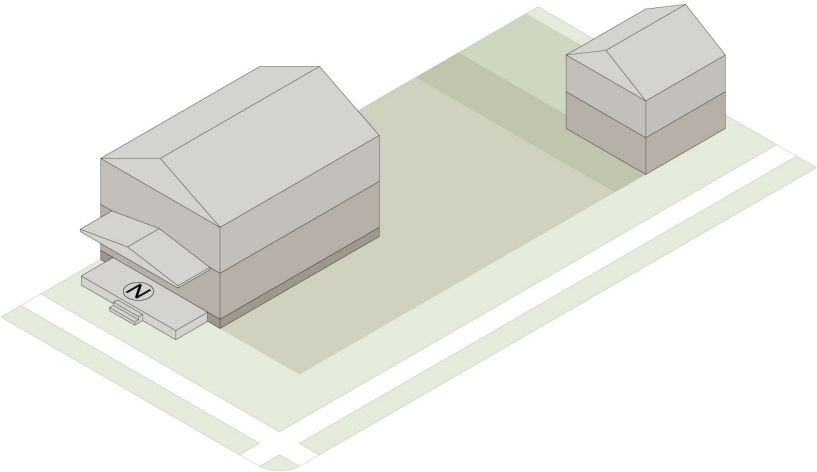
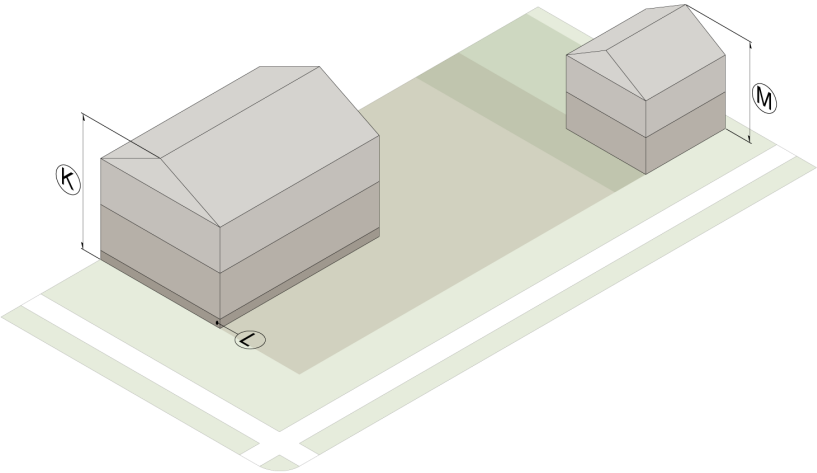
SITE	C-RT-2*
Lot	
Ⓐ Area (min sf)	2,500
Ⓑ Width (min)	25'
Principal Structure Setbacks	
Ⓒ Front (min)	10'
Ⓓ Side, interior (min)	0'
Ⓔ Side, street (min)	10'
Ⓕ Side, total (min)	10'
Ⓖ Rear, common lot line (min)	10'
Ⓗ Rear, alley (min)	3' or 15'
Accessory Structure Setbacks	
Ⓙ Side, interior (min)	0'
Ⓚ Side, street (min)	10'
Ⓛ Side, total (min)	6'
Ⓜ Rear, common lot line (min)	5'
Ⓨ Rear, alley (min)	3' or 15'
Open Space	
Ⓩ Building coverage (max)	75%

* Allowed by Special Use Permit

BUILDING FORM C-RT-2*

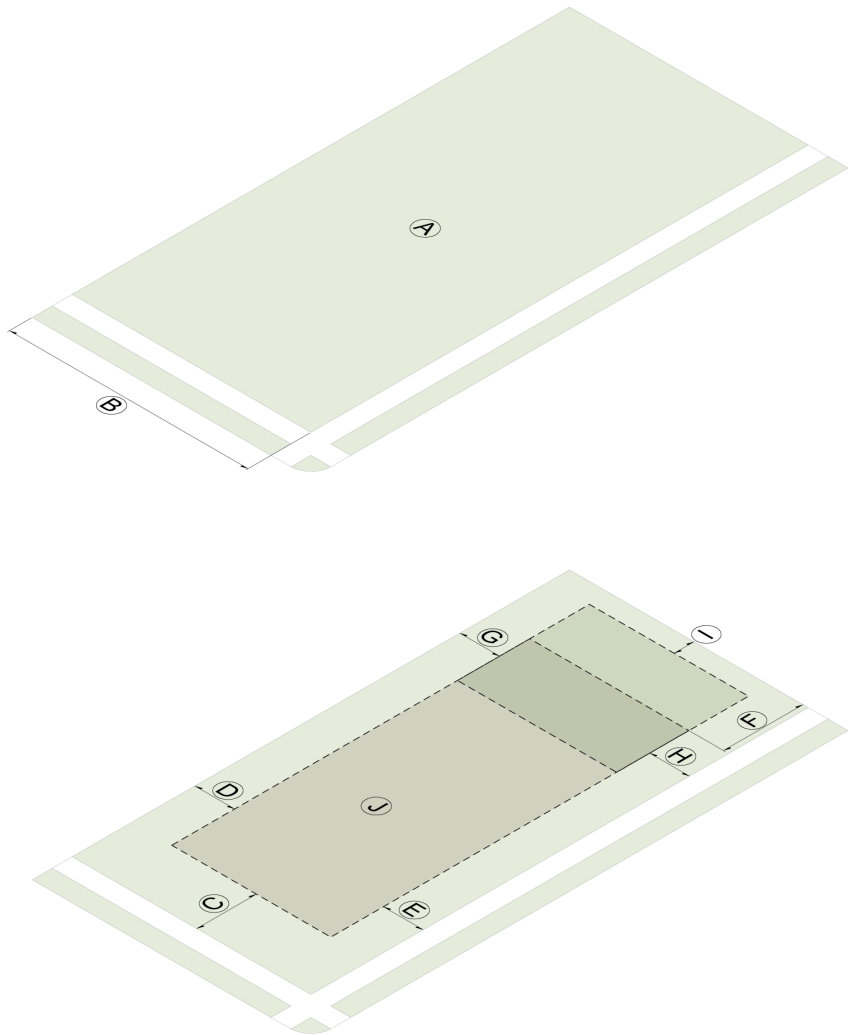
Principal Structure	
Ⓚ Stories (max)	2
Ⓚ Height (max)	35'
Ⓛ Ground story elevation (min)	18"
Accessory Structures	
Ⓜ Stories (max)	2
Ⓜ Height (max)	30'
Building Entrance	
Ⓝ Street facing entrance required	yes

* Allowed by Special Use Permit



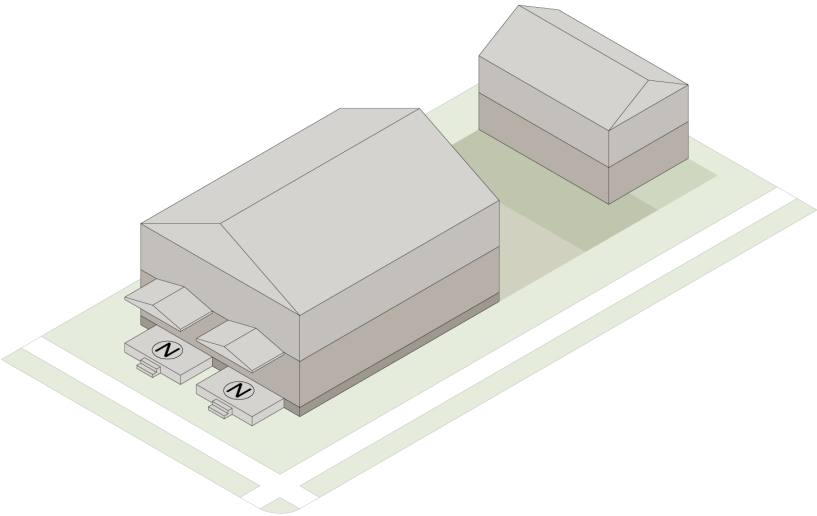
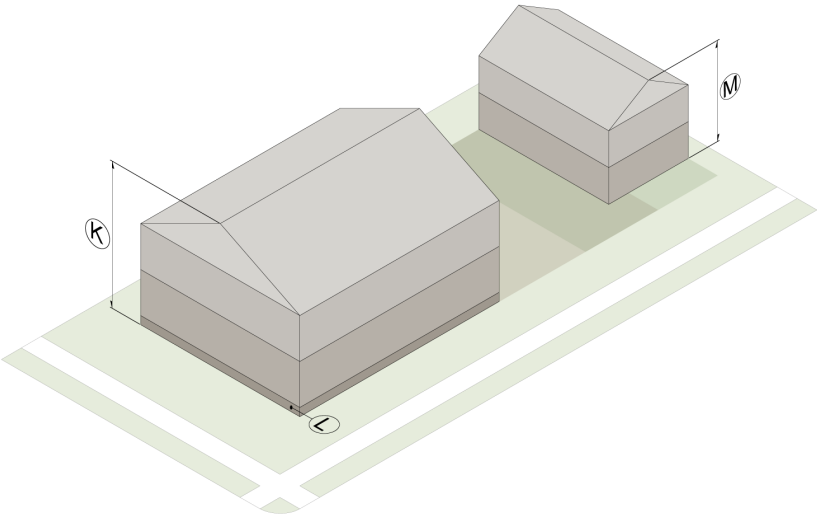
5.4.3 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



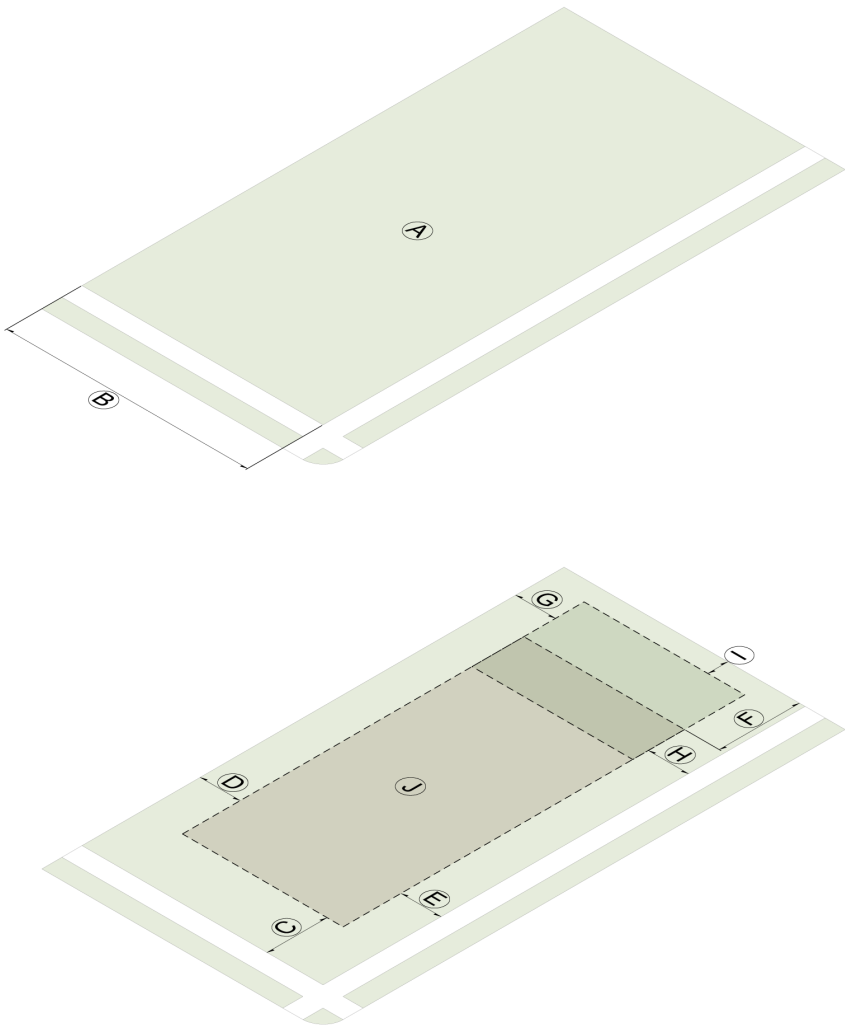
SITE	C-RT-2
Lot	
Ⓐ Area (min sf)	5,000
Ⓑ Width (min)	40'
Principal Structure Setbacks	
Ⓒ Front (min)	10'
Ⓓ Side, interior (min)	3'
Ⓔ Side, street (min)	6'
Ⓕ Rear, common lot line (min)	10'
Ⓖ Rear, alley (min)	10'
Accessory Structure Setbacks	
Ⓖ Side, interior (min)	3'
Ⓗ Side, street (min)	6'
Ⓘ Rear, common lot line (min)	5'
Ⓚ Rear, alley (min)	3' or 15'
Open Space	
Ⓜ Building coverage (max)	65%

BUILDING FORM		C-RT-2
Principal Structure		
Ⓚ Stories (max)		2
Ⓚ Height (max)		35'
Ⓛ Ground story elevation (min)		18"
Accessory Structures		
Ⓜ Stories (max)		2
Ⓜ Height (max)		30'
Building Entrance		
Ⓝ Street facing entrance required		yes



5.4.4 Apartment House

A building type with up to four attached dwelling units consolidated into a single structure on a single lot. An apartment house typically contains internal common walls. The building looks like a large single-family house with a single primary entrance. Dwelling units may be situated either wholly or partially over or under other dwelling units.



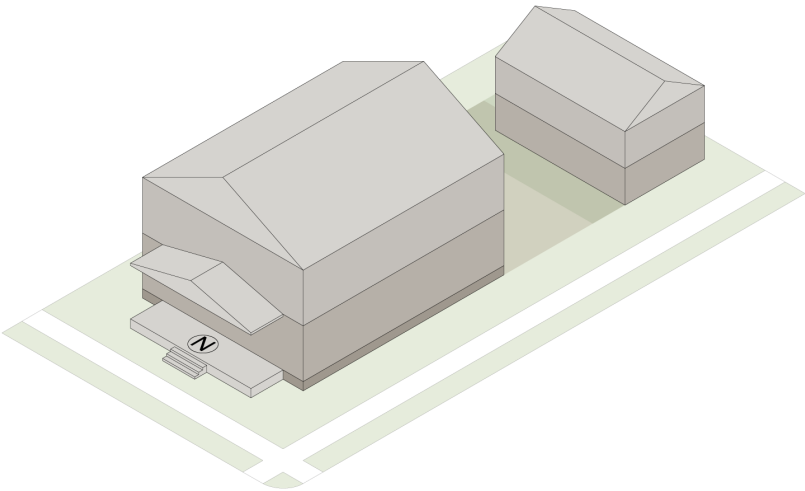
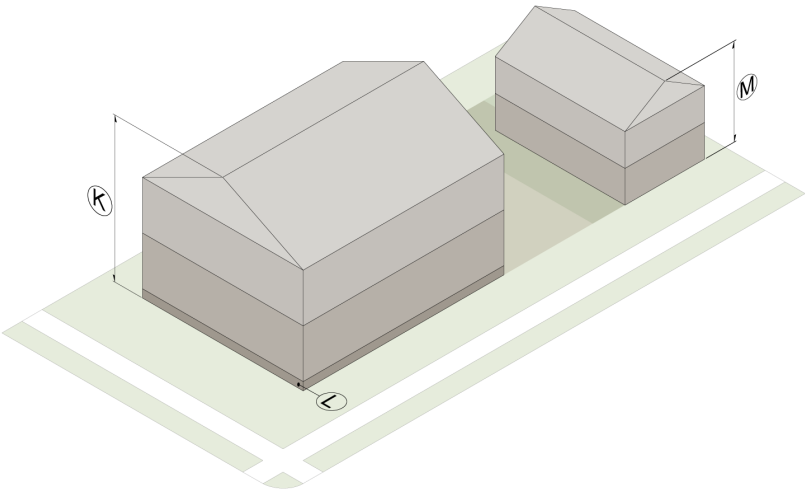
SITE	C-RT-2	C-RMX-2*
Lot		
Ⓐ Area (min sf)	8,000	8,000
Ⓑ Width (min)	45'	45'
Principal Structure Setbacks		
Ⓒ Front (min)	10'	10'
Ⓓ Side, interior (min)	5'	5'
Ⓔ Side, street (min)	10'	10'
Ⓕ Rear, common lot line (min)	10'	10'
Ⓖ Rear, alley (min)	3' or 15'	3' or 15'
Accessory Structure Setbacks		
Ⓙ Side, interior (min)	3'	3'
Ⓚ Side, street (min)	10'	10'
Ⓛ Rear, common lot line (min)	5'	5'
Ⓜ Rear, alley (min)	3' or 15'	3' or 15'
Open Space		
Ⓝ Building coverage (max)	65%	65%

* Allowed by Special Use Permit

BUILDING FORM

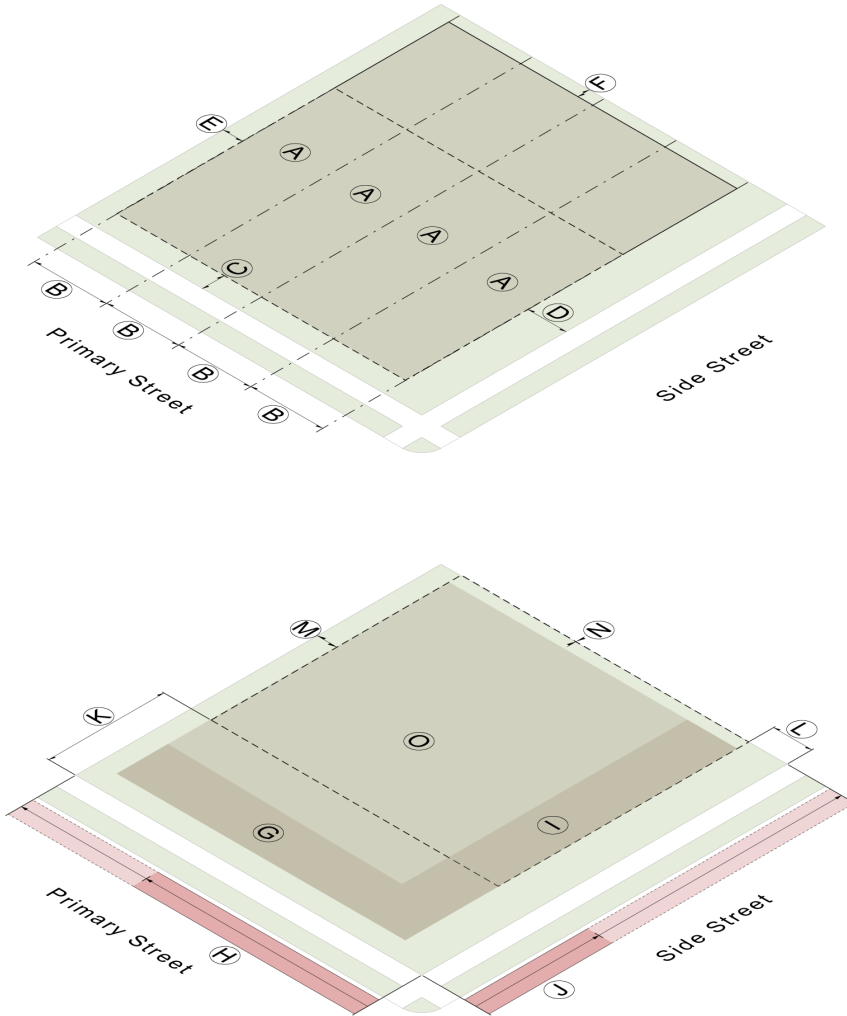
	C-RT-2	C-RMX-2*
Principal Structure		
Ⓚ Stories (max)	2	2
Ⓚ Height (max)	35'	35'
Ⓛ Ground story elevation (min)	18"	18"
Accessory Structures		
Ⓜ Stories (max)	2	2
Ⓜ Height (max)	30'	30'
Building Entrance		
Ⓝ Street facing entrance required	yes	yes

* Allowed by Special Use Permit



5.4.5 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.

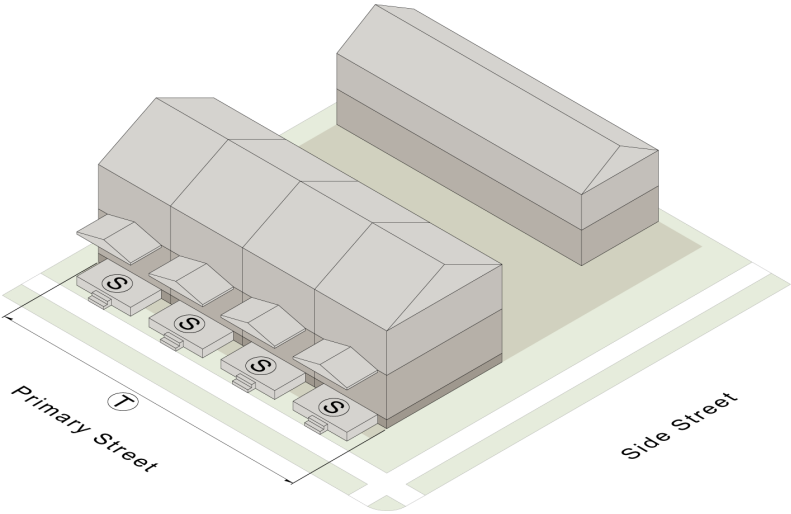
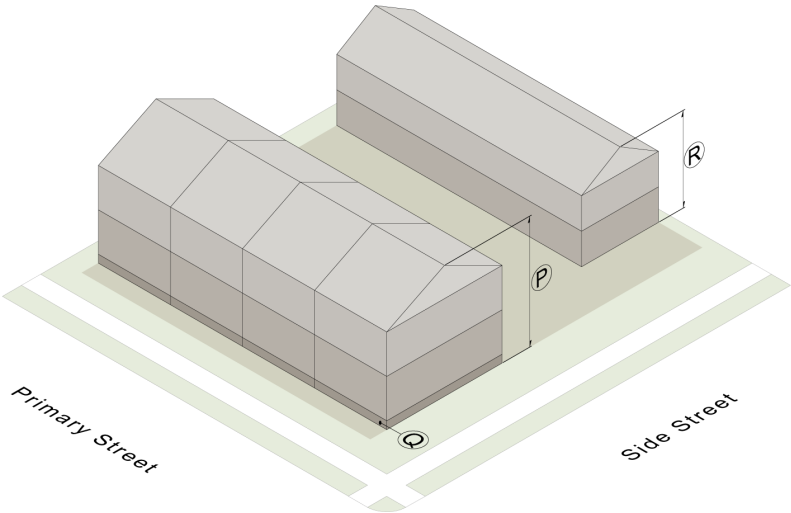


SITE

	C-RT-2	C-RMX-2 C-MX-2	C-MX-3
Lot			
Ⓐ Area (min sf)	1,200	1,200	1,200
Ⓑ Width, interior lot (min) / Width, end lot (min)	16'/20'	16'/20'	16'/20'
Principal Structure Setbacks			
Ⓒ Primary street (min)	5'	5'	5'
Ⓓ Side street (min)	3'	3'	3'
Ⓔ Side interior, interior lot (min) / Side interior, end lot (min)	0' / 0' or 10'	0' / 0' or 10'	0' / 0' or 10'
Ⓕ Rear, common lot line (min)	10'	10'	10'
Ⓖ Rear, alley (min)	3' or 15'	3' or 15'	3' or 15'
Build-to			
Ⓖ Primary street build-to (min/max)	5' / 15'	5' / 15'	5' / 15'
Ⓕ Building width in primary build-to			
Ⓕ Side street and end lot (min)	80%	80%	80%
Ⓕ Interior lot (min)	100%	100%	100%
Ⓖ Side street build-to (min/max)	3' / 15'	3' / 15'	3' / 15'
Ⓖ Building width in side build-to (min)	60%	60%	60%
Parking Location			
Ⓕ Primary street setback (min)	30'	30'	30'
Ⓖ Side street setback (min)	10'	10'	10'
Ⓖ Setback abutting a RS-, RT- district (min)	5'	5'	5'
Ⓖ Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'
Ⓖ Setback abutting alley (min)	0'	0'	0'
Open Space			
Ⓖ Building coverage (max)	90%	90%	90%

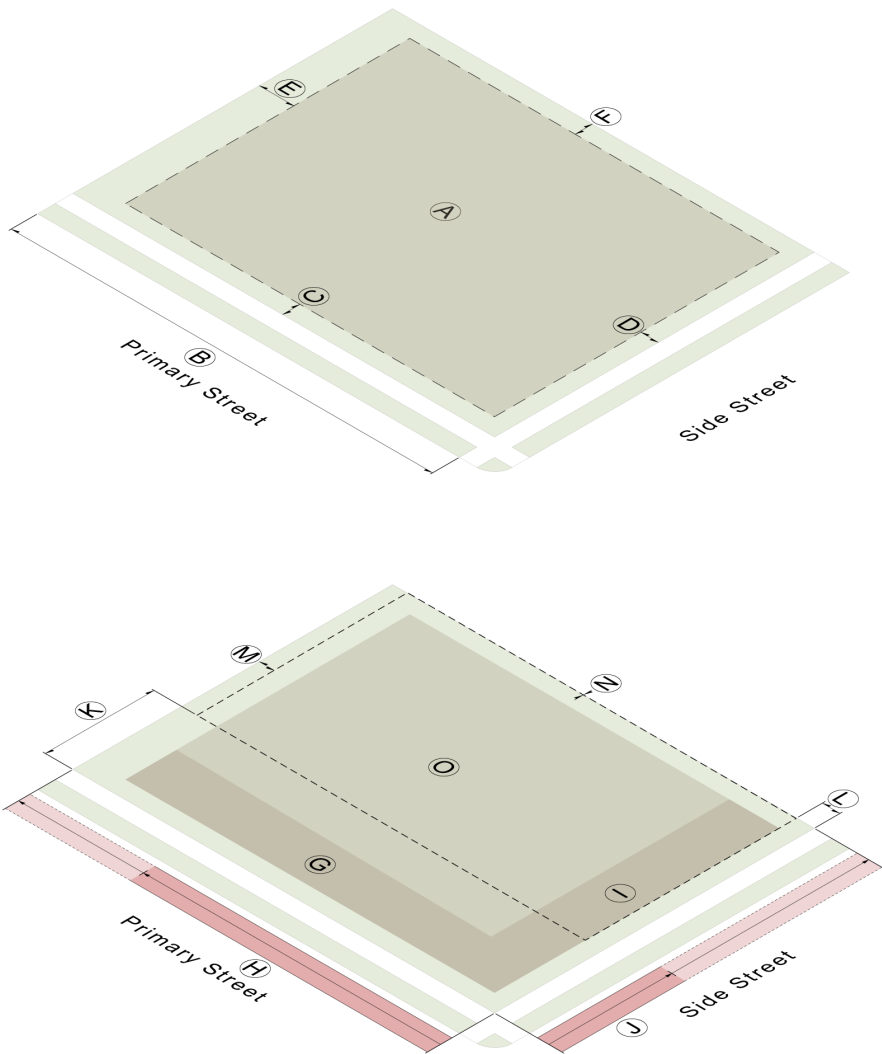
BUILDING FORM

	C-RT-2	C-RMX-2 C-MX-2	C-MX-3
Principal Structure			
Ⓟ Stories (max)	2	2	3
Ⓟ Height (max)	35'	35'	45'
Ⓠ Ground story elevation (min)	24"	24"	24"
Ⓣ Attached building length (max)	150'	150'	200'
Accessory Structures			
Ⓡ Stories (max)	2	2	2
Ⓡ Height (max)	30'	30'	30'
Building Entrance			
Ⓢ Street facing entrance required	yes	yes	yes



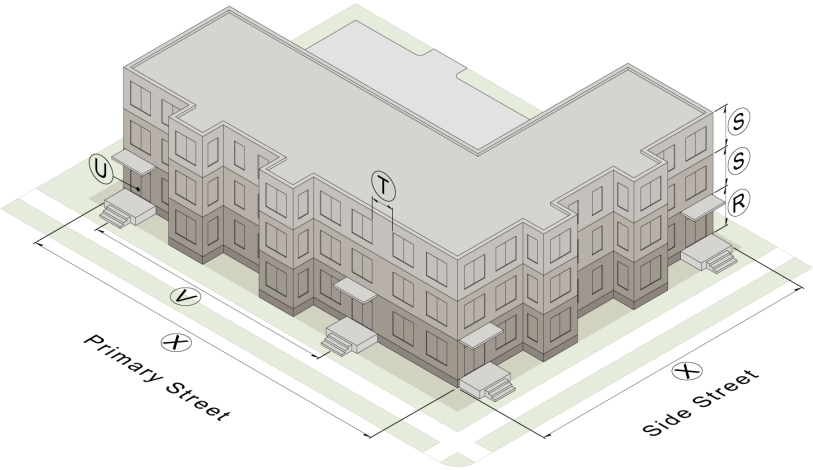
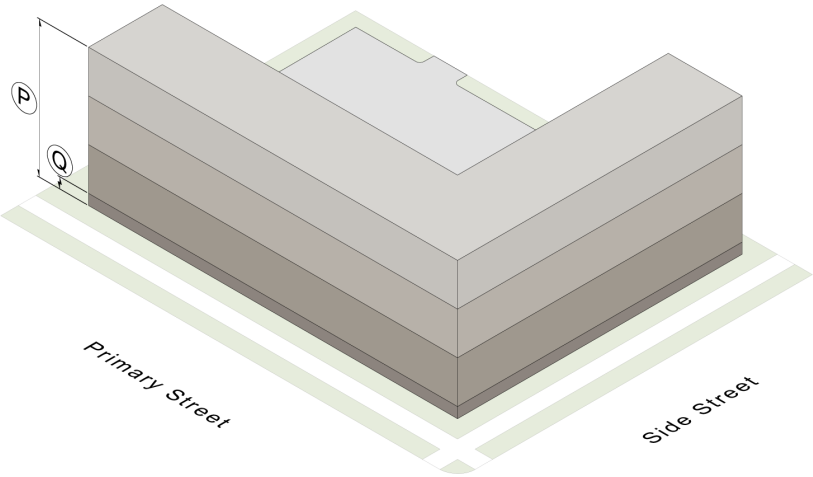
5.4.6 Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance, with primary entrances prominent and primarily street facing. Exterior individual entrances may also be provided with entrances prominent and street facing.



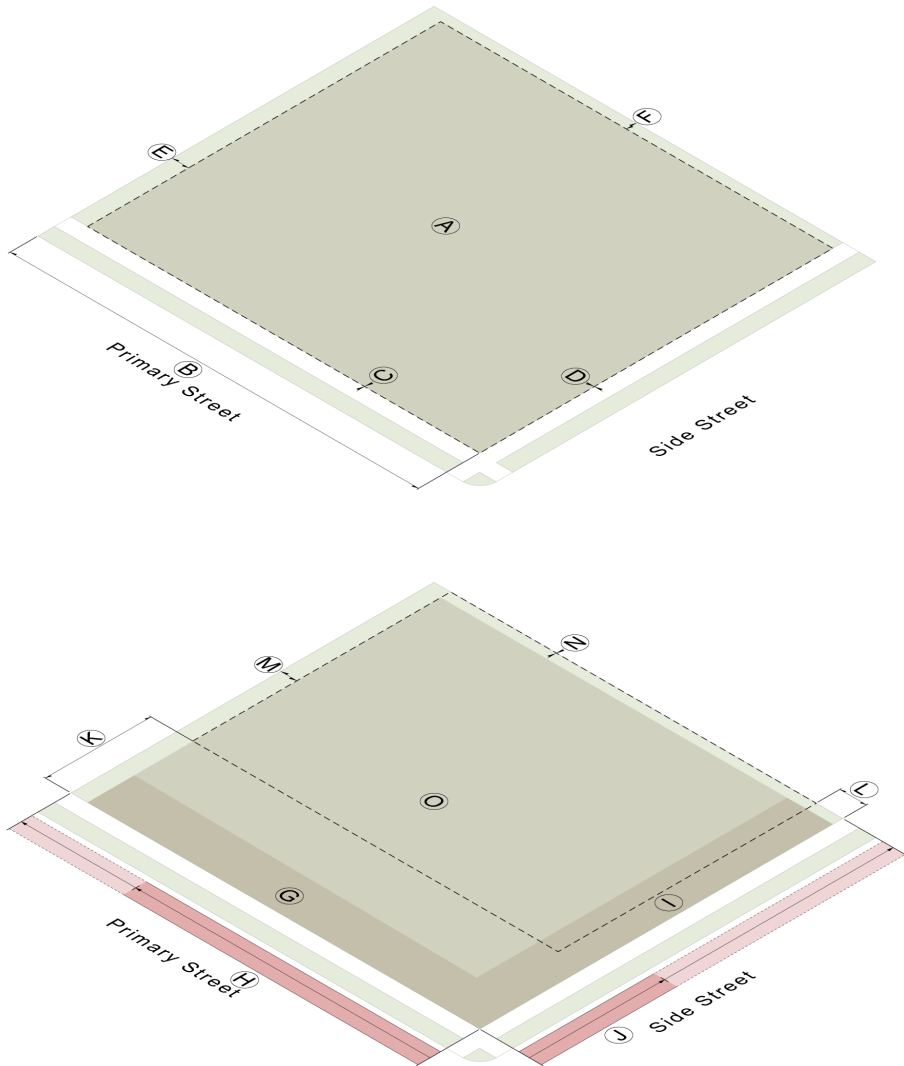
SITE	C-RMX-2	C-MX-3
	C-MX-2	
Lot		
(A) Area (min sf)	8,000	8,000
(B) Width (min)	50'	50'
Principal Structure Setbacks		
(C) Primary street (min)	0'	0'
(D) Side street (min)	0'	0'
(E) Setback abutting a RS-, RT- district (min)	15'	15'
(E) Setback abutting any other district (min)	0' or 5'	0' or 5'
(F) Setback abutting alley (min)	5'	5'
Build-to		
(G) Primary street build-to (min/max)	0' / 10'	0' / 10'
(H) Building width in primary build-to (min)	80%	80%
(I) Side street build-to (min/max)	0' / 10'	0' / 10'
(J) Building width in side build-to (min)	60%	60%
Parking Location		
(K) Primary street setback (min)	10'	10'
(L) Side street setback (min)	10'	10'
(M) Setback abutting a RS-, RT- district (min)	10'	10'
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'
(N) Setback abutting alley (min)	0'	0'
Open Space		
(O) Building coverage (max)	85%	85%

BUILDING FORM	C-RMX-2	C-MX-2	C-MX-3
	C-MX-2	C-MX-3	
Principal Structure			
Ⓟ Stories (min/max)	1/2	2/3	
Ⓟ Height (max)	35'	45'	
Ⓠ Ground story elevation (min)	18"	18"	
ⓧ Building length (max)	150'	200'	
Transparency			
Ⓡ Ground story (min)	40%	40%	
Ⓢ Upper story (min)	30%	30%	
Ⓣ Blank wall area (max)	30'	30'	
Building Entrance			
Ⓤ Street facing entrance required	yes	yes	
Ⓥ Street facing entrance spacing (min)	100'	100'	



5.4.7 General Shopfront

A building type primarily intended for ground floor commercial uses, with upper-story residential or offices uses in multi-story buildings. Storefront windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.

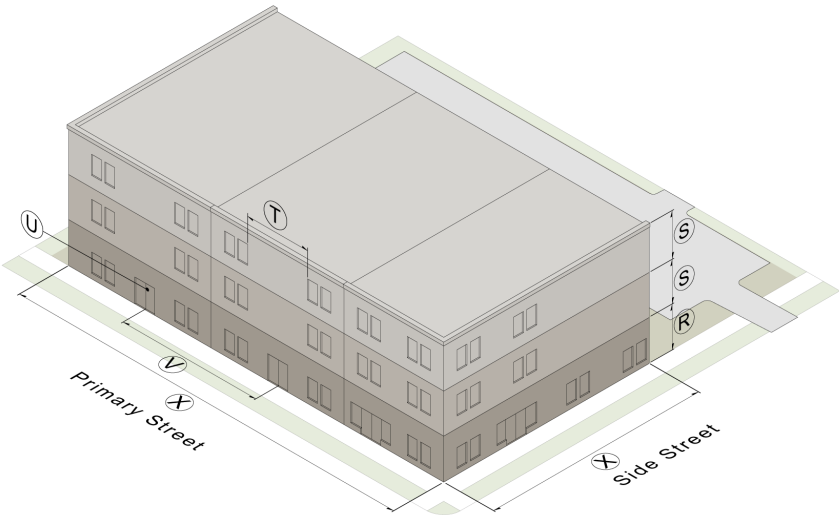
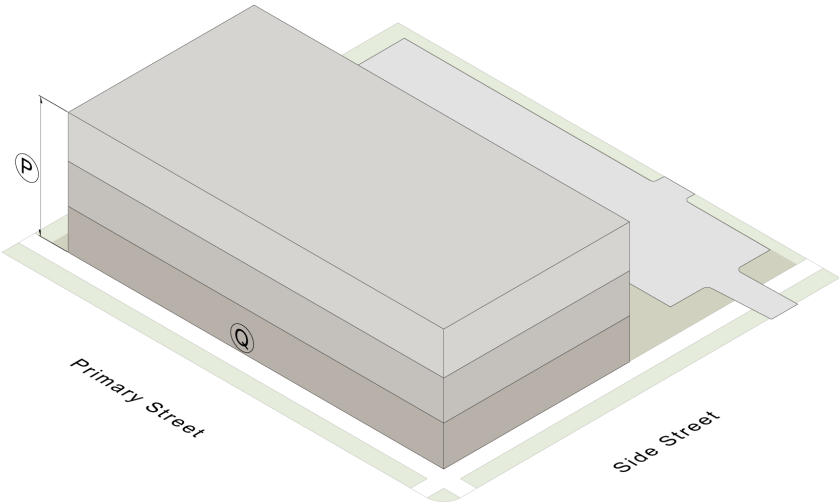


SITE

	C-RMX-2 C-MX-2	C-MX-3	C-MS-3	C-LI
Lot				
(A) Area (min sf)	4,000	4,000	2,500	4,000
(B) Width (min)	40'	40'	25'	40'
Principal Structure Setbacks				
(C) Primary street (min)	0'	0'	0'	0'
(D) Side street (min)	0'	0'	0'	0'
(E) Setback abutting a RS-, RT- district (min)	15'	15'	15'	20'
(E) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'	10'
(F) Setback abutting alley (min)	5'	5'	5'	5'
Build-to				
(G) Primary street build-to (min/max)	0' / 10'	0' / 10'	0' / 10'	0' / 10'
(H) Building width in primary build-to (min)	80%	80%	85%	80%
(I) Side street build-to (min/max)	0' / 10'	0' / 10'	0' / 10'	0' / 10'
(J) Building width in side build-to (min)	60%	60%	60%	60%
Parking Location				
(K) Primary street setback (min)	10'	10'	10'	10'
(L) Side street setback (min)	10'	10'	10'	10'
(M) Setback abutting a RS-, RT- district (min)	10'	10'	10'	10'
(M) Setback abutting any other district (min)	0' or 5'	0' or 5'	0' or 5'	10'
(N) Setback abutting alley (min)	0'	0'	0'	0'
Open Space				
(O) Building coverage (max)	85%	85%	90%	80%

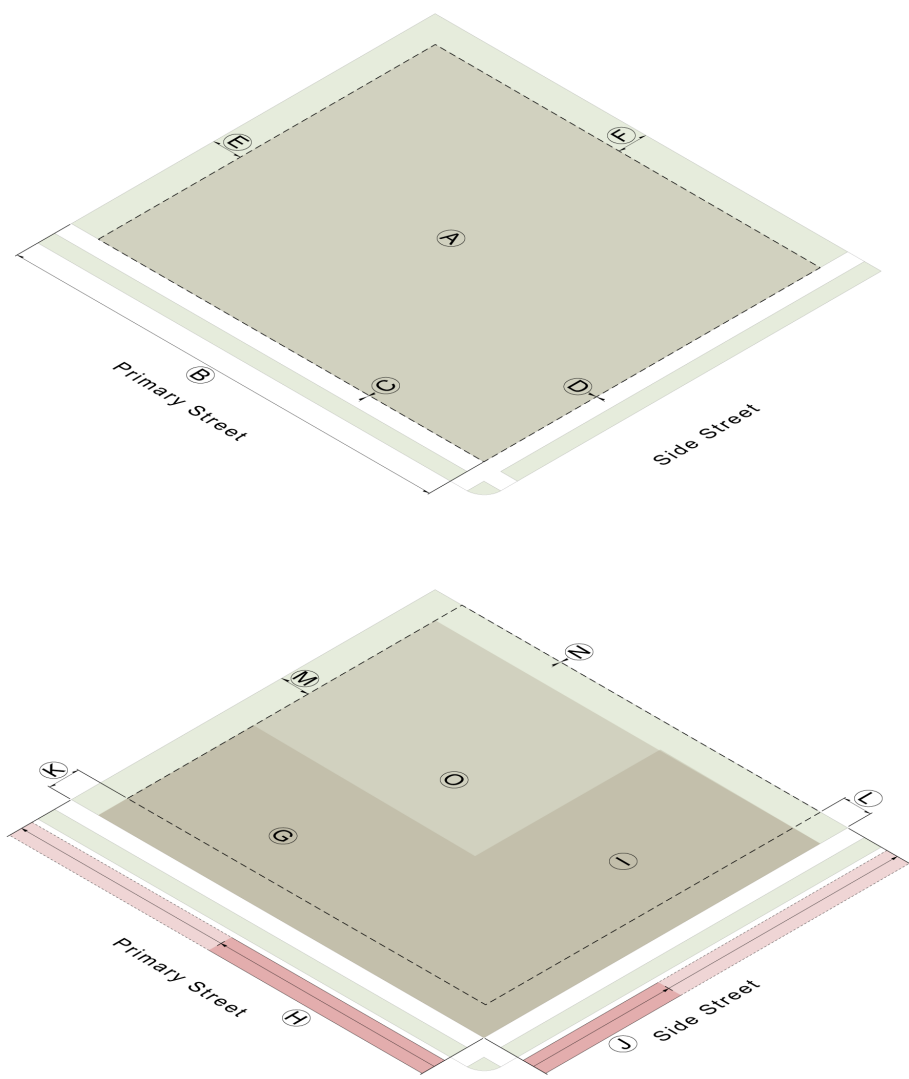
BUILDING FORM	C-RMX-2	C-MX-3	C-MX-3	C-MS-3	C-LI
	C-MX-3	C-MX-3	C-MS-3	C-LI	
Principal Structure					
Ⓟ Stories (max)	2	3	3	3	
Ⓟ Height (max)	35'	45'	50'	50'	
Ⓢ Ground story elevation (min)/ Ground story floor height (min)	0"/12'	0"/12'	0"/12'	0"/12'	
ⓧ Building length (max)	150'	200'	250'	250'	
Transparency					
Ⓡ Ground story (min)	50%	50%	65%	50%	
Ⓢ Upper story (min)	30%	30%	40%	30%	
Ⓣ Blank wall area (max)	30'	30'	30'	30'	
Building Entrance					
Ⓤ Street facing entrance required	yes	yes	yes	yes	
Ⓥ Street facing entrance spacing	100'	100'	100'	100'	

*For predominantly retail uses a 65% ground story transparency is encouraged.



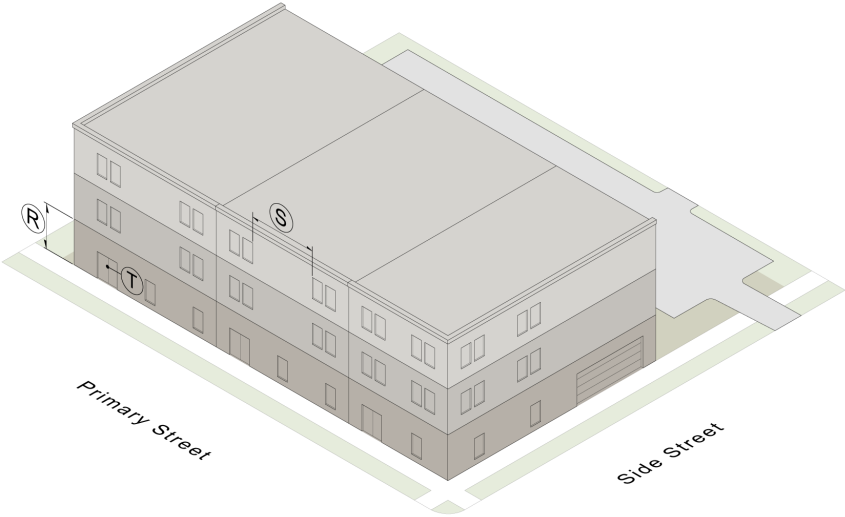
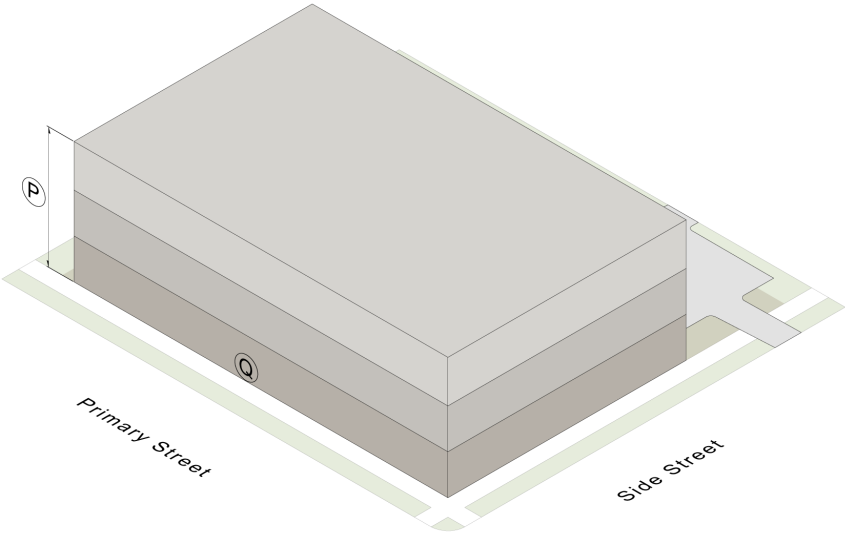
5.4.8 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles.



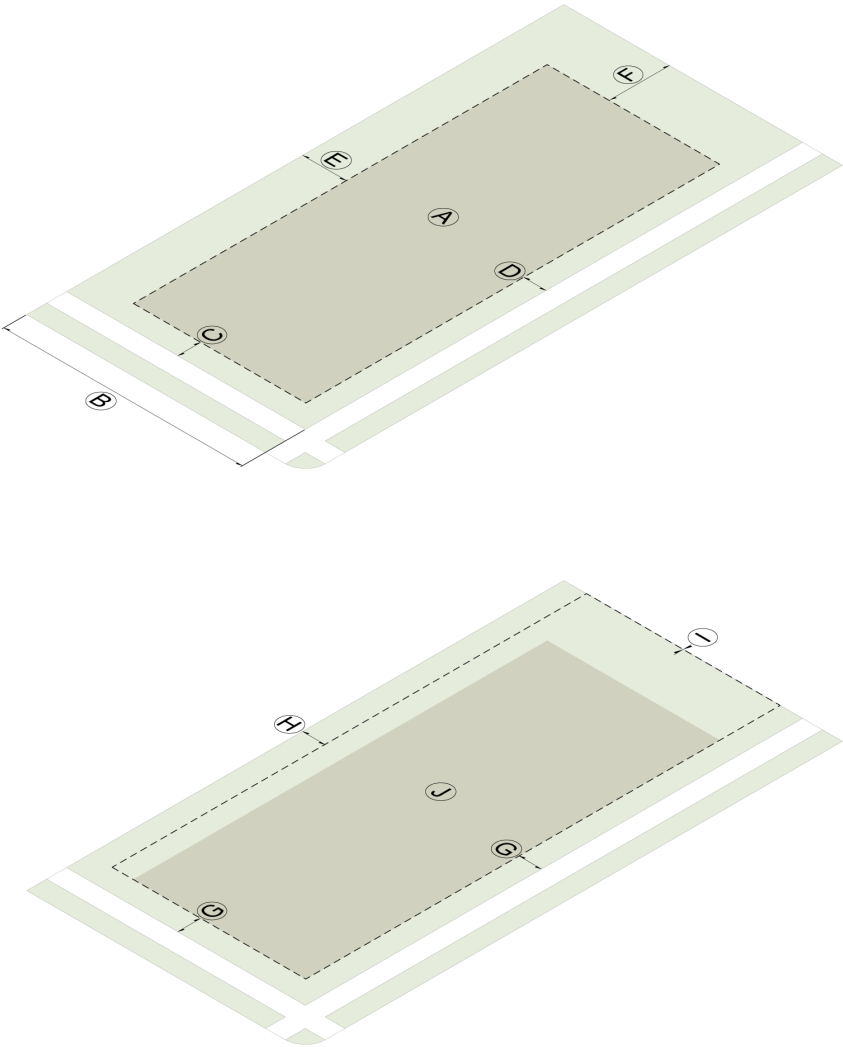
SITE	C-LI
Lot	
Ⓐ Area (min sf)	4,000
Ⓑ Width (min)	40'
Principal Structure Setbacks	
Ⓒ Primary street (min)	0'
Ⓓ Side street (min)	0'
Ⓔ Setback abutting a RS-, RT- district (min)	20'
Ⓕ Setback abutting any other district (min)	10'
Ⓖ Setback abutting alley (min)	5'
Build-to	
Ⓖ Primary street build-to (min/max)	0' / 10'
Ⓗ Building width in primary build-to (min)	80%
Ⓘ Side street build-to (min/max)	0' / 10'
Ⓙ Building width in side build-to (min)	50%
Parking Location	
Ⓚ Primary street setback (min)	10'
Ⓛ Side street setback (min)	10'
Ⓜ Setback abutting a RS-, RT- district (min)	10'
Ⓝ Setback abutting any other district (min)	10'
Ⓞ Setback abutting alley (min)	0'
Open Space	
Ⓢ Building coverage (max)	80%

BUILDING FORM		C-LI
Principal Structure		
Ⓟ Stories (max)		3
Ⓟ Height (max)		50'
Ⓚ Ground story elevation (min)/ Ground story floor height (min)		0"/12'
Transparency		
Ⓡ Ground story (min)		40%
Ⓢ Blank wall area (max)		50'
Building Entrance		
Ⓣ Street facing entrance required		yes



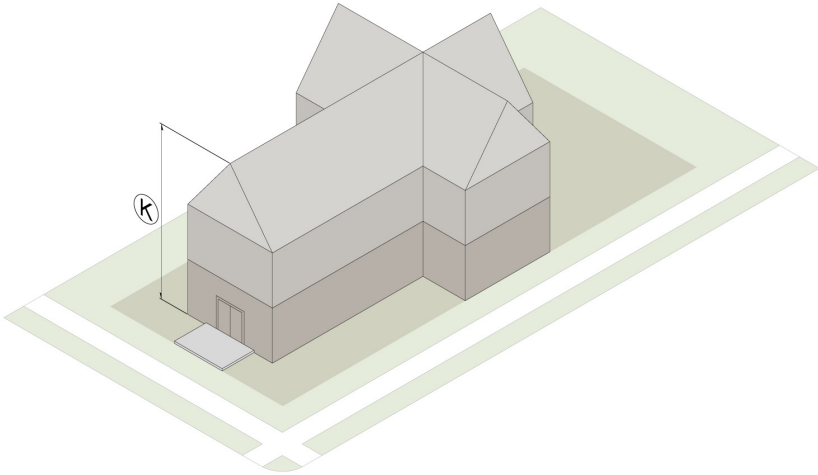
5.4.9 Civic

A building type containing community or public uses that serve the surrounding community. Typically, Civic buildings are sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



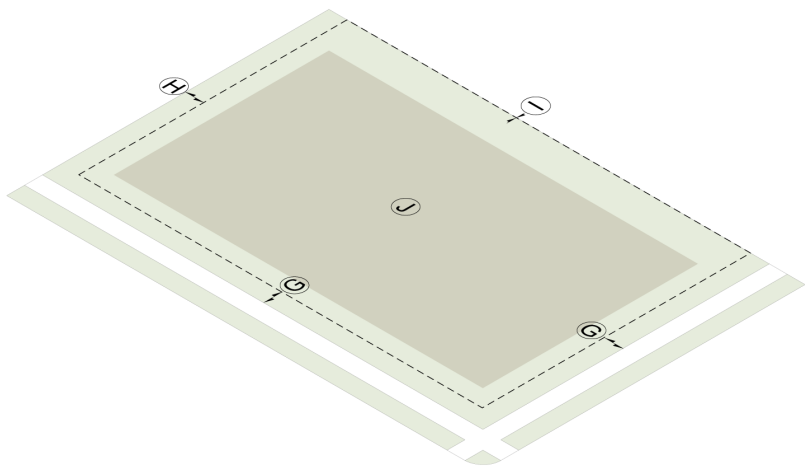
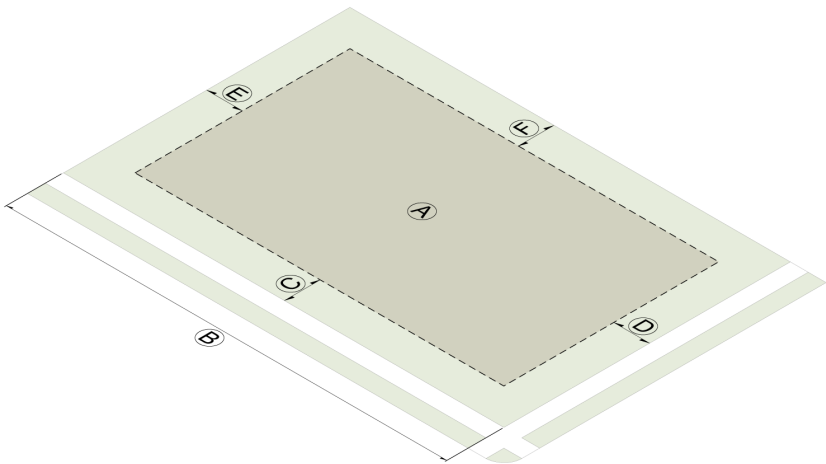
SITE	All Districts
Lot	
Ⓐ Area (min sf)	4,000
Ⓑ Width (min)	40'
Principal Structure Setbacks	
Ⓒ Front (min)	5'
Ⓓ Side, street (min)	10'
Ⓔ Side, interior (min)	0' or 5'
Ⓕ Rear (min)	10'
Parking Location	
Ⓖ Street setback (min)	5'
Ⓗ Setback abutting a RS-, RT- district (min)	10'
Ⓗ Setback abutting any other district (min)	0' or 5'
Ⓘ Setback abutting alley (min)	0'
Open Space	
Ⓙ Building coverage (max)	85%

BUILDING FORM	
All Districts	
Principal Structure	
Ⓚ Stories (max)	3
Ⓚ Height (max)	50'



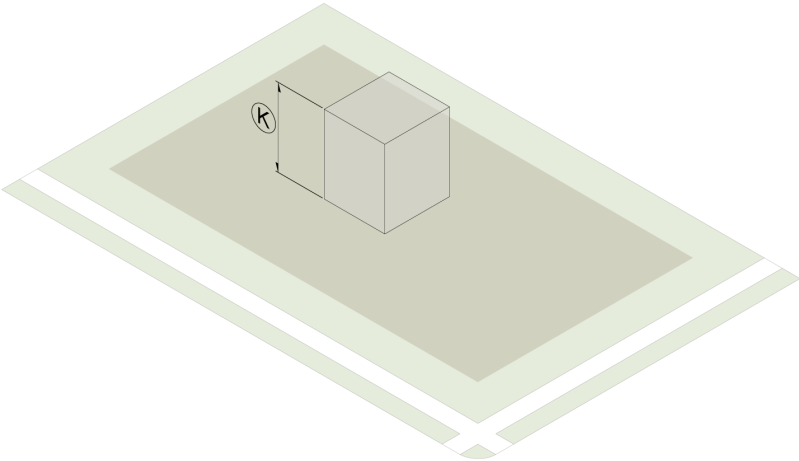
5.4.10 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open space lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



SITE	All Districts
Lot	
Ⓐ Area (min sf)	2,000
Ⓑ Width (min)	20'
Principal Structure Setbacks	
Ⓒ Front (min)	10'
Ⓓ Side, interior (min)	10'
Ⓔ Side, street (min)	10'
Ⓕ Rear (min)	10'
Parking Location	
Ⓖ Street setback (min)	10'
Ⓗ Setback abutting a RS-, RT- district (min)	10'
Ⓗ Setback abutting any other district (min)	10'
Ⓘ Setback abutting alley (min)	0'
Open Space	
Ⓙ Building coverage (max)	10%

BUILDING FORM	
All Districts	
Principal Structure	
Ⓚ Stories (max)	n/a
Ⓚ Height (max)	35'



Sec. 5.5 Special Development Standards

5.5.1 Center Planned Development (C-PD)

A. General Provisions

1. The Bastrop City Council may approve a center planned development subject to the following standards and the process in 16.2.12 Procedures, Planned Development. The center planned development is intended to facilitate the use of innovative techniques of land development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
 - a. Reducing or eliminating the inflexibility that may result from strict application of building type standards and permitted uses;
 - b. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and
 - c. Requiring compliance with development standards that reflect the high level of public investment in adjoining lands.
2. Each application for approval of a center planned development shall include a statement by the applicant describing:
 - a. How the proposed development departs from the otherwise applicable standards of this zoning development code; and
 - b. How the proposed development is an improvement over what would be required under otherwise applicable development regulations.

B. Minimum Size

No center planned development less than 25,000 ft² in size is allowed.

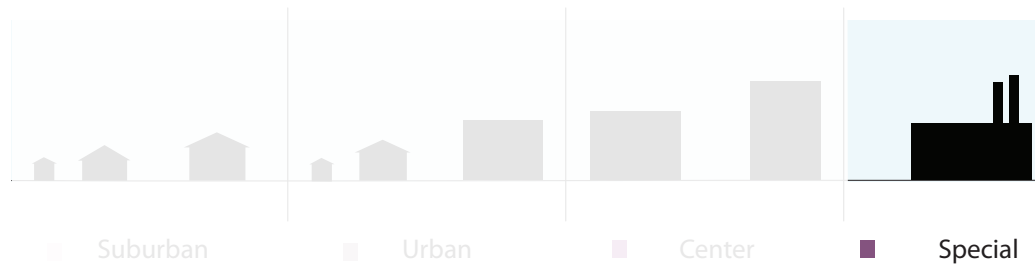
C. Maximum Allowed Residential Density

No center planned development may exceed a gross residential density of 200 dwelling units per acre.

D. Allowed Deviations

Unless otherwise expressly approved by the Bastrop City Council as part of the approved rezoning and concept plan, all center planned developments shall be subject to all applicable standards of this zoning development code. In order to approve modifications of otherwise applicable standards, the Bastrop City Council must find that:

1. Requested deviations from applicable building type standards, allowed uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned unit development; and
2. The center planned development includes adequate provisions for all necessary services including but not limited to utility service, wastewater service, and emergency vehicle access.



ARTICLE 6. SPECIAL

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ARTICLE 6. SPECIAL

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CROSS-REFERENCE GUIDE

Use Provisions	Article 7
Rules For All Building Types	Article 8
Overlay Districts	Article 9
Parking, Site Access, and Off-Street Loading	Article 10
Landscaping and Screening	Article 11
Outdoor Lighting	Article 12
Outdoor Storage and Display	Article 13
Signs	Article 14
Supplementary Regulations	Article 15
Administration	Article 16

Sec. 6.1 Special Context



6.1.1 General Character

The Special context consists of large scale civic, institutional, and heavy industrial areas. Typically, these uses take up large lots or extensive tracts of land. They typically have multiple buildings in a form that does not fit easily into other contexts. Certain uses such as heavy industrial should be well separated or buffered from adjacent contexts in order to protect more sensitive uses. In smaller scale occurrences uses typically considered as Special context may be embedded in other context areas.

6.1.2 Zoning Districts

The Special context allows for two types of large scale districts: the community (SP-CD) district addresses civic and institutional type areas, while the heavy industrial (SP-HI) district addresses major industry areas.

6.1.3 Building Type and Dimensions

Buildings may be between one to three stories in height. Buildings may be pulled up to the street but are often set back far from the street. Lot coverage will be variable.

6.1.4 Block Patterns

Uses within the Special context typically have larger blocks and a loose network of wide connected streets. Uses typically take vehicular access from the street.

6.1.5 Parking

Parking may be provided on-street and in large surface lots. Civic and institutional uses may have structured parking as well.

Sec. 6.2 Zoning Districts

The following zoning districts are established to carry out the provisions of this zoning development code and may be used within the Special context areas. The zoning districts within the Special context areas differ from zoning districts within the other context areas in that due to their size, function, or other characteristics are unable to fit the character of the Suburban, Urban, or Center context areas.

6.2.1 Special Community (SP-CD)

The Special Community district is intended to provide for large scale civic and institutional campuses, organized by master plans, that do not readily assimilate into neighborhoods. The SP-CD district is also intended to accommodate large scale active and recreational needs of residents and to promote large scale recreational uses that may not be compatible in other zoning districts.

6.2.2 Special Heavy Industrial (SP-HI)

The Special Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses, that are either large scale or contain uses that by their nature create a nuisance, and which are not properly associated with or are compatible with neighborhoods.

6.2.3 Special Planned Industrial Development (SP-PID)

The Special Planned Industrial Development district is intended to provide flexibility in the development of high intensity light and heavy industrial employment centers or campus settings through a concept plan approved by the governing body. The SP-PID provides flexibility in development in exchange for a more desirable use of the land, a more coherent and coordinated development, reduced impact on surrounding properties and a better environment than would be possible under one of the Light Industrial or Heavy Industrial zoning districts. The SP-PID is intended as a tool to allow greater protection of surrounding land uses while encouraging innovative designs that will promote amenities beyond those expected in conventional industrial developments.

Sec. 6.3 Allowed Uses

6.3.1 General Provisions

A. Use Categories

1. In order to regulate use, categories of uses have been established.
2. Use categories provide a systematic basis for assigning land uses to appropriate categories with other, similar uses.
3. Use categories classify land uses and activities based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

B. Principal Uses

Allowed principal uses by district are listed in the Allowed Use Table below. Principal uses are grouped into use categories outlined in Sec. 7.2, Use Categories. The uses listed are not an exhaustive list. When a proposed use is not identified on the permitted use table or in Article 7, Use Provisions, the Administrator may determine that the proposed use is sufficiently similar to an identified use.

C. Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 7.8, Accessory Uses.

D. Temporary Uses

Temporary uses are allowed as set forth in Sec. 7.9, Temporary Uses.

6.3.2 Allowed Use Table

The allowed use table establishes the uses allowed within each district and any conditions or use standards associated with each use. The allowed use table key is set forth below.

A. Allowed by Right (■)

Indicates a use is allowed by right in the respective district subject to any use standard. Such use is also subject to all other applicable requirements of this zoning development code.

B. Approved Concept Plan (※)

Indicates a use may be allowed in the respective district only where approved by the Bastrop City Council as part of an approved concept plan in accordance with 16.2.12, Planned Development. Unless otherwise modified by the Bastrop City Council, uses allowed as part of an approved concept plan are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

C. Special Use Permit (□)

Indicates a use may be allowed in the respective district only where approved by the Bastrop Planning Commission in accordance with 16.2.9, Special Use Permit. Special use permits are subject to all other applicable requirements of this zoning development code, including all applicable use standards.

D. Blank Cell

A blank cell indicates that a use is not allowed in the respective district.

E. Use Standard

A cross-reference to any associated use standard established in Sec. 7.3, Residential Use Standards, through Sec. 7.7, Open Use Standards. Where no cross-reference is shown, no additional use standard applies.

ALLOWED USE TABLE	SP-CD	SP-HI	SP-PID	Use Standard
Residential Use Categories				
All household living:				
Detached living				
Attached living				
Multifamily living				
Upper-story living			*	7.3.4
Manufactured home park				
All group living	■			7.3.5
All social service	■			
Public Use Categories				
All civic	■	□	*	7.4.1
All parks & open space	■	■	*	7.4.2
All minor utilities	■	■	*	7.4.3
All major utilities	□	■	*	7.4.4
Commerce Use Categories				
All commercial parking		■	*	
All day care			*	7.5.1
All indoor recreation except as listed below:				
Sexually oriented business		■		7.5.2.A
All medical			*	
All office		■	*	
All outdoor recreation, except as listed below:	■			7.5.4
Campground, travel trailer park, RV park		□		7.5.4.B
Horse stable, riding academy equestrian center	■			7.5.4.C
Hunting and fishing preserve	■			7.5.4.D
All overnight lodging except as listed below:			*	
Bed and breakfast				
All passenger terminal	■	■	*	
All personal service, except as listed below:		□	*	7.5.5
All animal care		□	*	7.5.5.A

KEY: ■ Allowed by right

□ Allowed by special use permit

* May be allowed by the Bastrop City Council as part of an approved concept plan

Blank Cell = Not Allowed

ALLOWED USE TABLE

	SP-CD	SP-HI	SP-PID	Use Standard
Commerce Use Categories (continued)				
All restaurant/bar	□	□	*	7.5.6
All retail sales except as listed below:				
Art studio/gallery				
Convenience store w/ gas		■	*	7.5.7.B
Convenience store w/o gas		■	*	7.5.7.C
Dry cleaning			*	7.5.7.E
All vehicle sales		■	*	7.5.8
All water-oriented sales and service		■	*	
Industrial Use Categories				
All heavy industrial	□	■	*	7.6.1
All light industrial	□	■	*	
All research & development	□	■	*	
All self-service storage		■	*	7.6.2
All vehicle service		■	*	7.6.3
All warehouse & distribution		■	*	
All waste-related service except as listed below:		■	*	7.6.4
Landfill		□	*	7.6.4.A
Recycling facility		■	*	
All wholesale trade		■	*	
Open Use Categories				
All agriculture, except as listed below:	■	■	*	7.7.1
Agricultural airstrip	■	■	*	
Resource extraction	□	■	*	

KEY: ■ Allowed by right

□ Allowed by special use permit

* May be allowed by the Bastrop City Council as part of an approved concept plan

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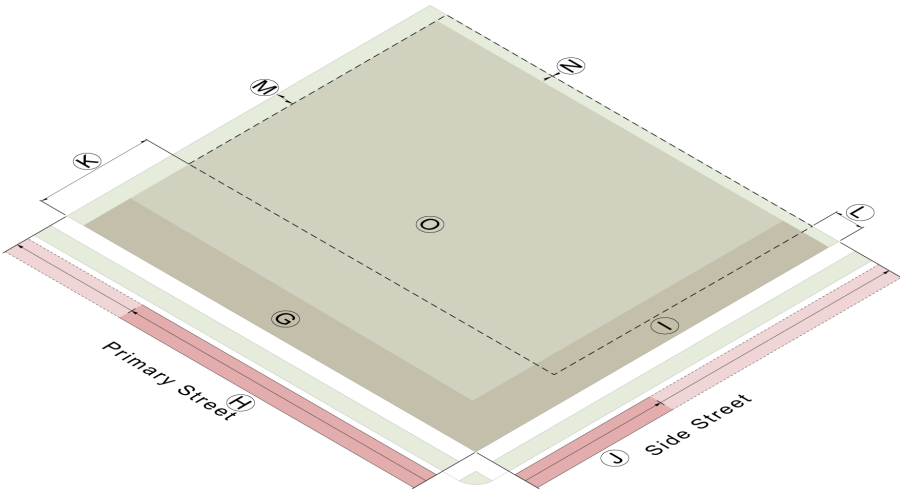
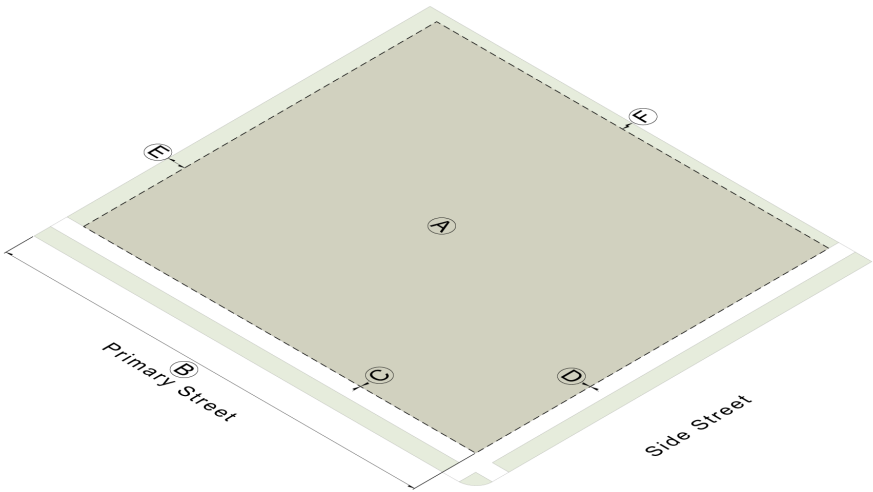
Sec. 6.4 Building Types

											
SPECIAL PURPOSE (SP)	Single-Family House	Side Yard House	Attached House	Row House	Apartment House	Apartment	General Shopfront	Large Format Shopfront	Workshop	Civic	Open Lot
Community (SP-CD)										■	■
Heavy Industrial (SP-HI)							■	■	■	□	■
Planned Industrial Development (SP-PID)							*	*	*	*	*

KEY: ■ Allowed by right * May be allowed by Bastop City Council as part of an approved concept plan □ Allowed by special use permit Blank cell = Not allowed

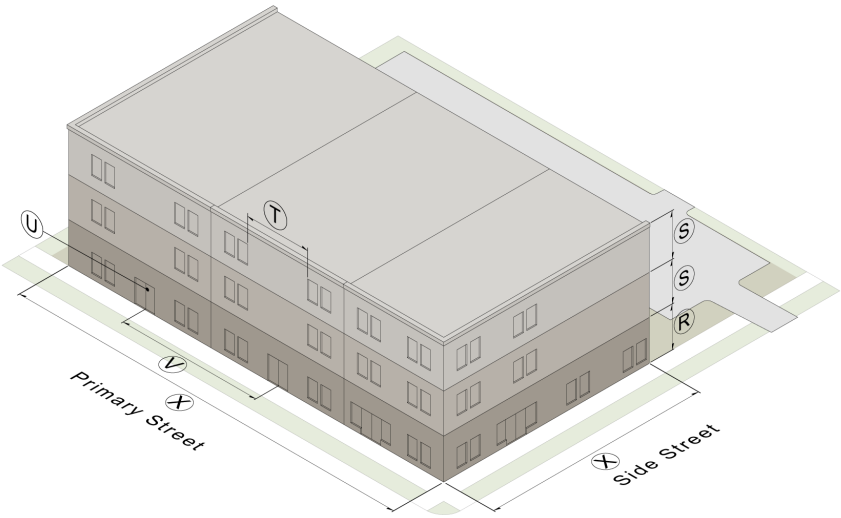
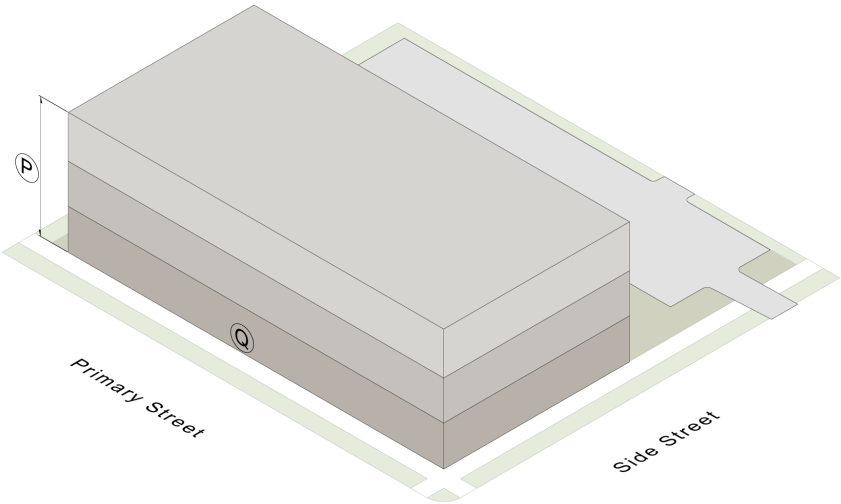
6.4.1 General Shopfront

A building type primarily intended for ground floor commercial uses with upper-story residential or offices uses in multi-story buildings. Storefront windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



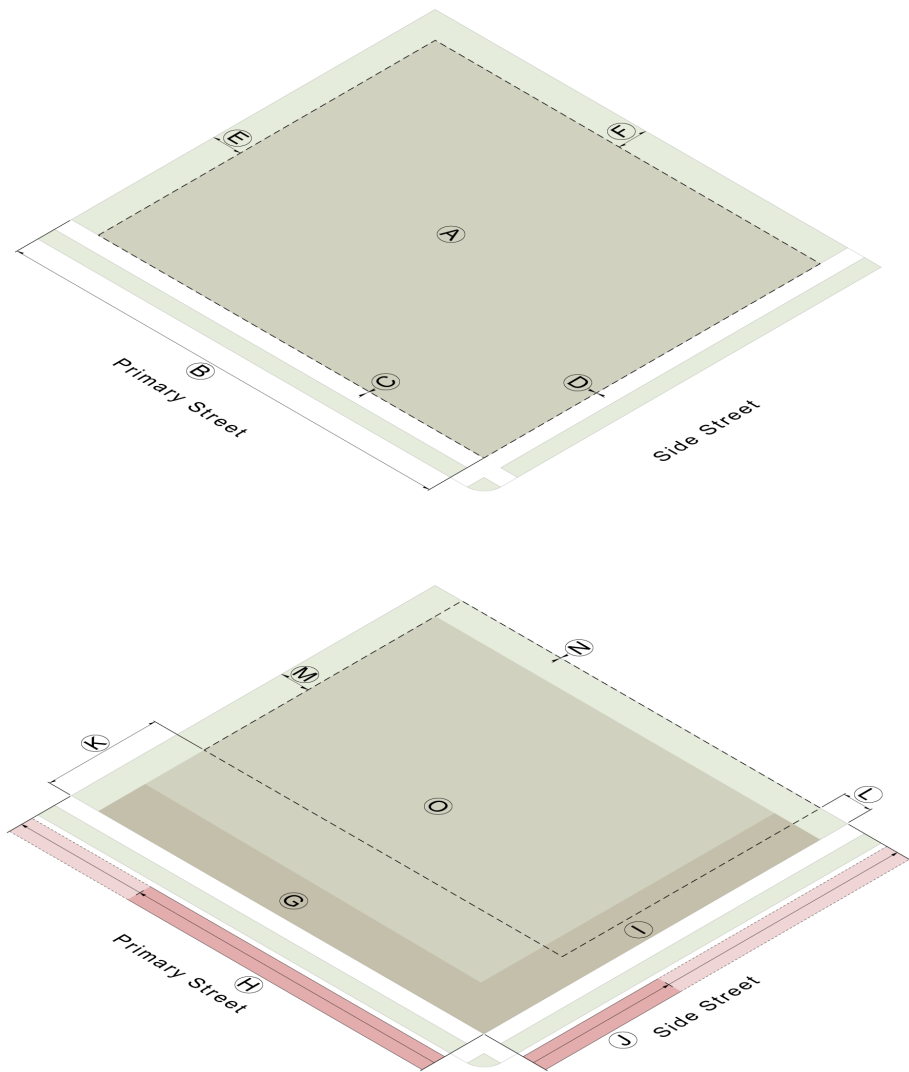
SITE	SP-HI
Lot	
(A) Area (min sf)	22,500
(B) Width (min)	150'
Principal Structure Setbacks	
(C) Primary street (min)	15'
(D) Side street (min)	15'
(E) Setback abutting a RS-, RT- district (min)	35'
(E) Setback abutting any other district (min)	25'
(F) Setback abutting alley (min)	60'
Build-to	
(G) Primary street build-to (min/max)	15' / 180'
(H) Building width in primary build-to (min)	50%
(I) Side street build-to (min/max)	15' / 180'
(J) Building width in side build-to (min)	n/a
Parking Location	
(K) Primary street setback (min)	15'
(L) Side street setback (min)	15'
(M) Setback abutting a RS-, RT- district (min)	40'
(M) Setback abutting any other district (min)	30'
(N) Setback abutting alley (min)	0'
Open Space	
(O) Building coverage (max)	60%

BUILDING FORM		SP-HI
Principal Structure		
Ⓟ Stories (max)		3
Ⓟ Height (max)		50'
Ⓚ Ground story elevation (min)/ Ground story floor height (min)		0"/12'
ⓧ Building length (max)		n/a
Transparency		
Ⓡ Ground story (min)		30%
Ⓢ Upper story (min)		20%
Ⓣ Blank wall area (max)		60'
Building Entrance		
Ⓤ Street facing entrance required		no
Ⓥ Street facing entrance spacing		n/a



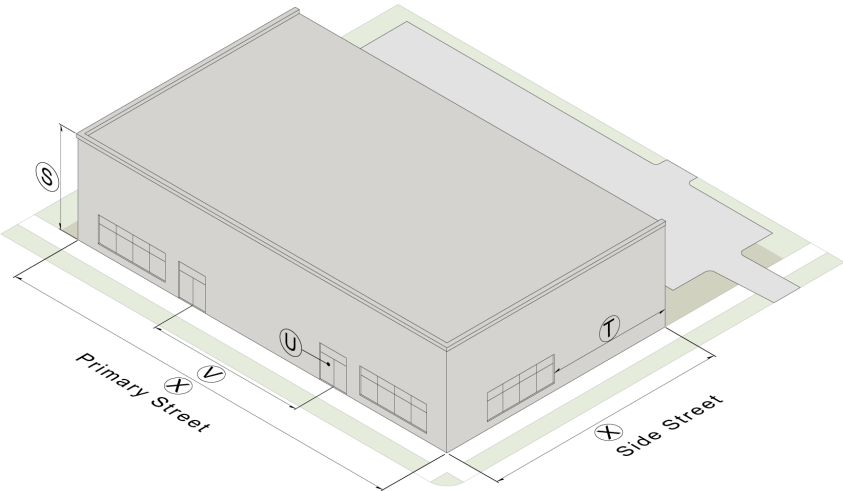
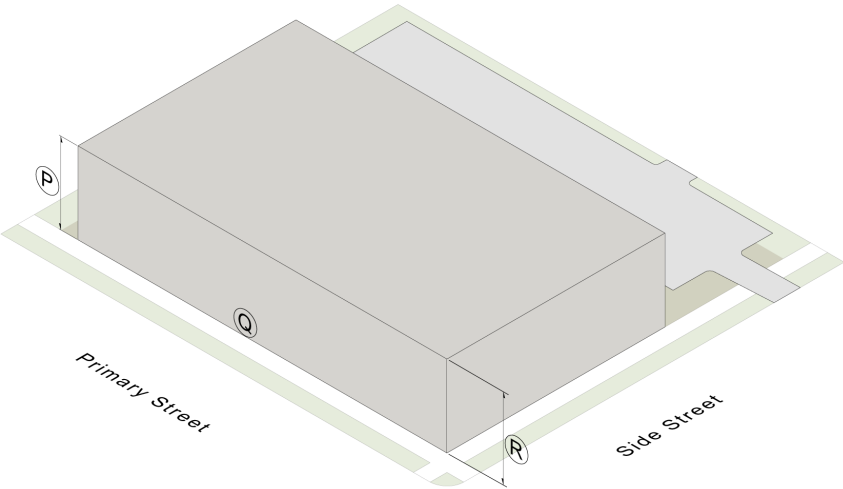
6.4.2 Large Format Shopfront

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



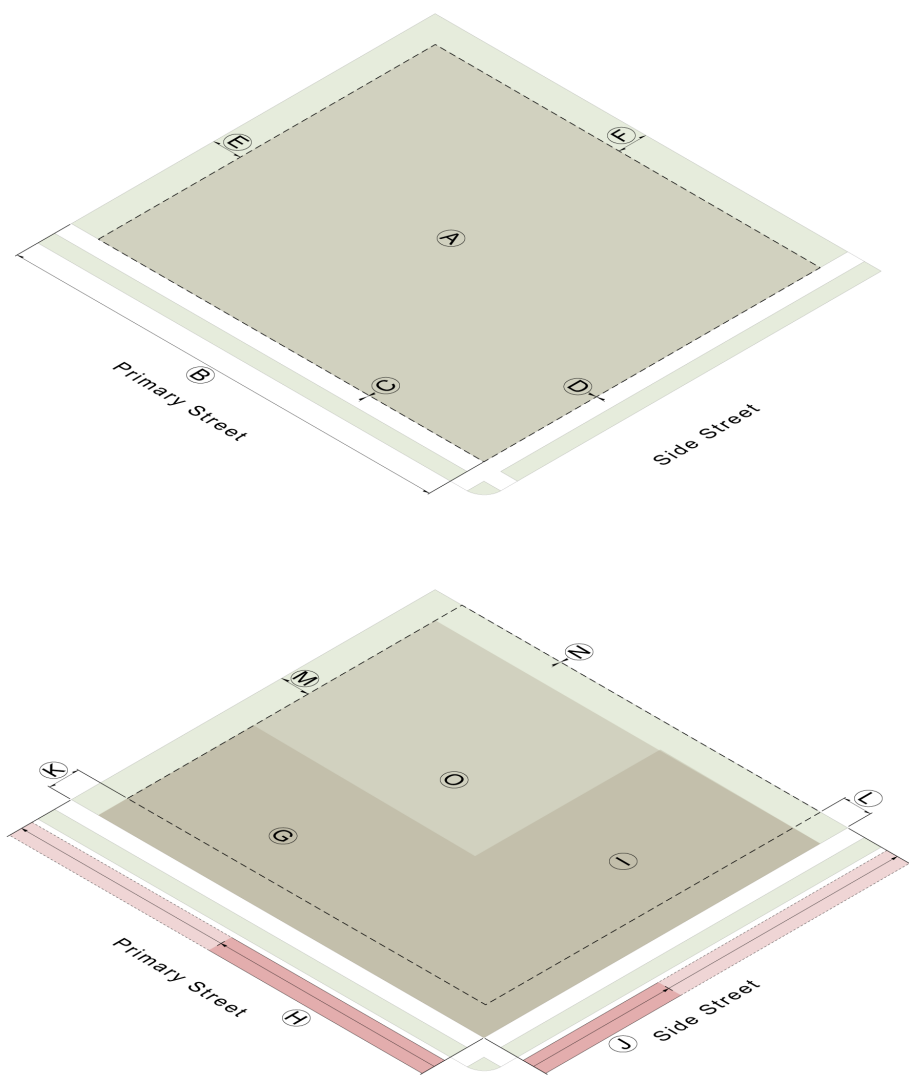
SITE	SP-HI
Lot	
(A) Area (min sf)	22,500
(B) Width (min)	150'
Principal Structure Setbacks	
(C) Primary street (min)	15'
(D) Side street (min)	15'
(E) Setback abutting a RS-, RT- district (min)	35'
(E) Setback abutting any other district (min)	25'
(F) Setback abutting alley (min)	60'
Build-to	
(G) Primary street build-to (min/max)	15' / 180'
(H) Building width in primary build-to (min)	50%
(I) Side street build-to (min/max)	15' / 180'
(J) Building width in side build-to (min)	n/a
Parking Location	
(K) Primary street setback (min)	15'
(L) Side street setback (min)	15'
(M) Setback abutting a RS-, RT- district (min)	40'
(M) Setback abutting any other district (min)	30'
(N) Setback abutting alley (min)	0'
Open Space	
(O) Building coverage (max)	60%

BUILDING FORM		SP-HI
Principal Structure		
Ⓟ Stories (max)		1
Ⓟ Height (max)		25'
Ⓠ Ground story elevation (min)		0"
Ⓡ Ground story floor height (min)		15'
ⓧ Building length (max)		300'
Transparency		
Ⓢ Ground story (min)		30%
Ⓣ Blank wall area (max)		60'
Building Entrance		
Ⓤ Street facing entrance required		no
Ⓥ Street facing entrance spacing		n/a



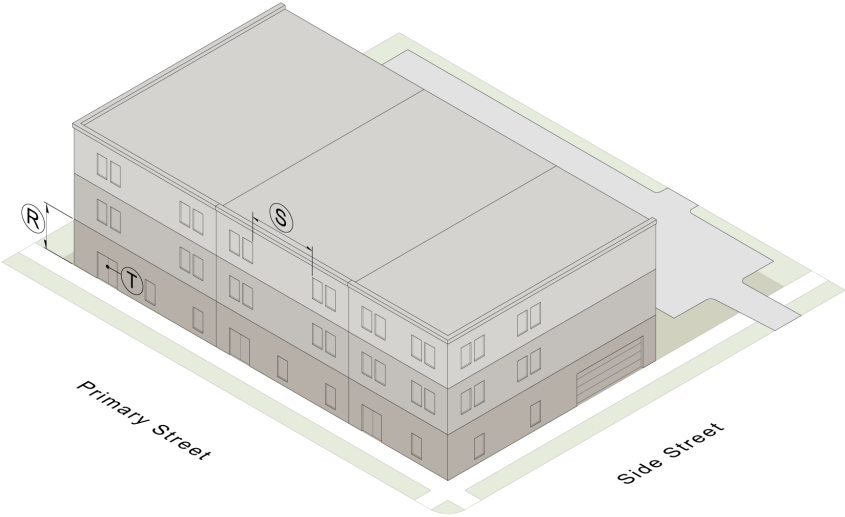
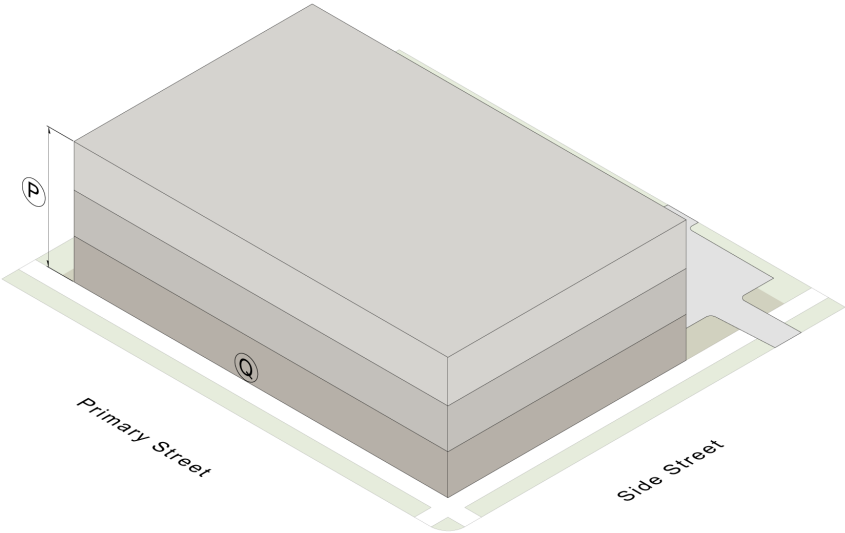
6.4.3 Workshop

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible building entrances should face the street. Ground floor transparency is limited due the intensive nature of the work inside. May include bay doors for vehicles



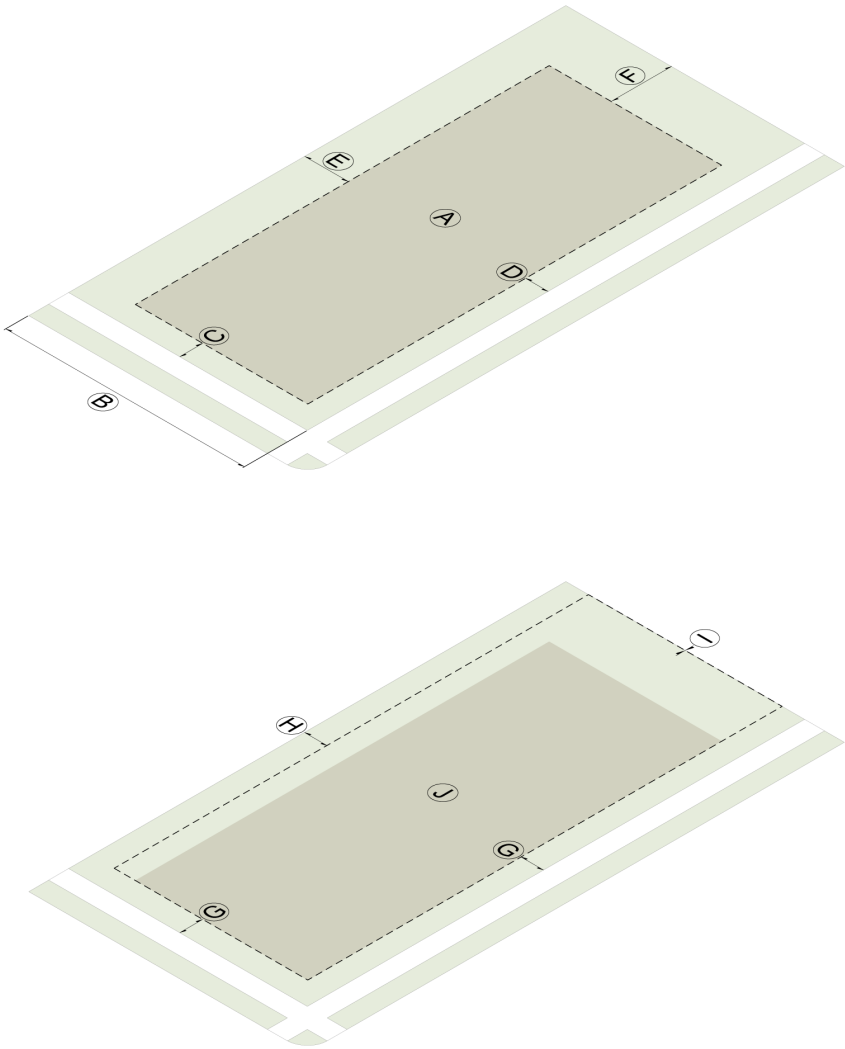
SITE	SP-HI
Lot	
A Area (min sf)	2 acre
B Width (min)	200'
Principal Structure Setbacks	
C Primary street (min)	60'
D Side street (min)	45'
E Setback abutting another lot (min)	25'
F Rear setback (min)	5'
Build-to	
G Primary street build-to (min/max)	60' / 180'
H Building width in primary build-to (min)	50%
I Side street build-to (min/max)	45' / 180'
J Building width in side build-to (min)	30%
Parking Location	
K Primary street setback (min)	15'
L Side street setback (min)	15'
M Setback abutting another lot (min)	40'
N Setback abutting alley (min)	0'
Open Space	
O Building coverage (max)	60%

BUILDING FORM		SP-HI
Principal Structure		
Ⓟ Stories (max)		5
Ⓟ Height (max)		70'
Ⓚ Ground story elevation (min)		0"
Transparency		
Ⓜ Ground story (min)		30%
Ⓢ Blank wall area (max)		60'
Building Entrance		
Ⓣ Street facing entrance required		no



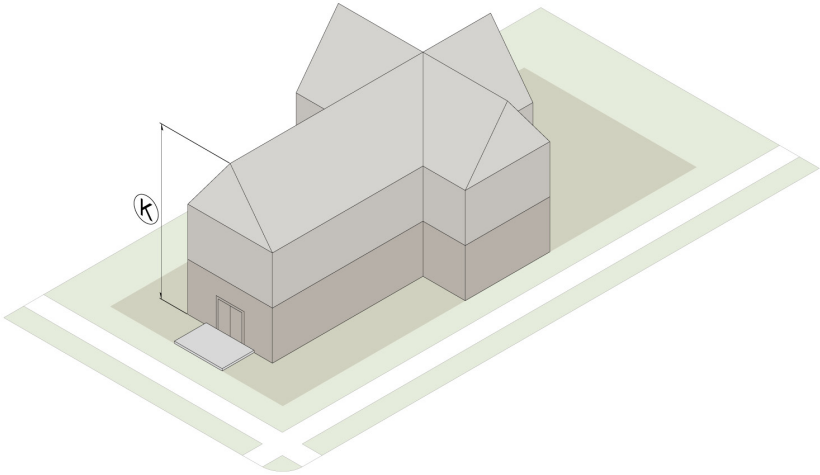
6.4.4 Civic

A building type containing community or public uses that serve the surrounding community. Typically, civic buildings are sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



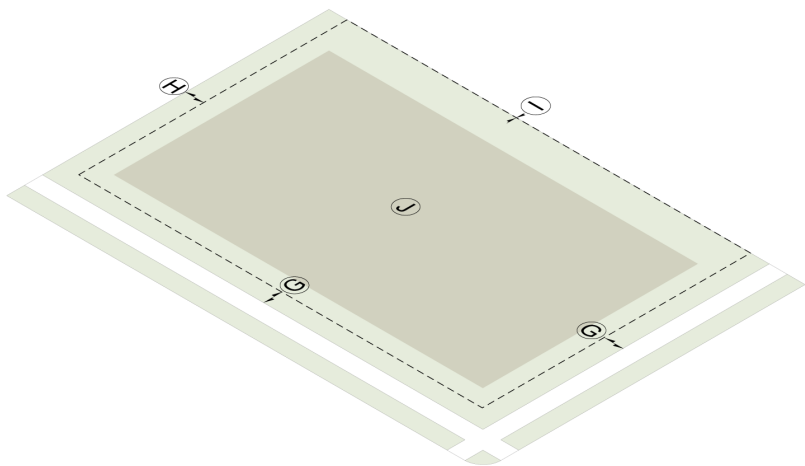
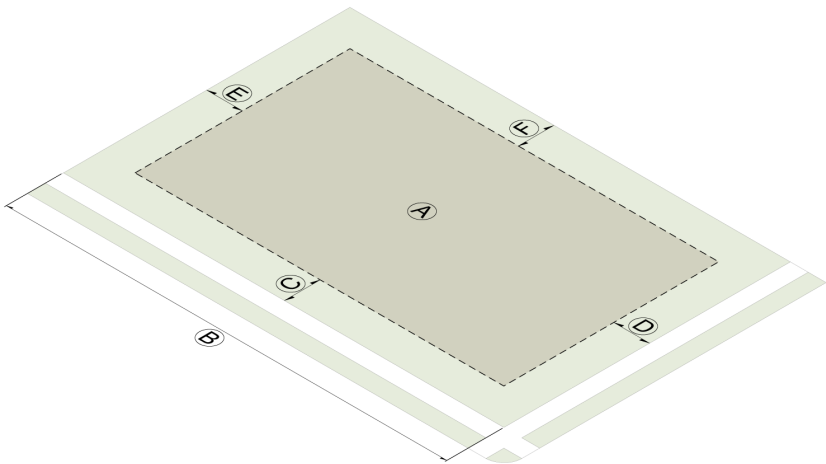
SITE	All Districts
Lot	
Ⓐ Area (min sf)	2 acre
Ⓑ Width (min)	200'
Principal Structure Setbacks	
Ⓒ Front (min)	50'
Ⓓ Side, street (min)	50'
Ⓔ Side, interior (min)	30'
Ⓕ Rear (min)	50'
Parking Location	
Ⓖ Street setback (min)	50'
Ⓗ Side interior setback (min)	30'
Ⓘ Rear setback (min)	20'
Open Space	
Ⓙ Building coverage (max)	30%

BUILDING FORM	
All Districts	
Principal Structure	
Ⓚ Stories (max)	3
Ⓚ Height (max)	50'



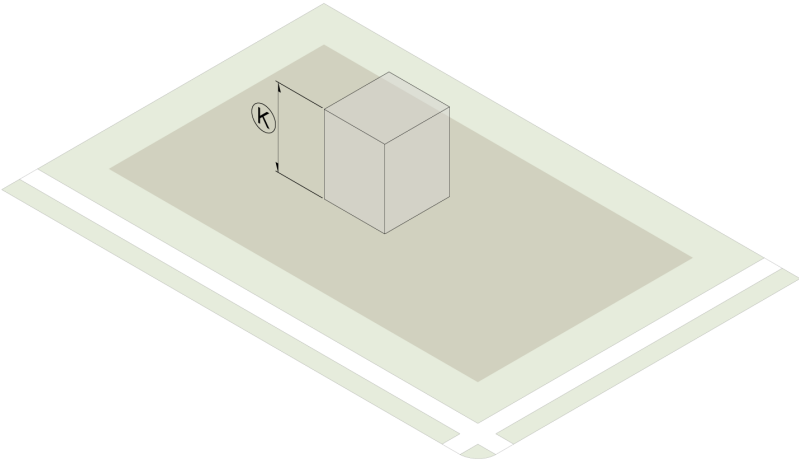
6.4.5 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open space lots may also be used to accommodate uses with large areas of open space and a modest percentage of building coverage.



SITE	All Districts
Lot	
Ⓐ Area (min sf)	2 acres
Ⓑ Width (min)	200'
Principal Structure Setbacks	
Ⓒ Front (min)	75'
Ⓓ Side, street (min)	75'
Ⓔ Side, interior (min)	50'
Ⓕ Rear (min)	50'
Parking Location	
Ⓖ Street setback (min)	75'
Ⓗ Side interior setback (min)	50'
Ⓘ Rear setback (min)	50'
Open Space	
Ⓙ Building coverage (max)	2%

BUILDING FORM	
All Districts	
Principal Structure	
Ⓚ Stories (max)	n/a
Ⓚ Height (max)	35'



Sec. 6.5 Special Development Standards

6.5.1 Special Planned Industrial Development (SP-PID)

A. General Provisions

1. The Bastrop City Council may approve a special planned industrial development subject to the following standards and the process in 16.2.12 Procedures, Planned Development. The special planned industrial development is intended to facilitate the use of innovative techniques of land development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
 - a. Reducing or eliminating the inflexibility that may result from strict application of building type standards and permitted uses; and
 - b. Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and
 - c. Requiring compliance with development standards that reflect the high level of investment in adjoining lands.
2. Each application for approval of a special planned industrial development shall include a statement by the applicant describing:
 - a. How the proposed development departs from the otherwise applicable standards of this zoning development code; and
 - b. How the proposed development is an improvement over what would be required under otherwise applicable development regulations.

B. Minimum Size

No special planned industrial development less than 20 acres in size is allowed.

C. Allowed Deviations

Unless otherwise expressly approved by the Bastrop City Council as part of the approved rezoning and concept plan, all planned industrial developments shall be subject to all applicable standards of this zoning develop-

ment code. In order to approve modifications of otherwise applicable standards, the Bastrop City Council must find that:

1. Requested deviations from applicable building type standards, uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned unit development;
2. The planned industrial development includes adequate provisions for all necessary services including but not limited to utility service, wastewater service, and emergency vehicle access.

ARTICLE 7. USE PROVISIONS

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ARTICLE 7. USE PROVISIONS

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Sec. 7.1 General Provisions

7.1.1 Use Categories

- A. Use categories provide a systematic basis for assigning land uses to appropriate development types. Use categories classify land uses and activities based on common functional, product, or physical characteristics.
- B. In order to regulate uses more efficiently, categories of uses have been established.
- C. Characteristics include the type and amount of activity, the hours of operation, the type of customers or residents, how goods or services are sold or delivered, likely impact on surrounding properties, and site conditions.

7.1.2 Principal Uses

Principal uses are grouped into categories of uses. The use categories used in the Allowed Use Tables for each context are listed in Sec. 7.2, Use Categories. The example uses listed are not an exhaustive list. The Administrator has the responsibility for categorizing uses.

7.1.3 Accessory Uses

Accessory uses are allowed in conjunction with an allowed principal use as set forth in Sec. 7.8, Accessory Uses.

7.1.4 Temporary Uses

Temporary uses are allowed as set forth in Sec. 7.9, Temporary Uses.

7.1.5 Uses Not Listed

- A. The Administrator is responsible for categorizing all uses. If a proposed use is not listed in a use category, but is similar to a listed use, the Administrator may place the proposed use under that use category.
- B. When determining whether a proposed use is similar to a listed use in Sec. 7.2, Use Categories, the Administrator will consider the following criteria:
 - 1. The actual or projected characteristics of the proposed use;
 - 2. The relative amount of site area or floor area and equipment devoted to the proposed use;

- 3. Relative amounts of sales;
- 4. The customer type;
- 5. The relative number of employees;
- 6. Hours of operation;
- 7. Building and site arrangement;
- 8. Types of vehicles used and their parking requirements;
- 9. The number of vehicle trips generated;
- 10. Signs;
- 11. How the proposed use is advertised;
- 12. The likely impact on surrounding properties; and
- 13. Whether the activity is likely to be independent of the other activities on the site.

Sec. 7.2 Use Categories

7.2.1 Residential Use Categories

A. Household Living

Residential occupancy of a dwelling unit by a household on a monthly or longer basis in structures with self-contained dwelling units, including kitchens.

Example Uses:

Detached living (Example: Single-Family House and Side Yard House)
Attached living (Example: Attached House and Row House)
Multifamily living (Example: Apartment House and Apartment)
Upper story residential
Manufactured home parks

B. Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

Example Uses:

Assisted living facility
Boarding house, rooming house, lodging house
Congregate care facility
Fraternity, sorority, dormitory
Group residential facility for more than eight mentally handicapped dependent persons
Hospice
Monastery, convent
Nursing or care home
Single room occupancy

C. Social Service

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Example Uses:

Adult rehabilitation center
Group shelter
Overnight general purpose shelter
Rehabilitative clinic
Social service facility, soup kitchen, transient lodging, homeless shelter
Transitional home, halfway house

7.2.2 Public Use Categories

A. Civic

Places of public assembly that provide ongoing life safety, educational and cultural services to the general public, as well as meeting areas for religious practice.

Example Uses:

College, community college, university
Convention center
Museum, library
Places of worship including church, mosque, synagogue, temple
Police, fire, EMS station, substation
Post office
Public or private (K-12) school
Neighborhood arts center

B. Parks & Open Space

Uses focusing on public gathering areas for passive or active outdoor recreation, and having few structures.

Example Uses:

Botanical garden, nature preserve, recreational trail
Cemetery, mausoleum, columbarium, memorial park
Square, green, plaza, neighborhood park, tot lot, community garden, farmers market, neighborhood recreational fields, skate park

C. Utilities

Public or private infrastructure serving a limited area with no on-site personnel (minor utility) or serving the general community with on-site personnel (major utility).

Example Uses:

Minor utilities, including on-site stormwater retention or detention facility, neighborhood-serving telephone exchange/switching center, gas/electric/telephone/cable transmission lines, amateur radio operator tower (65 feet or less), stealth wireless communication device, water and wastewater pump station or lift station, gas gates, reservoir, control structure, drainage well, water supply water well.

Major utilities, including aeration facility, electrical substation, electric or gas generation plant, filter bed, railroad right-of-way, non-stealth wireless communication towers and facilities, transmission towers, waste treatment plant, water pumping facility, water tower or tank.

7.2.3 Commerce Use Categories**A. Commercial Parking**

Facilities that provide parking not accessory to a principal use, for which a fee may or may not be charged.

Example Uses:

Short- and long-term fee parking facility
Park-and-ride facility
Motor vehicle parking lot
Surface parking lot

B. Day Care

Uses providing care, protection, and supervision of children or adults on a regular basis away from their primary residence. Care is typically provided to a given individual for fewer than 18 hours each day, although the facility may be open 24 hours each day.

Example Uses:

Adult day care center
Day care center for children
Nursery school, preschool

Recreational program, before- and after-school
Small group child care center

C. Indoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

Example Uses:

Amusement center, game arcade, children's amusement center
Amusement arcade
Athletic, tennis, swim or health club, exercise salon
Billiard hall, pool hall
Bingo parlor
Bowling alley
Club or lodge, membership club
Dance hall
Dance, martial arts, music studio or classroom
Gymnastic facility, indoor sports academy
Motor track
Movie or other theater
Sexually Oriented Business
Skating rink

D. Medical

Uses providing medical or surgical care to patients. Some uses may offer overnight care.

Example Uses:

Ambulatory surgical center
Blood plasma donation center, medical or dental laboratory
Hospital, urgent care or emergency medical office
Medical, dental office or chiropractor, medical practitioner
Medical clinic
Medical day care

E. Office

Activities conducted in an office setting and generally focusing on business, professional or financial services.

Example Uses:

Offices including advertising, business management consulting, data processing, collection agency, real estate or insurance agent, professional service such as lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency
Financial services such as lender, investment or brokerage house, bank, call center, bail bonds
Counseling in an office setting
City, county, state, government office
Radio, TV or recording studio, utility office
Trade, vocational, business school

F. Outdoor Recreation

Generally commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors or within a number of outdoor structures.

Example Uses:

Drive-in theater
Campground, travel trailer park, recreational vehicle park
Executive par three golf course
Extreme sports such as paintball, BMX or skateboarding facility
Golf course, country club, clubhouse
Outdoor entertainment activity such as batting cage, golf driving range, mini-amusement park, miniature golf facility, water park
Hunting and fishing preserves
Horse stable, riding academy, equestrian center
Outdoor shooting range
Sports academy for active recreational or competitive sports
Stadium, arena, commercial amphitheater

G. Overnight Lodging

Accommodations arranged for short term stays of less than 30 days for rent or lease.

Example Uses:

Apartment hotel
Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel
Tourist home

H. Passenger Terminal

Public or commercial facilities for the takeoff and landing of airplanes and helicopters, and facilities for bus, taxi or limo service.

Example Uses:

Airport, heliport
Bus passenger terminal, multi-modal facility
Rail station or stop
Taxi dispatch center, limousine service

I. Personal Service

Facilities involved in providing personal services or repair services to the general public.

Example Uses:

Animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding place, animal shelter, kennel, doggy day care)
Laundromat,
Funeral home, funeral parlor, mortuary, undertaking establishment, commercial wedding chapel
Hair, nail, tanning, massage therapy and personal care service, barber, beauty shop
Photocopy, blueprint, package shipping and quick-sign service, printing and publishing, security service
Tattoo/body piercing shop, palmist, psychic, medium, fortune telling, massage therapy
Appliance, bicycle, canvas product, clock, computer, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair
Taxidermist, tailor, milliner, upholsterer, locksmith

J. Restaurant/Bar

Establishments that prepare and sell food or drink for on- or off-premise consumption.

Example Uses:

Bar, tavern, cocktail lounge, nightclub, brew pub
Eating and drinking establishment
Food truck or trailer
Pizza delivery facility
Restaurant, fast-food restaurant, take-out, yogurt or ice cream shop

K. Retail Sales

Facilities involved in the sale, lease, or rental of new or used products.

Example Uses:

Sale, lease or rental of alcoholic beverages, antiques, appliances, art supplies, baked goods, bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home improvement, household products, jewelry, medical supplies, music, musical instruments, office supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames, plants, printed materials, produce, souvenirs, sporting goods, stationery, tobacco, used or second-hand goods, vehicle parts and accessories, videos, and related products

Art studio, gallery

Check cashing

Convenience store (with gas)

Convenience store (without gas)

Corner Store

Drop-in child care center

Dry-cleaning or laundry drop-off facility

Pawnshop

Seafood market, farm stand

L. Vehicle Sales

Direct sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

Boats and other recreational vehicle sales

Vehicle sales, rental, or leasing

M. Water-Oriented

Uses that require direct access to navigable waters.

Example Uses:

Boat livery

Dock or pier (commercial)

Dry storage of boats

Ferry/water taxi

Marina

Wet storage of boats (commercial)

7.2.4 Industrial Use Categories**A. Heavy Industrial**

Firms involved in research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities. The uses emphasize industrial businesses, and sale of heavier equipment. Factory production and industrial yards are located here. Sales to the general public are limited.

Example Uses:

Any use that is potentially dangerous, noxious or offensive to neighboring uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause

Asbestos, radioactive materials

Animal processing, packing, treating, and storage, livestock or poultry slaughtering, concentrate plant, processing of food and related products, production of lumber, tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or products, production or fabrication of metals or metal products including enameling and galvanizing, Automobile dismantlers and recyclers, commercial feed lot

Bulk storage of flammable liquids, chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products

Concrete batching and asphalt processing and manufacture, batch plant

Detention center, jail, prison

Earth moving, heavy construction equipment, transportation equipment

Explosives, fabricated metal products and machinery

Impound lot, wrecker service includes vehicle wreckers, auto storage, wrecking, junk or salvage yard

Labor hall, leather and leather products includes tanning and finishing

Petroleum, liquefied petroleum gas and coal products and refining

Primary metal manufacturing

Pulp mill, rubber and plastic products, rubber manufacturing

Scrap metal processors, sawmill, secondary materials dealers
Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle
Tire recapping, tobacco products, transportation equipment

B. Light Industrial

Manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the facility.

Example Uses:

Brewery, winery
Bus or rail transit vehicle maintenance or storage facility
Contractors storage including janitorial and building maintenance service, exterminator, or other maintenance yard or facility, building, heating, plumbing, landscaping or electrical contractor and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site
Crematorium, pet crematorium
Electronics service center
Food beverage products except animal slaughter, stockyards
Lawn, tree or garden service
Laundry, dry-cleaning, and carpet cleaning plants
Leather and leather products except tanning and finishing
Lumberyard and wood products, sheet metal shop, soft drink bottling
Manufactured or modular housing sales
Stone, clay, glass, and concrete products
Bulk mailing service
Clothing, textile apparel manufacturing
Office showroom/warehouse
Printing, publishing, and lithography
Production of artwork and toys, sign-making, movie production facility, photo-finishing laboratory
Repair of scientific or professional instruments and electric motors
Sheet metal, welding, machine, tool repair shop or studio
Woodworking, including cabinet makers and furniture manufacturing

C. Research and Development

A facility focused primarily on the research and development of new products.

Example Uses:

Laboratories, offices, and other facilities used for research and development by or for any individual, organization, or concern, whether public or private; prototype production facilities that manufacture a limited amount of a product in order to fully investigate the merits of such a product; pilot plants used to test manufacturing processes planned for use in production elsewhere; production facilities and operations with a high degree of scientific input; facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product.

D. Self-Service Storage

Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

Example Uses:

Warehouse, self-service, fully enclosed indoor multi-story storage, mini-warehouse

E. Vehicle Service

Repair and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

Example Uses:

Audio and alarm system installation, custom accessories, quick lubrication facilities, auto detailing, minor scratch and dent repair, bedliner installation, glass repair/replacement, tire sales and mounting, full- or self-service vehicle wash
Alignment shop, body shop, engine replacement or overhaul, repair of cars, trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions
Service station
Towing service, truck service, vehicle towing station

F. Warehouse and Distribution

Facilities involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

Example Uses:

Bulk storage, including nonflammable liquids, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store
 Bus barn
 Commercial packing for fruits and vegetables
 Distribution facility, central postal facility
 Freight, service facility
 Outdoor storage yard
 Parcel services
 Railroad switching yard, freight terminal, piggyback yard
 Transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred
 Trailer storage, drop off lot
 Truck or motor freight terminal, service facility
 Trucking operation
 Warehouse

G. Waste-Related Service

Characterized by uses that receive solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

Example Uses:

Animal waste processing
 Garbage or refuse collection service (office and truck fleet)
 Landfill
 Manufacture and production of goods from composting organic material
 Recycling facility including recyclable material storage, recycling drop-off facility, recycling buy-back center, recycling collection center
 Solid or liquid waste transfer station, waste incineration

H. Wholesale Trade

Facilities involved in the sale, lease, or rent of products to industrial, institutional or commercial businesses only. The use emphasizes on-site sales or order-taking and often includes display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

Example Uses:

Mail-order house
 Sale or rental of machinery, equipment, heavy equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies, janitorial supplies, restaurant equipment, and store fixtures
 Wholesale sales of food, clothing, auto parts, building hardware and similar products

7.2.5 Open Use Categories**A. Agriculture**

Characterized by uses that create or preserve areas intended primarily for the raising of animals and crops, conservation, and the secondary industries associated with agricultural production.

Example Uses:

Agricultural airstrip
 Animal raising including horses, hogs, cows, sheep, goats, and swine, poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or commercial animal breeding and development
 Crop production, soil preparation, agricultural services, large animal and veterinary services, farm labor and management services
 Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture, sale of agriculture products
 Fish hatcheries and preserves
 Grain, fruit, field crop and vegetable cultivation and storage
 Hunting, trapping and game propagation
 Livestock, horse, dairy, poultry and egg products
 Livestock auction
 Milk processing plant
 Packing house for fruits or vegetables

Plant nursery, plant nursery with landscape supply
 Poultry slaughtering and dressing
 Timber tracts, forest nursery gathering of forest products

B. Resource Extraction

Characterized by uses that extract minerals and other solids and liquids from land.

Example Uses:

Dredging, earth extraction, clearing or grading (timber cutting)
 Extraction of phosphate or minerals
 Extraction of sand or gravel, borrow pit, metal, sand stone, gravel clay, mining and other related processing
 Stockpiling of sand, gravel, or other aggregate materials

Sec. 7.3 Residential Use Standards

7.3.1 Detached Living

Detached living may take place within the Single-Family House and Side Yard House building types only.

7.3.2 Attached Living

Attached living may take place within the Attached House and Row House building types only.

7.3.3 Multifamily Living

Multifamily living may take place within the Apartment House, Apartment and General Shopfront building types only.

7.3.4 Upper Story Living

Upper story living may take place within the General Shopfront and Workshop building types.

7.3.5 Manufactured Home Park

A. General

Manufactured Home Parks are defined as a parcel of land under single ownership which has been planned and improved for the placement of three or more manufactured or mobile homes for more or less permanent duration. A manufactured home park may include travel trailer accommodations provided that no more than 15% of the park is used for this purpose. Manufactured home parks may be allowed in the Suburban context by the Planning Commission as a special use permit under 16.2.9, Special Use Permit.

B. Standards

The following standards shall apply to all manufactured home parks:

1. Each mobile home park shall consist of a minimum of three acres and shall be designed to accommodate a minimum of ten manufactured or mobile homes. No park shall exceed a maximum density of ten mobile homes per acre. The minimum lot size per mobile home is 3,000 square feet with a minimum lot width of 30 feet. There shall be a minimum distance of 20 feet between each unit.
2. All structures including but not limited to: buildings; parking pads; and parking spaces shall be set back a minimum of 30 feet from all property lines. The maximum height of all structures is 40 feet.
3. A minimum of 1 ½ parking spaces shall be provided per unit. At least one parking space must be located in the area designated as part of a manufactured or mobile home space.
4. Access and circulation within the manufactured home park shall be provided by streets, public or private, or driveways. Access must be provided to each space. Circulation plans must be approved by the Administrator. Private streets must have a minimum width of 18 feet, and shall be provided with a permanent dust free surface that shall be durable and well drained under normal use and weather conditions.
5. Other facilities or structures within the park for uses accessory to the operation of the park, such as laundries, storage, garages, guest parking, park offices, and recreational facilities are allowed subject to the setback and height requirements. Any accessory use that draws its trade from

outside the park is prohibited. Not less than 10 percent of the gross site area shall be devoted to recreational facilities, generally provided in a central location or, in larger parks, decentralized. A recreation area may include space for buildings serving as recreational centers, park areas, playgrounds, tennis courts and swimming pools. Recreational areas must be available for the use of all park residents.

6. When located adjacent to a residential district or ground floor residential use, a low intensity buffer as established in 11.3.5, Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
7. All manufactured or mobile homes shall be installed in a manner consistent with Louisiana Revised Statute 51:912.22 and shall include the removal of any moving hitch, wheels, and axles, and transporting lights. The base of each manufactured or mobile home shall be skirted with an attractive screening device.

7.3.6 Group Living

- A. No group living facility shall be located within 3,000 feet of any other group living facility.
- B. For the purpose of this part, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the group living facility is located, to the nearest property line of the premises of any other group living facility.

Sec. 7.4 Public Use Standards

7.4.1 Civic

A. Police, Fire, EMS Station and Sub-station

A low intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or ground floor residential use. An equivalent alternative buffer may be ap-

proved through the site plan review process established in 16.2.8, Site Plan Review.

B. Places of Worship

1. When located in any residential district a place of worship shall be located on a corner lot no smaller than 20,000 square feet.
2. When located in any residential district, all parking shall be located on the same site, contiguous site, or in a district that allows commercial parking as principal use.
3. A low intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.

7.4.2 Parks and Open Space

A. Cemetery and Mausoleum

1. Cemeteries shall be located on sites of at least three acres.
2. A mausoleum which is not located in a cemetery shall be located on a site of at least one acre.
3. All structures six feet in height or over including, but not limited to mausoleums, monuments and buildings, and all mausoleums not located in a cemetery regardless of height, shall be set back at least 20 feet from all property lines.
4. All graves or burial lots shall be set back at least 20 feet from each lot line and any public right-of-way.
5. A low intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district type or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.

B. Neighborhood Recreational Fields

Neighborhood recreational fields for active recreation and athletics equipped with outdoor lighting shall be subject to the following standards.

1. Neighborhood recreational fields may be no larger than three acres.
2. A low intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
3. All field lighting shall meet the requirements of Article 12, Outdoor Lighting.

7.4.3 Minor Utilities**A. Amateur Radio Operator Tower (65 feet or less)**

1. An amateur radio operator tower may not exceed 65 feet in height. Additional height may be granted through the special use permit process under 16.2.9 Special Use Permit.
2. The tower shall be located so that no part of the antenna or its elements encroaches within the required side or rear setbacks or within ten feet of any easement for overhead electric distribution or transmission lines.
3. The tower height shall be established as the tallest point of the supporting tower and shall not include antenna mast or antenna elements affixed to the tower.
4. No more than one such tower shall be located on a lot.
5. The request for a building permit shall be accompanied by a copy of a valid Amateur Radio Operators license issued by the FCC for the location being requested.
6. A tower shall not be structurally installed in such a way that it could fall onto a neighbor's property during normal operations or in the event of high winds. Installation shall conform to all local building code and structural design requirements pertaining to wind loading and structural strength characteristics protecting against collapse of the tower.
7. A low intensity buffer as established in 11.3.5, Required Buffers, shall be

installed around the base of any tower. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review provided that the alternative landscaping buffer serves to reasonably screen the tower from adjacent residential properties.

B. Stealth Wireless Communication Device

Stealth Wireless Communication Devices may be permitted when attached to any existing conforming structure subject to the following standards.

1. Height

The top of the stealth wireless communication device may not be more than 12 feet above the facility to which it is attached.

2. Setbacks

The facility to which the stealth wireless communication device will be attached shall maintain the required standards for the respective building type.

3. Aesthetics

Any stealth wireless communication device, including feed lines and antennae, shall be designed so as to be compatible with the facade, roof, wall or facility on which it is affixing so that it matches the existing structural design, color and texture.

C. Electric, Telephone, and Cable Transmission Lines

1. All new electric services in the Suburban, Urban and Center contexts shall be placed underground. Temporary construction service may be permitted above ground.
2. All other utilities, including but not limited to telephone and cable, shall be located underground.
3. The applicant shall make the necessary arrangements including the provision of any easements to or any construction or installation charges with each of the serving utilities for the installation of such facilities and shall be subject to all applicable laws and regulations for their construction.
4. Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts, and other facilities necessarily appurtenant to such under-

ground utilities may be placed above the ground in a screened location approved by the City of Bastrop provided they remain clear of any sidewalk, bicycle or pedestrian way.

7.4.4 Major Utilities

A. Wireless Communication Tower (WCT)

All proposed WCT towers and facilities shall comply with the following standards.

1. Location

The location, size and design of all wireless communication towers and facilities shall be such that minimal negative impacts result from the facility. A new WCT may not be approved nor shall any zoning or building permit for a new WCT be issued unless the applicant certifies that the WCT equipment planned for the proposed tower cannot be accommodated on any existing or approved tower or other structure due to one or more of the following reasons:

- a. The planned equipment would exceed the structural capacity of existing or approved structures and those structures cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost.
- b. The planned equipment would result in technical or physical interference with or from other existing or planned equipment and the interference cannot be prevented at a reasonable cost.
- c. There is no appropriate existing or pending structure to accommodate the planned equipment.
- d. Other reasons that make it impractical to place equipment planned by the applicant on existing or approved structures.

2. Height

Building type height restrictions do not apply to WCT towers. WCT tower height may not exceed the standards established in the table below. Any tower greater in height than allowed in the table below may be allowed by the Planning Commission as a special use permit under 16.2.9, Special Use Permit.

WCT HEIGHT

Districts	Tower Height (max)
Residential Districts	120 ft
Mixed Use/Commercial/ Industrial Districts	150 ft
Special Purpose Districts	200 ft.

3. Setbacks

The minimum setback requirement for support structures, including associated attachments, shall correspond to the open lot building type for each context area, except that a minimum buffer equal to the height of the tower shall be maintained between any support structure and any lot line within a residential district.

4. Distance and Spacing

All WCT towers and facilities shall be separated by a minimum distance of one-quarter mile as measured from property line to property line.

5. Co-Location

- a. All proposed WCT towers and facilities shall be structurally designed to accommodate additional WCT sectorized antennas consistent with the table below.

WCT CO-LOCATION

Tower Height	Number of Antenna (min)
0 - 99 ft.	3
100 - 149 ft.	4
150 - 169 ft.	5
170 - 200 ft.	6

- b. All co-located WCT antennas shall be placed on a structure in such a manner as to avoid interference with or impairment of operations of existing antennas or other uses.

6. Screening and Fencing

- a. Existing on-site vegetation shall be preserved to the maximum extent practicable and shall be supplemented as required by the City of Bastrop.
- b. Where the site is within or abuts a residential district, public land, park or streets, a high intensity buffer as established in 11.3.5, Required Buffers, shall be installed along the side of the abutting property.
- c. Security fencing shall be required around the base and guy anchors of any tower.

7. Lighting

Towers shall not be artificially lighted unless required by the Federal Aviation Administration (FAA) or other governmental authority. Any lighting required by the FAA shall be of the minimum intensity and the number of flashes per minute (i.e., the longest duration between flashes) allowed by the FAA. Dual lighting standards shall be required and strobe lighting standards prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding residential property, consistent with FAA requirements.

8. Submittal Requirements

All applicants for a WCT tower and facility shall submit the following documents to the Administrator:

- a. A site plan showing property boundaries, tower, guy wire anchors, existing structures, proposed transmission buildings and other accessory uses, access, parking, fences, a landscaping plan and existing abutting land uses around the site.
- b. A study from a professional engineer which specifies the tower height and design including a cross-section of the structure, demonstrates the tower's compliance with applicable structural standards, including a certification that the tower will withstand at a minimum sustained winds in accordance with the appropriate building code, and a description of the tower's capacity, including the number and type of antennas which it can accommodate.

- c. Written statements that the proposed tower will comply with regulations administered by the Federal Aviation Administration, Federal Communications Commission, and all applicable governmental bodies or that the tower is exempt from those regulations; and
- d. A letter of intent committing the tower owner and his or her successors to allow shared use of the tower if capacity exists based on existing and planned use, and if a future applicant agrees in writing to pay any reasonable charge of shared use, the potential use is technically compatible and the future applicant is in good standing.

9. Exemptions

The following shall not be subject to the requirements of this paragraph:

- a. Regular maintenance or upgrade of antenna elements of any existing wireless communications facility that does not include the addition of any new antenna elements, feed lines, or associated support equipment on the facility or the placement of any new wireless communications facility.
- b. Any government-owned wireless communications facility, upon the declaration of a state of emergency by federal, state, or local government, and a written determination of public necessity by the City of Bastrop designee; except that such facility must comply with all federal and state requirements. No wireless communications facility shall be exempt from the provisions of this section beyond the duration of the state of emergency.
- c. Antenna-supporting structures, antennae and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities that are licensed by the Federal Communications Commission.

Sec. 7.5 Commerce Use Standards

7.5.1 Day Care

A. General

1. The minimum site for a day care center in a detached dwelling shall be 20,000 square feet.
2. A low intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
3. A day care facility located in a residential district may only be located in a detached dwelling building type.
4. Sufficient off-street passenger drop-off and passenger loading area shall be provided on-site.

B. Adult Day Care Center

1. No adult day care center may be located within 1,500 feet of any other adult day care center.
2. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the adult day care center is located, to the nearest property line of the premises of any other adult day care center.

C. Day Care Center For Children

1. No day care center for children proposed to be located in a residential district may be located within 1,500 feet of any other day care center for children.
2. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the day care center for

children is located, to the nearest property line of the premises of any other day care center for children.

3. The maximum number of children to be accommodated on site shall be specified. Children who are related to the child care provider by blood or marriage and are kept at the facility shall be counted for purposes of determining enrollment and facility compliance with these standards.
4. Enrollment shall mean the total number of children on site at any one time.
5. No playground equipment shall be permitted within the front building setback.

7.5.2 Indoor Recreation

A. Sexually Oriented Business

The Bastrop City Council finds that sexually oriented businesses have a negative secondary effect on both commercial and residential properties, resulting in blight and the downgrading of property values, increased criminal activity, and an adverse health impact. The following standards shall apply to all sexually oriented businesses:

1. It shall be a violation of this code for a person, corporation, or other legal entity to operate or issue a license to operate any sexually oriented business within 2,500 feet of:
 - a. The property line of a residential district;
 - b. A residential use;
 - c. The property line of any public library, public park or playground, or public museum;
 - d. The property line of any church, synagogue, shrine, chapel, mortuary, or any other place used regularly for religious services;
 - e. The property line of any school, kindergarten or day care center. "School" shall include only such public, private, or church-sponsored schools as regularly teach the subjects commonly taught in the primary and secondary schools of Louisiana; or

- f. Any other sexually oriented business, or in the same building as another sexually oriented business, or upon the same parcel as another sexually oriented business, provided that, if the single parcel is large enough to maintain both sexually oriented businesses with at least 2,500 feet between them, simultaneous existence of both businesses shall be allowed.
2. For the purpose of 7.5.2.A, measurement shall be made as a person walks using the sidewalk (or public rights-of-way when sidewalks do not exist) from the nearest point of the property line of any residential district, residential use, public library, public park or playground, or public museum, church, synagogue, shrine, chapel, mortuary or other place used regularly for religious services, any school, kindergarten or day care center, to the nearest point of public entry of the sexually oriented business.

7.5.3 Office

The following standards apply to offices allowed by special use permit in the S-RM-2 district.

1. The use shall be located on the ground floor of the building.
2. Maximum floor area of each individual use may not exceed 4,000 square feet.

7.5.4 Outdoor Recreation

A. Generally

All outdoor recreational uses that are equipped with outdoor lighting shall be subject to the following standards:

1. When located within 400 feet of a residential district or a ground floor residential use, a low intensity buffer as established in 11.3.5, Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
2. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the outdoor recreational use, to the nearest property line of the premises where the residential district or ground floor residential use is occurring.

3. All field lighting shall meet the requirements of Article 12, Outdoor Lighting.

B. Campground, Travel Trailer Park, and RV park

All campground, travel trailer park or RV park uses shall be subject to the following standards:

1. No campground, travel trailer park or RV park may be located on a site less than 10 acres.
2. When located within 600 feet of a residential district or a ground floor residential use, a high intensity buffer as established in 11.3.5, Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
3. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the campground, travel trailer park or RV park use, to the nearest property line of the premises where the residential district or ground floor residential use is occurring.
4. All structures including but not limited to: buildings; camp sites; parking pads; and parking spaces shall be set back a minimum of 75 feet from all property lines.

C. Horse Stable, Riding Academy Equestrian Center

The following standards apply to all horse stables, riding academies, or equestrian centers.

1. No horse stable, riding academy or equestrian center may be located on a site less than 4 acres. An additional acre shall be required for each horse kept on the property.
2. All stables, rings, or other accessory structures shall be a minimum of 100 feet from any property line.
3. The buildings located on the site may not cover more than five percent of the site.

D. Hunting and Fishing Preserve

The following standards apply to all hunting and fishing preserves.

1. No hunting or fishing preserve may be located on a site less than 80 acres.
2. The buildings located on the site may not cover more than five percent of the site.
3. No single building on the site may be larger than 10,000 square feet.

7.5.5 Personal Service**A. Animal Care**

1. Outdoor runs shall only be permitted in the Suburban and Special contexts.
2. Outdoor runs in the Suburban context shall only be permitted on sites larger than one acre in size.
3. When animal care facilities with outdoor runs in the Suburban context are located within 250 feet of a residential district or a ground floor residential use, a low intensity buffer as established in 11.3.5, Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
4. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the animal care facility, to the nearest property line of the premises where the residential district or ground floor residential use is occurring.
5. All overnight care of animals in the Suburban, Urban, or Center context must occur indoors and all pens, kennels and runs must be located within an enclosed building.

7.5.6 Restaurant/Bar**A. Restaurant/Bar in the Residential Multifamily Districts**

The following standards shall apply to restaurants or bars allowed by special use permit in the S-RM-2 district.

1. The use shall be located on the ground floor of the building.
2. Maximum floor area of each individual use may not exceed 4,000 square feet.
3. Neither drive-thru nor pick-up windows are allowed.

B. Restaurant/Bar in the Residential Mixed Use Districts

The following standards shall apply to restaurants or bars allowed in the U-RMX-2 and C-RMX-2 districts.

1. The use shall be located on the ground floor of the building as required by the district.
2. Neither drive-thru nor pick-up windows are allowed.
3. In the Urban context, a low intensity buffer as established in 11.3.5, Required Buffers, shall be installed along the common property line adjacent to a residential district or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.

C. Restaurant/Bar in the Main Street Districts

The following additional standards shall apply to restaurants or bars allowed in the C-MS-3 district.

1. Parking on the lot shall be located at the side or rear of a building and not between the building and the street.
2. Neither drive-thru nor pick-up windows are allowed.

7.5.7 Retail Sales**A. Art Studio/Gallery**

The following standards apply to art or photography studios or galleries allowed in the S-RM-2 district.

1. The use shall be located on the ground floor of the building.
2. Maximum floor area of each individual use may not exceed 4,000 square feet.

B. Convenience Store with Gas Pumps, Gas Station

1. General Standards

- a. The primary building, including the fuel canopy, shall conform to all building envelope standards.
- b. Gasoline pumps, tanks, vents and pump islands shall be located no closer than 20 feet to any side or rear property line or right-of-way.
- c. No sign of any type or any gasoline pump or tank shall be located within 20 feet of a residential district or ground floor residential use.
- d. A high intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.

2. Fuel Canopies

- a. Fuel canopies shall not be located closer than 15 feet to any side or rear property line or right-of-way.
- b. No fuel canopy shall exceed a height of 20 feet.
- c. Fuel canopies shall be integrated architecturally with the design of the principal building and shall be complementary to the overall color scheme of the building façade from which it projects.
- d. Fuel canopy lighting shall not extend beyond the area beneath the canopy and all fixtures shall be recessed, including any fixture or lens.

3. Single-Bay Automatic Car Wash

An accessory single-bay automatic (not self-service) car wash completely enclosed except for openings necessary to allow entry and exit of vehicles may be permitted subject to the following:

- a. The car wash structure shall be located no closer than 50 feet to any side or property line adjacent to a residential district or ground floor residential use.
- b. The car wash structure shall be constructed of building materials consistent with that of the principal building, including the roof.

- c. When located adjacent to a residential district or ground floor residential use, the car wash facility shall not operate before 7:00 AM or after 10:00 PM.

C. Convenience Store without Gas Pumps

The following standards apply to convenience stores without gas pumps allowed in the S-RM-2, U-RMX-2, and C-RMX-2 districts.

1. The use shall be located on the ground floor of the building.
2. Maximum floor area of each individual use may not exceed 4,000 square feet.

D. Corner Store

A corner store may be allowed by the Planning Commission as a special use permit under 16.2.9, Special Use Permit, at intersections in the S-RS-15, S-RS-10, S-RS-6, S-RM-2, S-PD, U-RS-3, U-RT-2, U-PD, C-RT-2, and C-PD districts subject to the standards listed below.

1. One residential unit is allowed on the lot with the corner store. Allowed uses in the corner store are restricted to:
 - a. Consumer convenience services (examples include automated banking machines, private postal and deposit boxes);
 - b. consumer repair services (examples include watch, jewelry, musical instrument, appliance repair);
 - c. food sales (examples include grocery stores, bakeries, candy shops, delicatessens);
 - d. general retail sales (examples include apparel, fabrics, arts, antiques, bicycles, cosmetics, jewelry);
 - e. personal services (examples include beauty /barber shops, seamstress, tailor, shoe repair, dry-cleaning pick-up stations);
 - f. restaurant (examples include diners, dinner houses, soda fountains, ice cream parlors).
2. All other uses are prohibited, including drive-through services, fast food restaurants, outdoor speakers, and all auto-oriented uses.

3. In no case shall the total floor area of a corner store exceed 3,000 square feet.
4. A corner store shall not be operated within 600 feet of another corner store. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the corner store to the nearest property line of any other corner store.
5. A corner store shall not be operated outside of the hours of 7:00 am to 10:00 pm.
6. In addition to meeting all the requirements of the district in which the corner store is located, the corner store must meet the following additional requirements:
 - a. Minimum 50 % ground story transparency and 20% upper story transparency;
 - b. Maximum 30 foot blank wall area; and
 - c. Street facing entrance is required.
7. Landscaping requirements as established in Sec. 11.3, All Other Uses, shall be met including the installation of a low intensity buffer as established in 11.3.5, Required Buffers, around all portions of the property that abut a residential district or residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
8. No parking shall be permitted forward of the front building line.

E. Dry Cleaning Pick Up Station

The following standards apply to dry cleaning pick up stations allowed in the S-RM-2 district.

1. The use shall be located on the ground floor of the building.
2. Maximum floor area of each individual use may not exceed 4,000 square feet.

7.5.8 Vehicle Sales

A. General

1. A high intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
2. All outdoor lighting shall be directed downward and shall not glare onto any adjacent residential district or ground floor residential use. All outdoor lighting shall meet the requirements of Article 12, Outdoor Lighting.
3. New car display may not be artificially elevated above the general topography of the site.
4. No outside speaker system shall be allowed.

B. Main Street District

The following additional standards shall apply to all vehicle sales facilities in the Center Main Street (C-MS-3) district.

1. The sales and leasing of motor vehicles for display shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles for sale or rental shall not be allowed.
2. A maximum of two service bay doors no more than 24 feet in width each shall be allowed. No more than one bay door shall be allowed on each side of the building.

Sec. 7.6 Industrial Use Standards

7.6.1 Heavy Industrial

A. Radioactive Materials

1. A high intensity buffer as established in 11.3.5 Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
2. No person, corporation, or other legal entity may operate any radioactive materials or waste facility within 2,500 feet of:
 - a. A public or private elementary or secondary school;
 - b. A public or private day care facility or kindergarten;
 - c. A residential district or use; or
 - d. A public park.
3. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the radioactive materials or waste facility is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential district or use, or public park.

B. Scrap Metal Processors and Wrecking, Junk or Salvage Yards

The following standards shall apply to scrap metal processors and wrecking, junk or salvage yards.

1. A high intensity buffer as established in 11.3.5, Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
2. No person, corporation, or other legal entity may operate any scrap metal processors or wrecking, junk or salvage yard within 1,500 feet of:
 - a. A public or private elementary or secondary school;

- b. A public or private day care facility or kindergarten;
 - c. A residential district or use; or
 - d. A public park.

3. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the scrap metal processors and wrecking, junk or salvage yard is located, to the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential district or use, or public park.

7.6.2 Self-service Storage

A. General

1. With the exception of lighting fixtures and climate controls, no electrical power supply may be accessible to the renter/lessee of the storage unit.
2. The following activities shall be prohibited on the premises:
 - a. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment;
 - b. Operation of a transfer-and-storage business;
 - c. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment except when needed for maintenance of the use;
 - d. Any activity that is noxious or offensive because of odors, dust, noise, fumes, or vibrations;
 - e. Storage of hazardous chemicals, flammable liquids, or combustible and explosive materials; or
 - f. Habitation of storage units by humans or animals.

B. Warehouse, Self-service, Mini-warehouse

1. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV's or other similar vehicles may be permitted in accordance with Article 13, Outdoor Storage and Display.
2. A high intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or a ground floor residential use. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
3. Where the end wall of a self-service storage building is visible from a public right-of-way, the wall shall be buffered by a hedge that has a mature height of at least six feet.

C. Warehouse, Self-Service, Indoor Multi-story

1. All warehouse storage on the property shall be in a minimum two-story, single-enclosed building.
2. All storage units shall be accessed internally.
3. External doors to individual units shall not be permitted.
4. One consolidated loading area is permitted to the rear or side of the building.
5. All storage of boats, RV's or other similar vehicles shall be in the single-enclosed building.

7.6.3 Vehicle Service**A. General**

1. A high intensity buffer as established in 11.3.5, Required Buffers, shall be installed along any common property line adjacent to a residential district or ground floor residential use. In the Center context, the Urban High Intensity buffer shall be used. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
2. All outdoor lighting shall be directed downward and shall not glare onto

any adjacent residential district or ground floor residential use. All outdoor lighting shall meet the requirements of Article 12, Outdoor Lighting.

3. No outside speaker system shall be allowed.

B. Main Street District

The following additional standards shall apply to all vehicle service facilities in the Center Main Street (C-MS-3) district.

1. The service and repair of all motor vehicles shall be conducted within a fully-enclosed building. The outdoor display and storage of vehicles shall not be allowed.
2. A maximum of two service bay doors no more than 24 feet in width each shall be allowed. No more than one bay door shall be allowed on each side of the building.

7.6.4 Waste Related Services**A. Landfill**

1. The site for sanitary landfills shall be a minimum of 100 acres of land that would be approved by all regulatory agencies.
2. A high intensity buffer as established in 11.3.5, Required Buffers, shall be installed around the property. An equivalent alternative buffer may be approved through the site plan review process established in 16.2.8, Site Plan Review.
3. No person, corporation, or other legal entity may operate any landfill within 2,500 feet of:
 - a. A public or private elementary or secondary school;
 - b. A public or private day care facility or kindergarten;
 - c. A residential district or use; or
 - d. A public park.
4. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premise where the landfill is located, to

the nearest property line of the premises of a public or private elementary or secondary school, public or private day care facility or kindergarten, residential district or use, or public park.

5. No fill shall be located within the 100 year floodplain and no excavation except as expressly authorized by the Bastrop City Council shall be conducted within the 100 year floodplain.
6. No excavation or filling shall be made within 100 feet of any property line of the site or within 100 feet of any public street right-of-way.
7. Provisions shall be made for the proper drainage of stormwater falling on or crossing the site at all times during and after completion of the operations. Operations shall not obstruct the normal flow of any public drain, or abrogate the riparian rights of any other party to a stream or drain.
8. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
9. A layer of clean earth at least two feet thick shall be deposited and thoroughly compacted over all final fill to bring the surface to the finished surface grade as shown on the topographic plan filed with the application. The final fill and finished grade shall be stabilized, seeded and sodded or appropriately planted after completion and closure of each stage of landfill operations.
10. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
11. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor or incandescence to adjacent properties. The premises shall be kept in a neat and clean condition at all times. No loose paper or debris shall be allowed on the site except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or another approved method. No

fires shall be permitted. Any smoldering flame or spontaneous combustion shall be immediately extinguished.

12. Except for required or protective fences, no building or structure, other than a scale and entry gatehouse erected in connection with the operation, shall be located in any required setback or closer than 100 feet from any property line.
13. Separation of materials or storage for the salvage thereof on the site shall be conducted within an enclosed building. All unacceptable fill material shall be removed from the premises immediately after delivery.
14. Water lines shall be installed, connected to a public water supply, or to some other source which by use of pumps will provide water in sufficient quantity to combat fires or settle dust.
15. The days and hours of landfill operations are subject to the approval of the Bastrop City Council.

Sec. 7.7 Open Use Standards

7.7.1 Agriculture

The following standards apply to all agricultural uses. (See 7.8.5, for standards on Keeping of Livestock in Residential Districts as an accessory use.)

- A. With the exception of fences, any structure for keeping and raising livestock shall be at least 100 feet from all property lines.
- B. Any yard, corral, runway, pen or manure pile shall be no closer than 50 feet from any residential dwelling other than a dwelling unit(s) of an occupant of the property.
- C. For the purpose of this subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest point of any structure, yard pasture, runway, pen or manure pile to the nearest property line or residential dwelling.

Sec. 7.8 Accessory Uses

7.8.1 General

- A. Unless otherwise expressly stated, accessory uses are allowed in conjunction with allowed principal uses. Accessory uses must be accessory and clearly incidental and subordinate to a permitted principal use.
- B. No accessory use may be established on a lot prior to the establishment of an allowed principal use.
- C. The Administrator is authorized to determine when a structure or use meets the definition of an accessory use. In order to classify a structure or use as accessory, the Administrator must determine that the use:
 1. Is subordinate to the principal use in terms of area, extent and purpose;
 2. Contributes to the comfort, convenience or necessity of occupants of the principal use served;
 3. Is located on the same lot as the principal structure or use, or on a contiguous lot in the same ownership;

4. Does not involve operations not in keeping with the character of the principal use served; and
5. Is not of a nature likely to attract visitors in larger numbers than would normally be expected.

7.8.2 Home Occupations

A. Prohibited Home Occupations

The following uses are not allowed as home occupations. There shall be no group instruction of more than two people in connection with a home occupation.

1. Vehicle and/or body and fender repair.
2. Outdoor repair.
3. Food handling, processing or packing, other than services that utilize standard home kitchen equipment.
4. Medical or dental lab.
5. Restaurant.
16. Bulk storage of flammable liquids.
17. Funeral homes and mortuaries.
18. Animal hospitals and kennels.
19. Commercial parking.
20. Retail sales.

B. Class A

The intent of a Class A home occupation is to allow very limited activities in a residential dwelling, provided such activities do not impact or detract from the residential character of the neighborhood. A Class A home occupation must be deemed an accessory use and no further approval is required, provided the use meets the following.

1. The use of the dwelling unit for Class A home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants, and must under no circumstances change the residential character of the structure.

2. There must be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation.
3. No business, storage or warehousing of material, supplies or equipment is allowed outside of the primary dwelling unit.
4. No equipment or process may be used that creates excessive noise, vibration, glare, fumes, odors, or electrical interference.
5. No display of products are visible from the street.
6. A Class A home occupation is subject to all applicable licenses and business taxes.
7. With the exception of one employee, no persons other than members of the family residing on the premises may be engaged in the home occupation.
8. Storage space and the operation of the business inside the dwelling unit may not exceed 25 percent of the floor area of the residence.
9. No signage is allowed.

C. Class B

A Class B home occupation is a business, profession, occupation or trade conducted for gain or support within a residential dwelling or its accessory buildings that requires employees, customers, clients or patrons to visit the home. A Class B home occupation is allowed as a special use permit under 16.2.9, Special Use Permit, provided that the Planning Commission determines that:

1. It is carried on by a person residing on the premises and employs no more than two employees not living on the premises.
2. No more than 25 percent of the total floor area of the residence or its accessory buildings is used for the home occupation.
3. No more than two vehicles are used in the conduct of the home occupation, and such vehicles are parked off the street.
4. No merchandise or commodity is sold on the premises, except what is incidental to the home occupation.
5. No mechanical equipment is installed or used except such that is normally used for domestic or professional purposes.

6. No expansion is allowed outside the principal structure that houses the home occupation, except that which is necessary to house vehicles used in the conduct of home occupation.
7. The use will not create undue traffic congestion or create a traffic hazard.
8. Advertising signs shall be limited to one unlighted wall sign no larger than three square feet in area, attached to the structure housing the home occupation.

7.8.3 Accessory Dwellings Units

A. Accessory Dwelling Unit up to 1,200 square feet

One accessory dwelling unit up to 1,200 square feet is allowed by right (subject to the standards listed below) on a legal lot of record.

B. Accessory Dwelling Unit in excess of 1,200 square feet

An accessory dwelling unit in excess of 1,200 square feet may be allowed by the Planning Commission as a special use permit (subject to the standards below) under 16.2.9, Special Use Permit. In addition to the minimum site requirements for the principal structure, an additional 3,000 square feet shall be required for the accessory dwelling unit.

C. Standards

The following standards shall apply to all accessory dwelling units:

1. In no case shall the living area of the accessory dwelling unit exceed the living area of the principal structure.
2. The owner of the property must occupy either the primary structure or the accessory dwelling.
3. The minimum distance between units shall be 20 feet.
4. The front building setback of the accessory dwelling shall not be any closer to the front property line than the front building setback of the principal structure.

5. The exterior materials and colors of the accessory dwelling shall complement the exterior appearance of the principal structure.
6. One additional parking space on the same premises is required for the accessory dwelling unit.

7.8.4 Drive-Through Facilities

- A. A drive-through is allowed in conjunction with an allowed ground floor non-residential use, except where expressly prohibited elsewhere in this zoning development code.
- B. The drive-through facility must orient to an alley, driveway, or interior parking area, and not a street.
- C. None of the drive-through facilities (e.g., driveway queuing areas, windows, teller machines, service windows, kiosks, drop-boxes, or similar facilities) can be located within 20 feet of a street and may not be oriented to a street corner.
- D. The minimum spacing of drive-through facilities receiving access onto the same street is 400 linear feet along that street's block face (same side of street).

7.8.5 Keeping of Livestock in Residential Districts

The keeping of livestock as an accessory use to residential use shall be allowed in all Residential Single-Family Districts (RS-).

A. Standards for Keeping of Livestock

1. A minimum lot size of one (1) acre is required to qualify for the keeping of livestock within the City of Bastrop.
2. Livestock shall be kept within enclosures which may include fences, corals, barns, pens, or other similar enclosure. Livestock enclosures must meet the setback requirements of the zoning district within which they are located.
3. Any building or structure housing livestock or any yard, runway, pen or manure pile shall be no closer than 50 feet from any residential dwelling other than the dwelling unit of the occupant of the property.

4. Property owners keeping livestock must maintain such animals in a manner that does not cause adverse impact to neighboring properties and is responsible for the regular removal and disposal of animal waste, and control of insects, erosion and odor.

B. Allowed Livestock Densities

1. Animal unit is defined to provide a reasonable standard for determining allowed livestock densities.
 - a. A large livestock animal unit is equivalent to one horse, mule, cow, or 2 ½ swine or other similar sized animals.
 - b. A small livestock animal unit is established based upon the size and characteristics of the animal and is equivalent to 4 sheep, llamas, alpacas, ostrich or emus, 6 goats, geese or turkeys, 10 rabbits, 12 chickens, ducks, or pheasants, or equivalent combination of such animals.
 - c. The Administrator shall determine the equivalent number of animals allowed within an animal unit for animals not listed herein including miniature forms of large animals. The Administrator determination should take into consideration the purpose of this part and the potential impacts to adjacent properties.
2. The maximum animal density shall be one animal unit, or fraction thereof, per one acre. Maximum animal density does not include offspring until said offspring are nine (9) months of age.

C. Exceptions to Minimum Lot Size

Property less than one acre shall be allowed to keep small animal livestock based on the proportional animal unit equivalency above, for example a ½ acre lot would be allowed a ½ small animal unit.

Sec. 7.9 Temporary Uses

Certain uses are temporary in character. They vary in type and degree, as well as length of time involved. Such uses may have little impact on surrounding and nearby properties or they may present questions involving potential incompatibility of the temporary use with existing uses. Unless otherwise specified in this zoning development code, the following regulations govern temporary uses.

7.9.1 Temporary Uses Exempt from Permit

The following allowed temporary uses do not need to obtain a temporary use permit.

A. Garage or Yard Sales

Private sales are limited to two sales per dwelling unit each calendar year and the length of each allowed sale shall not exceed three consecutive days, except that the Administrator may allow a third sale in any calendar year upon submission of sufficient proof of a change in ownership of the residential premises on which the sale is to be conducted.

B. Storage PODS

1. One storage pod for off-site storage of household or other goods located in any setback is allowed for a maximum of 30 consecutive days.
2. The storage pod must be placed completely on-site (and is not allowed to be placed in any type of public right-of-way).
3. The storage POD must be placed on a paved surface.

C. Construction Dumpsters

One construction dumpster is allowed on-site in association with a valid building permit. The use of such a dumpster is strictly limited to the time actively underway. In no event can the use of the dumpster continue past expiration of the building permit.

7.9.2 Temporary Use Permit Required

The following temporary uses are allowed subject to approval of a temporary use permit in the frequency stated below except that no property may have more than four of the events listed below in one calendar year.

A. Commercial Circuses, Carnivals or Fairs

Commercial circuses, carnivals or fairs, for not more than two consecutive weeks in any calendar year.

B. Temporary Religious or Revival Activities

Temporary religious or revival activities in tents in association with a place of worship, for not more than two consecutive weeks in any calendar year.

C. Special Events

Special events occurring no longer than seven consecutive days once every three months.

D. Grand Opening Sales

Grand opening sales, including outside food and beverage vending, for three consecutive days, once per zoning permit.

E. Other Temporary Uses

Other temporary uses similar in nature to the ones listed above, with corresponding limitations, as determined by the Administrator.

7.9.3 Mobile Home or Trailer for Temporary Use

- A. After approval by the Administrator, a mobile home or trailer may be used as a temporary office, security shelter, or shelter for materials or tools (but not for residential purposes or sales offices) incidental to construction on or development of the premises upon which the mobile home or trailer is located.
- B. Such use is strictly limited to the time construction or development is actively underway. In no event may the use continue more than six months without the further approval of the Administrator.

7.9.4 Real Estate Development Projects

- A. A developer may request a temporary use permit for necessary commercial promotional, storage, or fabrication activities at a development site that occur during construction of that developer's project.
- B. When the request is for a temporary sales office, model home, or apartment, the application must list the lots, apartment units, or dwelling units to be initially sold.

- C. The temporary use permit will be restricted to only those activities and properties listed on the petition. Such activities may not include any sale of properties outside the development site or any resale of properties.
- D. The following uses in connection with such a project require a temporary use permit:
 - 1. Offices for sale of real estate or for persons engaged in the development;
 - 2. Construction materials storage, general contractor's business office, processing, or fabrication;
 - 3. Equipment storage; or
 - 4. Model homes or sample apartments.

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ARTICLE 8. RULES FOR BUILDING TYPES

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ARTICLE 8. RULES FOR BUILDING TYPES

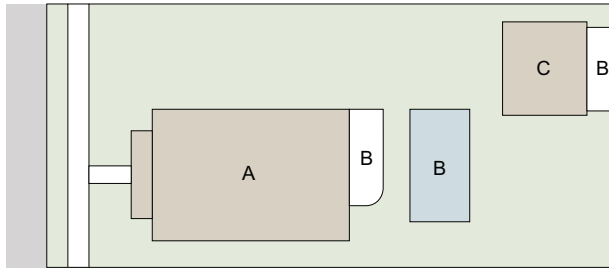
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Sec. 8.1 Measurement and Exceptions

8.1.1 Building Coverage



- A. The maximum area of the lot that is permitted to be covered by buildings, including both principal structures, structured parking and roofed accessory structures.
- B. Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, porte cochere, or roof overhangs of two feet or less.
- C. A detached residential garage up to 450 square feet associated with a single-family house, side yard house, attached house, or row house is not included in the calculation of lot coverage.

8.1.2 Primary, Side and Service Street Designation

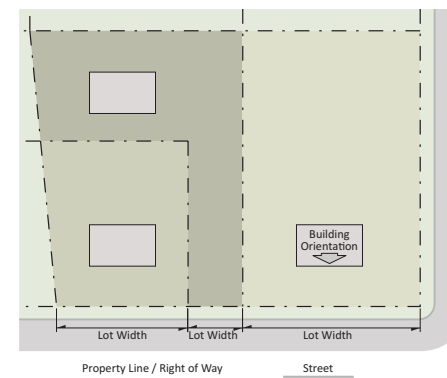
A site's primary, side and service street frontages shall be designated by the Administrator during the Site Plan Review process under 16.2.8, Site Plan Review. In making a determination the Administrator shall consider the standards set forth below. When no site plan is required, the Administrator will review an application and make a determination as to whether designated frontages conform to the standards below prior to issuance of any permits.

- A. When a lot abuts only one street, the street is the primary street frontage.
- B. On corner lots, one street is a primary street frontage and the other street(s) may be a primary street or a side street frontage. In determining the one primary street frontage, the Administrator shall consider the following conditions:

1. The street with the highest street classification or highest average daily traffic count;
 2. The established orientation of the block;
 3. The street abutting the longest face of the block; and
 4. The street parallel to an alley within the block.
- C. When a lot runs from one street to another and has a double frontage, one street may be designated a service street provided the following standards are met:
1. The applicant controls the land along an entire block face and the service street is designated from one street intersection to another street intersection only;
 2. A site with a service street must have at least two street frontages and one street frontage must be a primary street; and
 3. Only one service street frontage may be designated abutting any block.

8.1.3 Lot Width

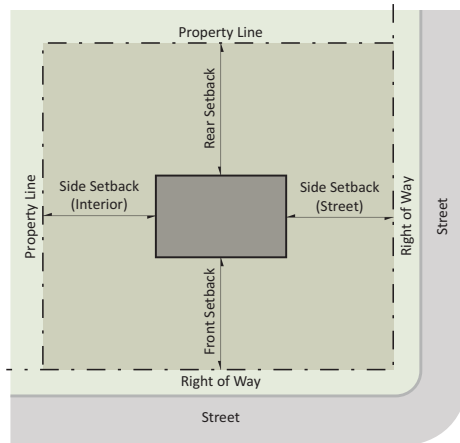
The minimum lot width of all lots shall be measured from the side property line to side property line along the right-of-way of the primary street providing access to the lot.



8.1.4 Setbacks

A. General

1. No part of a setback or other open space required for any structure or use for the purpose of complying with the provisions of this zoning development code may be included as a part of a setback or other open space similarly required for another structure or use.
2. Front and side (street), and parking setbacks are measured from the edge of the right-of-way. Side setbacks are measured from the side property line. Rear setbacks are measured from the rear property line or the edge of the right-of-way if there is an alley.



B. Build-To Areas

1. The primary and side street build-to areas are the portions of the lot within the minimum and the maximum setbacks.
2. The building width required in the primary and side street build-to areas is the minimum percentage of the building façade that must be located within each build-to area.

C. Parking Setbacks

1. On-site surface parking must be located behind the parking setback line.
2. The parking setback line applies to both ground and upper stories of a building.

D. Encroachments

The following allowed encroachments apply to all required setbacks unless otherwise stated, so long as they do not extend into any easements. Structures below and covered by the ground may extend into any required setback.

1. Building Features

- a. Chimneys, pre-fabricated chimneys, flues, or smokestacks may encroach a maximum of two feet.
- b. Building eaves or roof overhangs may extend up to two feet; provided that such extension is at least three feet from the property line, its lower edge is at least 7½ feet above the ground elevation, and it is located at least five feet from any other building or eave.
- c. Bay windows, entrances and similar features that are less than ten feet wide may extend up to 3½ feet but must remain at least five feet from the property line.
- d. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features may project up to 1½ feet.
- e. Unenclosed fire escapes or stairways may project up to four feet.
- f. Unenclosed patios, decks or terraces may extend up to four feet into a required side setback, or up to eight feet into a required rear setback but may not project within five feet of a common lot line.

2. Building Elements

- a. Porches may extend up to eight feet into a required setback but may not project within three feet of a common lot line. A porch may not encroach into the public right-of-way without a license for the use of the public right-of-way.

- b. Stoops may extend a maximum of five feet into a required setback but may not project within five feet of a common lot line. A stoop may not encroach into the public right-of-way without a license for the use of the public right-of-way.
- c. Balconies may extend up to six feet into a required setback but may not project within five feet of a common lot line. A balcony may not encroach into the public right-of-way without a license for the use of public right-of-way.
- d. Awnings, galleries, and arcades may extend into a required front setback. Awnings, galleries, and arcades may not encroach into the public right-of-way without a license for the use of the public right-of-way.

3. Mechanical Equipment and Utility Lines

- a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may extend into a required rear or side setback but must remain at least four feet from a common lot line.
- b. Solar and wind energy systems may extend into a required rear or side setback, but must remain at least three feet from a common lot line.
- c. Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may extend into a required rear or side setback. Underground utilities may additionally extend into a required front setback.

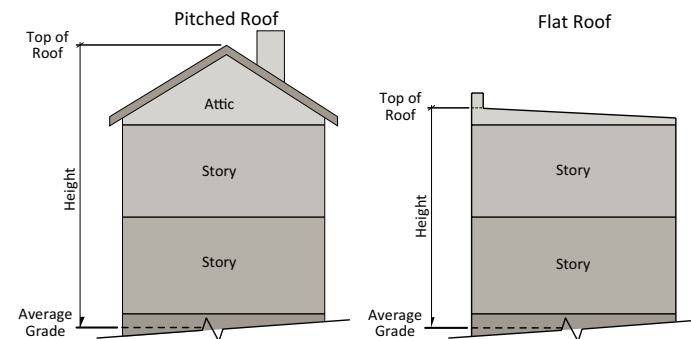
4. Other Encroachments

- a. Outdoor storage and display as set forth in Article 13, Outdoor Storage and Display.
- b. Outdoor dining may extend into any required setback.
- c. Signs in conformance as set forth in Article 14, Signs.
- d. Fences and walls as set forth in Sec. 11.5 Fences and Walls.
- e. Benches, trash receptacles, public art, water features, bicycle racks, bollards, planters, and other street furniture.
- f. Pedestrian lighting.
- g. Landscaping, sidewalk, trees, tree grates, and planters.

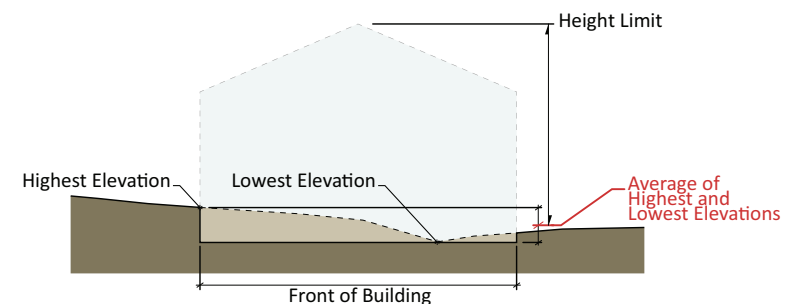
8.1.5 Height

A. Structure Height

1. Structure height is measured in both number of stories and feet from the average grade to the top of the highest point of the roof.

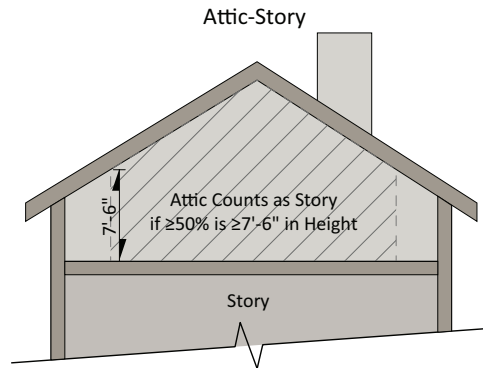


2. Average grade is determined by calculating the average of the highest and lowest elevation along the natural or improved grade (whichever is more restrictive) along the front of the building parallel to the front setback line.



3. A basement with 59 percent or more of its perimeter wall area surrounded by natural grade is not considered a story.

4. An attic is not a story provided that 50 percent or more of the attic space is less than seven feet, six inches in clear height, measured from the finished floor to the finished ceiling.

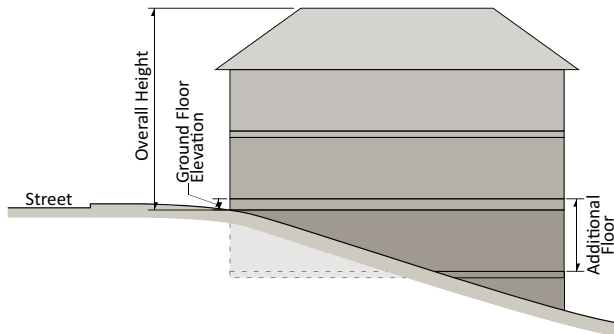


B. Story Height

1. Story height is measured from the finished floor to the ceiling above.
2. Required ground story elevation is measured from the natural or improved grade (whichever is more restrictive) to the finished floor of the ground floor. Grade is measured continuously across a lot.

C. Sloping Lots

Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.



D. Height Exceptions

The following accessory structures may exceed the established height limits, provided they do not exceed the maximum building height by more than 12 feet:

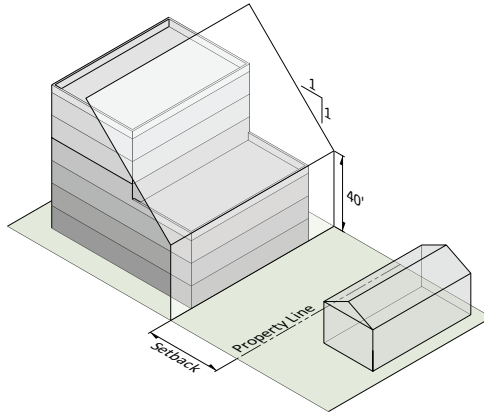
1. Amateur communications tower;
2. Cooling tower;
3. Clerestory;
4. Chimney and vent stack;
5. Elevator penthouse or bulkhead;
6. Flagpole;
7. Mechanical equipment room;
8. Ornamental cupola or dome;
9. Parapet wall, limited to a height of four feet.
10. Roof top deck;
11. Skylights;
12. Solar panels;
13. Spire, belfry;
14. Stairway access to roof;
15. Tank designed to hold liquids;
16. Visual screens surrounding roof mounted mechanical equipment; and
17. Wind turbines and other integrated renewable energy systems.

E. Additional Height

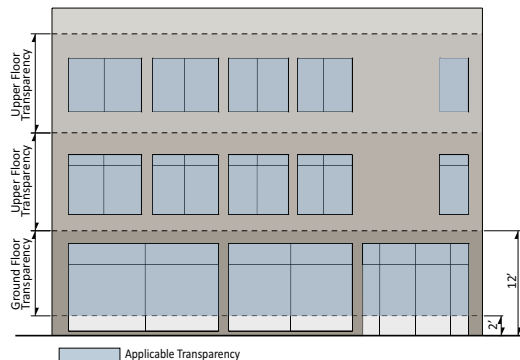
Additional height for principal or accessory structures may be granted through the process under 16.2.9, Special Use Permit.

F. Bulk Plane

Any building that abuts a residential single-family (RS-) district is subject to a bulk plane starting at 40 feet in height at the side or rear setback line, and extending upward one foot for every additional foot into the site from the setback line.

**8.1.6 Transparency**

- A. Ground floor transparency (windows and doors) is measured between two and twelve feet above the adjacent sidewalk, or the natural or improved grade.
- B. For General Shopfront and Large Format Shopfront building types only, a minimum of 60 percent of the ground story transparency must allow views into the ground story use for a depth of at least six feet. Windows must be clear, unpainted, or made of similarly treated glass. Neither spandrel glass nor backpainted glass complies with this provision.

**8.1.7 Blank Wall Area**

- A. A portion of the exterior façade of the building which does not include a substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- B. Blank wall area applies to both ground and upper story street-facing facades.

**8.1.8 Building Entrances**

The following building entrance requirements apply to Apartment, General Shopfront, Large Format Shopfront, Workshop, Civic and Open Lot building types.

- A. An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- B. The entrance separation requirements provided for the building type must be met for each building, but are not applicable to separate adjacent buildings.
- C. An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.
- D. A minimum of 50 percent of a required entrance must be transparent.
- E. A required fire exit door with no transparency may front on a primary, side, or service street.

Sec. 8.2 Principal Buildings per Lot

8.2.1 One Principal Building Per Tract or Lot

Unless otherwise permitted in 8.2.2, Multiple Principle Buildings on a Lot, no more than one principal building may be erected on a single lot. This provision shall not apply to property developed under an approved master plan in the planned development districts or as an open lot building type in any other context. In addition, wireless communication towers and facilities, or power lines on a site shall not constitute an additional principal building.

8.2.2 Multiple Principal Buildings on a Lot

A. Defined

A group of two or more Row Houses, Apartments, General Shopfronts, Large Format Shopfronts, Workshops and/or Civic building types, on a single lot operating under a common legal relationship. The provisions of this section do not apply to a permanent off-premise advertising sign on an individual tract or lot where only one such sign is permitted on an individual tract or lot.

B. General

Multiple principal buildings in the form of Row Houses, Apartments, General Shopfronts, Large Format Shopfronts, Workshops and/or Civic building types shall meet all applicable development standards as set forth in this zoning development code. If multiple principal buildings are established on a single lot the following requirements shall be met:

1. Uses shall be limited to those permitted within the district in which the development is located.
2. The overall intensity of the land use shall be no higher, and the standard of development no lower, than that permitted in the district in which the project is located.
3. The distance of every building from every property line shall meet the relative setback requirements of the district in which the development is located. Buildings fronting a street shall meet all front setback requirements including any applicable designated frontage requirements.

4. The maximum height of any building shall not exceed the height limit permitted in the district in which the development is located.

Sec. 8.3 Accessory Structures

8.3.1 General

- A. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
- B. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
- C. No accessory structure may extend forward of the front building facade of the primary structure.
- D. Accessory structures shall be compatible with the architectural character of the principal structure.

8.3.2 Accessory Structure Separation

In the Suburban context, accessory structures shall be separated from all principal structures by a minimum of 10 feet.

Sec. 8.4 Rules for Residential Building Types

(Single-Family House, Side Yard House, Attached House, Apartment House, Row House, Apartment)

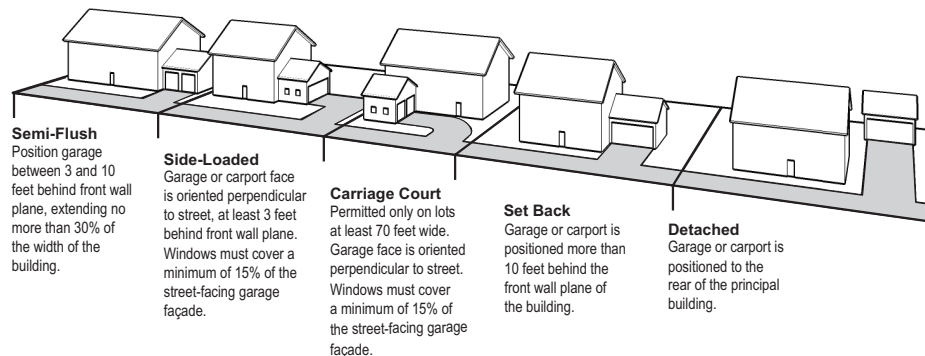
8.4.1 Garage and Carport Placement

A. Applicability

1. With the exception of the apartment building type, the following garage and carport placement requirements apply to all the building types. (Single-Family House, Side Yard House, Attached House, Apartment House, Row House)
2. In addition to the standards provided below, attached garages and carports are considered part of the principal structure and must meet all applicable requirements of the principal structure.

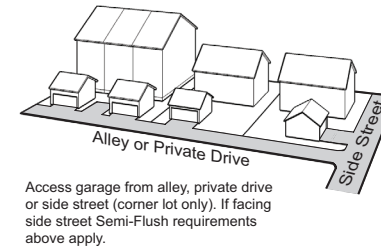
B. Single-Family House, Side Yard House, Attached House, and Apartment House

1. Street facing garages and carports are not permitted on lots 40 feet or less in width.
2. Street-facing garages and carports, when provided must be positioned as set forth below, however, carports may not be permitted in the carriage court form.



C. Row House and Rear Loaded Garages

Street-facing garages and carports are not permitted with row house units. When provided, rear loaded garages and carports must be positioned as set forth below.



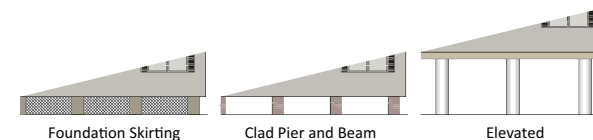
8.4.2 Foundation

A. Applicability

The following foundation standards apply to all residential building types in the Suburban and Urban context areas.

B. General Foundation Treatments Required

1. All residential building types must be built upon a permanent foundation.
2. One of the following foundation treatments must be applied to new residential building types not built on a slab foundation.



a. Foundation Skirting

A curtain skirting wall constructed of brick, stone, lattice or a siding material consistent with the siding material used on the primary building. Additional materials may be approved by the Administrator.

b. Clad Pier and Beam

Traditional pier and beam treatment provided that the piers provided are clad in brick or other material approved by the Administrator.

c. Elevated

In the event that the ground story elevation of the residential building type is in a flood prone area and is more than 60 inches above the natural grade; the foundation may be treated with either one of the above mentioned methods or may be left without a skirting.

3. All foundation treatments shall be in accordance with applicable building code regulations.
4. All skirting shall be installed under the perimeter of the home and shall be uninterrupted except for required ventilation and access.

C. Installation of Manufactured Homes

In addition to the standards above, all manufactured homes shall be installed in a manner consistent with Louisiana Revised Statute 51:912.22.

8.4.3 Side Yard House

- A. An easement between the two property owners to allow for maintenance or repair of the house may be required when the roof overhang or side wall of the house are within four feet of the adjacent property line (no roof overhang can extend across the property line). The easement on the adjacent property must provide at least five feet of unobstructed space.
- B. If the side wall of the house is on the property line, or within three feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot shall not be allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or a translucent window, are allowed.

8.4.4 Infill Standards

A. Intent

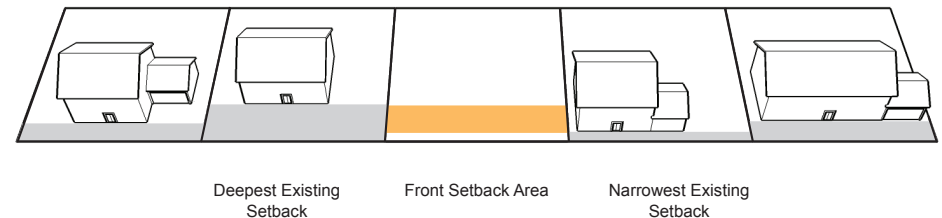
The following standards are intended to accommodate infill development in a residential district consisting predominately of single-family or side yard house building types. They have been crafted to allow an applicant and the Administrator to look to the surrounding character for guidance. These standards are intended to encourage reinvestment in existing neighborhoods and reinforce the traditional character of established residential neighborhoods.

B. Applicability

1. The infill development standards shall be used for any residential building type that is less than two acres in size, is located within a residential district consisting predominately of single-family house or side yard house building types legally established before 1950.
2. Residential projects two acres or more in size shall follow the applicable district standards.

C. Front Setbacks

Structures shall be located within the range of front setbacks on the street. This range of setbacks is measured on the basis of the four lots surrounding the project site (the two closest lots in either direction along the street). The new structure shall be located within the range of setbacks (no closer than the narrowest setback, no further than the deepest setback). Where a setback in these four lots is significantly out of the range of setbacks along the street, it may be eliminated from the range. Where the calculation of a range of setbacks is not practicable, the structure shall meet the district standards.



D. Height

The maximum building height shall be 1.5 times the average building height of the four lots surrounding the project site (the two closest lots in either direction along the street). Unless otherwise restricted by building type standards, the infill development shall not be restricted to less than 2 stories or an additional 12 feet.

E. Garages and Carports

Street-facing garages and carports may be allowed where an alley is not present and street-facing garages or carports are part of the dominant character of properties fronting on the same block face.

F. Front Porches

A front porch is required where front porches are part of the dominant character of properties fronting on the same block face.

G. Ground Floor Elevation

Raised ground floors shall be required where raised ground floors are part of the dominant character of properties fronting on the same block face. Any project that requires a raised ground floor must have a foundation height of at least 18 inches measured from top of grade to the first finished floor. In the event of a demonstrated disability-related hardship, the Administrator may approve an alternative zero-step entry design.

Sec. 8.5 Rules for Other Building Types

8.5.1 Civic Building Type

The Civic building type may only be used for new buildings that will predominantly be occupied with uses from the public use categories. See 7.2.2, Public Use Categories.

8.5.2 Open Lot Building Type

The Open Lot building type may only be used for development that will be occupied by parks and open space or with uses from the open use categories. See 7.2.5, Open Use Categories.

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ARTICLE 9. OVERLAY DISTRICTS

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ARTICLE 9. OVERLAY DISTRICTS

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Sec. 9.1 Historic District Overlay (-H)

9.1.1 Purpose

The purpose of the Historic District Overlay (HDO) is to promote the educational, cultural and economic welfare of the City of Bastrop, preserving and protecting historic structures and neighborhoods which serve as visible reminders of the history and heritage of the city, region, state and nation, by:

1. Providing a mechanism to identify and preserve the historic and architectural characteristics of the City of Bastrop which represents elements of the community's cultural, social, economic, political and architectural history;
2. Enhancing property values and the stabilization of historic neighborhoods;
3. Ensuring sustainability through the conservation of building materials and the embodied energy in existing buildings;
4. Increasing economic and financial benefits through the community's attractiveness to tourists and visitors; and
5. Providing educational opportunities to increase public appreciation of the community's unique heritage.

The intent of this article is to create a method to draw a reasonable balance between private property rights and the public interest in preserving the community's unique historic character by ensuring that demolition of, moving, or alterations to properties of historic value shall be carefully considered for impact to the property's contribution to the community's heritage.

9.1.2 Historic District Overlay Established

The Historic District Overlay (HDO) is hereby established. The following area of the City of Bastrop, Louisiana, is hereby designated as the "Bastrop Historic District Overlay," to-wit:

1. The eight-block of downtown area of Bastrop, Louisiana, containing the Morehouse Parish Courthouse (the "Courthouse Square"), and the one-block areas immediately adjacent and to the northwest, north, northeast, west, east, southwest, and south of said Courthouse Square.

2. The entirety of the school campus situated at the corner of South Washington Street and Cahoon Avenue, commonly known as the "East Campus", which includes a tract of immovable property and improvements situated thereon currently under the ownership of the Morehouse Parish School Board.
3. The entirety of the property located at 305 East Madison Avenue and commonly known as the "Farmers' Market," which includes a tract of immovable property and improvements situated thereon currently under the ownership of the Morehouse Parish Police Jury.
4. The entirety of the property located at 224 North Washington Street, and previously known as "Stephenson Chevrolet," which includes a tract of immovable property and improvements situated thereon currently under the ownership of the Floyd Stephenson Family.
5. The entirety of the property located at 409 South Washington Street, which includes a tract of immovable property and improvements thereon currently under the ownership of Wesley and Rene Pickens.

The HDO shall include all properties designated by ordinance to be within the Bastrop Historic District, and these properties shall be shown on the Official Zoning Map.

9.1.3 Application

To operate in accordance with the Bastrop Master Land Use Plan, the HDO is created as a special district to be superimposed on other districts contained in these regulations. Its boundaries are designated on the Official Zoning Map, and it is indicated by appending (-H) to the underlying zoning district abbreviation. The uses, housing types, minimum lot requirements, minimum yard requirements, maximum height, and accessory uses and accessory signs shall be those allowed by the underlying zoning districts, unless further constrained by application of the regulations in the Bastrop Historic District, established by Ordinance 99-3872, including any amendments thereto.

9.1.4 Historic District Commission

The Historic District Commission is established and shall operate as defined by Ordinance 99-3872, including any amendments thereto. Under this zoning development code, the Historic District Commission shall have the following additional powers and responsibilities:

1. To review and comment on proposed zoning map amendments, applications for special use permits or variances that affect proposed or designated landmarks and historic districts. Such review shall be made prior to any public hearing by the Planning Commission or the Board of Adjustment;
2. To delegate to the Administrator such minor Certificate of Appropriateness decisions as the Commission considers appropriate; and
3. To testify before all boards and commissions, including the Planning Commission and the Board of Adjustment, on any matter affecting historically and architecturally significant property and landmarks.

9.1.5 Certificate of Appropriateness Required

In a designated Historic District Overlay, no building, structure, or site, including outbuildings, partywalls, courtyards, sidewalks, driveways, parking areas, fences and signs, shall be erected, constructed, altered, repaired, relocated or demolished, unless the action meets with the requirements set forth in this zoning development code and Ordinance 99-3872, including any amendments thereto, and a Certificate of Appropriateness is approved and issued by the Historic District Commission. (See 16.2.14)

9.1.6 District Standards

The standards, design guidelines and procedures associated with the Bastrop Historic District are set forth and defined in Ordinance 99-3872 and 16.2.14 of this zoning development code.

ARTICLE 10. PARKING, SITE ACCESS, AND OFF-STREET LOADING

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ARTICLE 10. PARKING, SITE ACCESS AND OFF-STREET LOADING

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Sec. 10.1 Applicability

- A. Unless specifically exempt, all existing and proposed development shall provide parking facilities, site access, and off-street loading in accordance with this article. No certificate of occupancy may be issued until these standards have been met.
- B. With the exception of restriping a parking area or other vehicular use area which does not result in a reconfiguration of the parking spaces, any modification to existing parking facilities shall conform to the requirements of this article.
- C. Buildings and uses lawfully existing as of the effective date of this zoning development code may be renovated or repaired without providing additional parking facilities, provided there is no increase in gross floor area or change in use of existing floor area that would increase parking demand.
- D. Where a building or use existed as of the effective date of this zoning development code, and the building or use is enlarged in gross floor area or impervious area by ten percent or 2,000 square feet, whichever is less, parking as specified in this article shall be required for the enlarged area. The addition of an accessory building or structure shall be considered an enlargement of the building or use.
- E. A change in use of a building or use existing as of the effective date of this zoning development code shall require additional parking facilities to comply with the requirements of this article for the new use unless:
 - 1. The building is less than 2,000 square feet in floor area; or
 - 2. The new use has the same parking requirement or a lesser requirement than the previous one.

Sec. 10.2 Parking Requirements

10.2.1 General Provisions

A. Parking Required

No use shall provide less than the minimum number of parking spaces required under this section. Required parking may be for fee at the discretion of the property owner or occupier.

B. Location of Parking Spaces

Unless otherwise approved in an alternative parking plan under Sec. 10.5, Alternative Parking Plan, parking spaces shall be located as set forth below.

1. Single-Family House, Side Yard House, Attached House, Row House, and Apartment House

- a. Required parking spaces shall be located on the same lot and shall not be located within the required front setback.
- b. Garage and carport placement shall meet the requirements of 8.4.1, Garage and Carport Placement.

2. Apartment, General Shopfront, Large Format Shopfront, Workshop, Civic and Open Lot Building Types

- a. All required parking spaces shall be located on the same site or off-site within 100 feet of the building, structure or use served (measured from the nearest point of the parking area to the nearest point of the building, structure or use served by such parking lot).
- b. All off-street parking shall be arranged so that no vehicle is forced onto any public street to gain access from one parking aisle to another parking aisle.

C. Clear Sight Distance

No parking lot or vehicular use area shall interfere with a clear sight distance as set forth in Sec. 15.1, Clear Sight Distance.

10.2.2 Parking Ratios

A. Calculation of Ratios

1. Mixed Uses

Developments containing more than one use shall provide parking spaces in an amount equal to the total of the requirements for all uses.

2. Fractional Measurements

Where fractional spaces result, the parking spaces required shall be the next highest whole number.

B. Minimum

The following minimum parking ratios apply to all zoning districts. Where in the opinion of the applicant, a listed ratio requires too much or too little parking, the applicant may provide an alternative parking plan with data submitted in support of higher or lower ratios, as provided under Sec. 10.5, Alternative Parking Plan.

C. Required Parking Ratios

Unless specifically reduced in 10.2.4, Parking Reductions, the following parking ratios shall apply to all development.

PARKING RATIOS

	Specific Use	Minimum Parking
Residential		
Household Living	Single-Family House	2.0 per unit (on site)
	If on lot less than 30 ft in width	1.0 per unit (on site)
	Side Yard House	2.0 per unit
	If on lot less than 30 ft in width	1.0 per unit
	Attached House	2.0 per unit
	Row House	1.0 per unit
	Multifamily dwelling, Upper-story residential, Apartment house	1.25 per each Studio/Efficiency unit + 1.50 per each 1 bedroom unit + 1.75 per each 2 bedroom unit + 2.00 per each 3 bedroom unit + + 0.20 visitor space per each unit
	Live-Work	2.0 per unit
	All other uses	2.0 per unit
Group Living	All uses	1.0 per 300 SF of GFA
Social Service	All uses	1.0 per 300 SF of GFA
Civic		
Civic	College or university	1.0 per 400 SF of GFA
	Community garden	1.0 per 5,000 SF of outdoor use area
	Convention center	1.0 per 500 SF of GFA
	Place of worship	1.0 per 5 seats in main worship space
	All other uses	1.0 per 300 SF of GFA
Parks & open space	All uses	As determined by Administrator
Utilities	All uses	1.0 per 250 SF of GFA (office)
Commerce		
Day care	All uses	1.0 per 300 SF of GFA
Indoor recreation	All uses	1.0 per 250 SF of GFA
Medical	Hospital	0.50 per bed
	Medical, dental office or chiropractor	1.0 per 150 SF of GFA
	All other uses	1.0 per 250 SF of GFA
Office	All uses	1.0 per 250 SF of GFA
Outdoor recreation	Campground, travel trailer park, RV park	1.0 per space
	Golf course or country club	3.0 per hole + 2.0 per court
	Horse stable, riding academy equestrian center	1.0 per each 5 stalls
	Stadium or arena	1.0 per 4 seats
	All other uses	1.0 per 5,000 SF (outdoor use area)

SF = Square Feet GFA = Gross Floor Area

PARKING RATIOS

	Specific Use	Minimum Parking
Commerce (continued)		
Overnight lodging	All uses	1.0 per guest room + 1.0 per 300 SF of conference, banquet, restaurant
Personal service	If less than 4,000 SF of GFA	1.0 per 1,000 SF of GFA
	All other uses	1.0 per 500 SF of GFA
Restaurant/Bar		1.0 per 200 SF of GFA
Retail sales	If less than 4,000 SF of GFA	1.0 per 1,000 SF of GFA
	All other uses	1.0 per 500 SF of GFA
Vehicle sales	All uses	1.0 per 500 indoor SF GFA + 1.0 per 10,000 SF outdoor lot area
Water-oriented	All uses	1.0 per every 3 wet or dry slips
Industrial		
Heavy industrial	All uses	1.0 per 600 SF GFA (office) + 1.0 per 4,000 SF GFA
Light industrial	All uses	1.0 per 600 SF GFA (office) + 1.0 per 4,000 SF GFA
Research & development	All uses	1.0 per 400 SF GFA (office)
Self-service storage	All uses	1.0 per 250 SF GFA (non-storage) + 1.0 per every 50 storage units
Vehicle service	All uses	3.0 per bay or 1.0 per 250 SF GFA, as applicable whichever is greater
Warehouse & distribution	All uses	1 per 500 SF GFA office space + 1 per 4,000 SF indoor storage area
Waste-related service	All uses	1.0 per 250 SF GFA (office) + 1.0 per 4,000 SF GFA
Wholesale trade	All uses	1.0 per 250 SF GFA (office) + 1.0 per 4,000 SF of indoor storage
Open		
Agriculture	All uses	1.0 per 250 SF GFA (office)
Agricultural airstrip	All uses	1.0 per 250 SF GFA (office) + 1.0 per 5,000 SF of hanger area
Resource Extraction	All uses	1.0 per 250 SF GFA (office)

SF = Square Feet GFA = Gross Floor Area

D. Maximum

1. No use shall provide more than 150 percent or two additional space (whichever is greater) of the required parking shown in the table above unless any parking above the 150 percent threshold is provided on pervious surface or as underground or structured parking.
2. Where a project is intended to be developed in phases, the Administrator may approve development of a parking area intended to serve current and future development.

E. Unlisted Uses

The parking space requirements for a use not specifically listed in the table shall be the same as for the listed use deemed most similar to the proposed use by the Administrator.

10.2.3 Credit for On-Street Spaces

On-street parking spaces located immediately abutting the subject parcel, lying entirely within the extension of the side lot lines into the roadway and not within any required clear sight distance, may be counted toward meeting these parking requirements.

10.2.4 Parking Reductions

Parking may be reduced in the Suburban, Urban and Center contexts according to the following standards.

A. Provision of Structured Parking

Where parking is provided in a structure, the required total number of spaces may be reduced by 10 percent.

B. Access to Car-Sharing Program

A residential project or a mixed use project with a residential component providing an active car-share program may reduce the total number of required parking spaces. The reduction shall equal five spaces per car-share vehicle available on-site to residents of the project.

C. Tree Preservation & Topography

The Administrator may approve a reduction in the total number of required parking spaces by one space for every tree over 24 inches in diameter at breast height preserved within the parking area. The maximum reduction allowed for tree preservation is five percent of the total required parking spaces. The Administrator may also reduce the required number of spaces by up to five percent for reasons of topography or other natural conditions specific to the site.

D. Center Main Street District

No parking is required in the Center Main Street district (C-MS-3). Where parking is provided, it must meet the dimensional standards of this article.

10.2.5 Large Vehicle Parking in Residential Districts

A. Commercial Vehicles

1. The parking overnight, servicing, repair and storage of trucks, buses, vans and tractors in excess of 6,000 lbs. vehicle empty weight, as listed on the vehicle registration form, is prohibited in the Suburban, Urban, and Center contexts.
2. The parking overnight, servicing, repair and storage of trailers in excess of 2,500 lbs. empty weight as listed on the trailer registration form is prohibited in the Suburban, Urban, and Center contexts.
3. In addition to the vehicles listed above, stake-bed trucks, flatbed trucks, box trucks, step vans, tow trucks, wreckers, bucket trucks, or vehicles converted for the sale of food are prohibited from parking overnight in the Suburban, Urban, and Center contexts, regardless of their empty vehicle weight.
4. The parking, servicing, repair and storage of construction equipment is prohibited in the Suburban, Urban, and Center contexts, except in connection with authorized active construction on the premises.

B. Recreational Vehicles and Equipment

1. For the purpose of this section, recreational vehicles and equipment are defined as including boats, travel trailers, camping trailers, truck campers, motor homes, private motor coaches and van conversions, as licensed by the State of Louisiana.
2. Recreational vehicles or equipment may be parked and stored in any residential district within the Suburban or Urban contexts provided the vehicle or equipment meets the following standards.
 - a. Is operational with current license tags;
 - b. Is on the property of the owner or tenant who resides at the residence;
 - c. Is the personal property of the owner or tenant; and
 - d. Is not parked or stored in any required set back and must be located on a paved or gravel pad behind the front plane of the principal building or structure on the lot.
3. No lot or parcel of land shall contain more than one boat and one recreational vehicle stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes. In addition, no such vehicle or equipment shall be connected to utility services except in preparation for departure.

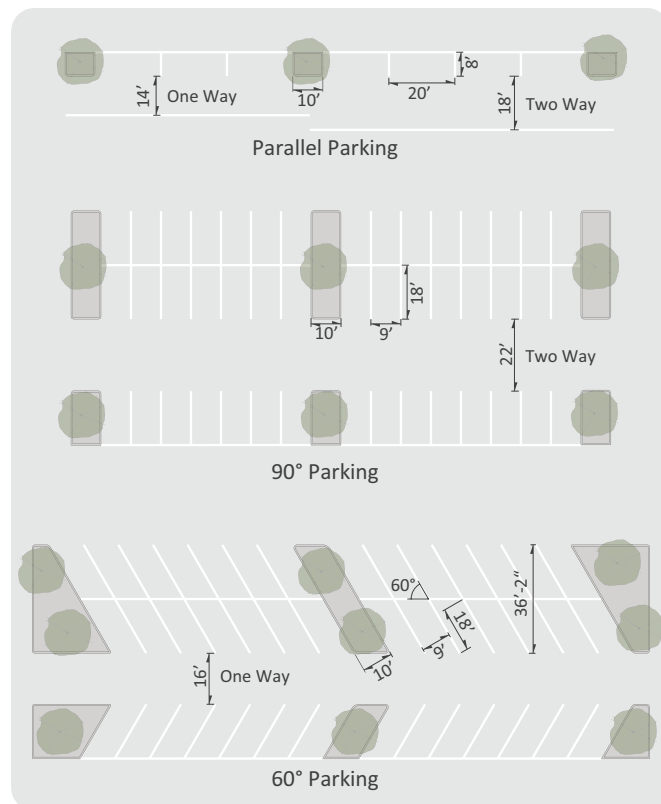
Sec. 10.3 Parking Area Design Standards

10.3.1 Dimensions

A. Parking Space Layout

There must be a safe, adequate, well-lit and convenient arrangement of pedestrian pathways, bikeways, roads, and driveways within any parking lot. Streets, pedestrian walks and parking areas must be designed as integral parts of an overall site design, which must be properly related to existing and proposed buildings, adjacent uses and landscaped areas.

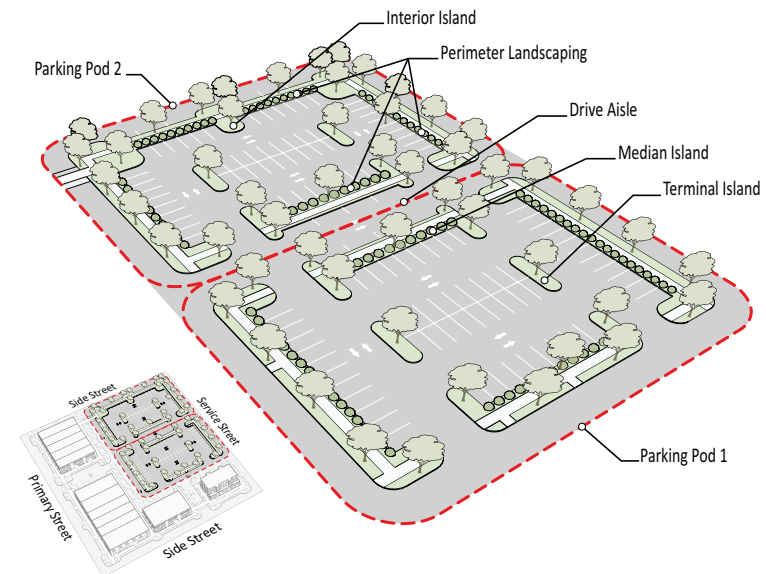
1. Parking space layout shall meet the following dimensions.



2. Parking spaces using geometric standards other than those specified above may be approved if developed and sealed by a State of Louisiana registered engineer, subject to a determination by the Administrator that the proposed facility will satisfy these parking requirements as adequately as would a facility using the dimensions specified above.

B. Parking Pods

Parking areas located within 50 feet of an adjacent property or a public street right-of-way and consisting of more than 20 parking spaces shall be organized into parking pods that are separated by the following perimeter landscaping and island plantings.



1. Perimeter Landscaping

Perimeter landscaping shall be a minimum of five feet wide, landscaped with shrubs installed at a rate of one for every 15 square feet of landscaped area. Selected shrubs shall not exceed a mature or maintained height of three feet. In the Urban and Center contexts a 30-inch high wall

located in a three-foot planting strip may be substituted for the shrubs, but shall not cause visibility problems for the safe movement of traffic on or adjacent to the site.

2. Interior Islands

- a. An interior landscaped island shall be provided for every ten spaces. Each island shall contain a minimum of 200 square feet with a minimum width of eight feet inside the curb and include a minimum of one canopy tree.
- b. Interior islands shall be evenly distributed throughout the parking area, with no parking space located more than 100 feet from a planting island.
- c. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees where approved by the Administrator.

3. Terminal Islands

All rows of spaces shall terminate in a curbed landscaped island. Each island shall conform to the specifications described for interior islands above.

4. Median Islands

- a. A median island with a minimum width of eight feet inside the curb shall be sited between every six single parking rows and along primary internal and external access drives.
- b. Each median island shall be planted at the rate of one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
- c. Median intervals may be expanded in order to preserve existing trees, where approved by the Administrator.
- d. A median island may also serve as the location for a sidewalk connecting the use and the street. In such case, the sidewalk shall be a minimum of five feet wide, and the remaining planting area shall be no less than five feet wide.

5. Maximum Parking Area Pod Size

Parking areas shall be broken up by landscaped area, tree islands, and buildings into pods containing no more than 160 parking spaces.

6. Vehicle Sales Use Areas

The interior island, terminal island, median island and maximum pod size requirements do not apply to areas specially designated for the display of motor vehicles for sale or rental, but the requirements do apply to required employee and customer parking areas.

C. Accessible Parking

Accessible parking shall be provided in compliance with the Americans with Disabilities Act Accessibility Guidelines, as determined by the Louisiana State Fire Marshal.

10.3.2 Surfacing

A. Surfacing Required

Except as provided below, where parking facilities or any other vehicular use area are provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.

B. Pervious Parking Surfaces

1. All parking spaces may be surfaced with a pervious parking surface that is engineered for parking or driveways.
2. Where an existing tree is adjacent to parking; paver bricks or other pervious surface shall be used within the dripline of the tree. No parking shall be located closer than five feet from the trunk of an existing tree.
3. Where provided, pervious parking surfaces shall be maintained in a smooth, well-graded condition.

10.3.3 Setback

- A. All off-street parking must observe the required parking setback for the appropriate building type and zoning district, and in all cases, a minimum parking setback of not less than five feet, and a side yard on a corner lot of not less than five feet.
- B. In the event any parking abuts a walkway, sidewalk or street, the parking shall be separated by curbing or other protective device with a minimum distance of five feet between the protective device and the edge of the walkway, sidewalk or street.

- C. All parking shall be separated from buildings by a minimum distance of three feet.

10.3.4 Lighting

Parking lots must provide lighting in accordance with Article 12, Outdoor Lighting.

10.3.5 Striping

All parking areas over 2,000 square feet or containing more than five individual off-street parking spaces, shall stripe their required parking spaces.

10.3.6 Curbs

Where parking facilities or any other vehicular use areas are provided, they shall have curbs or wheel stops to prevent vehicles from overhanging adjacent property or landscaped areas. Where vehicles will overhang over medians or islands, shrubs and trees shall be planted a minimum of two feet from back of the curb or wheel stop. Where pervious parking surfaces are provided, the Administrator may allow wheel stops in place of curbs.

10.3.7 Drainage

Where parking facilities or any other vehicular use areas are provided, they shall be drained so as not to cause any nuisance on adjoining or nearby properties.

Where possible, a portion of the drainage from parking areas should be drained through swales that include deep rooted perennial ornamental grasses.

Sec. 10.4 Bicycle Parking

In order to enhance transportation opportunities, the following standards for bicycle parking shall be met.

- A. New General Shopfront, Large Format Shopfront, Workshop and Civic building types shall provide a minimum of four bicycle parking spaces.
- B. Bicycle parking facilities shall be located within 200 feet of the main building entrance, in areas with natural surveillance.
- C. Bicycle parking facilities shall be inverted “U”- type construction. Alternative high-quality bicycle parking facilities may be approved by the Administrator if they can be shown to:
 - 1. Provide adequate theft protection and security; and
 - 2. Support the bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

Sec. 10.5 Alternative Parking Plan

10.5.1 Applicant-Submitted Parking Data

The Administrator may modify the parking requirements of this article when an applicant submits parking data, prepared and sealed by a registered engineer in the State of Louisiana, which illustrates that the standards of this article do not accurately apply to a specific development. The data submitted for an alternative parking plan shall include, at a minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.

10.5.2 Off-Site Parking

The Administrator may approve the location of required parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards.

A. Ineligible Activities

1. Off-site parking may not be used to satisfy the off-street parking requirements for residential uses (except for guest parking), convenience stores or other convenience-oriented uses.
2. Required parking spaces reserved for persons with disabilities may not be located off-site.

B. Location

Off-site parking spaces shall be located within 750 feet from the primary entrance of the use served unless shuttle bus service is provided to the remote parking area.

C. Zoning Classification

Off-site parking areas shall be located within a district which would permit the use to which such parking is accessory.

D. Agreement

1. In the event that an off-site parking area is not under the same ownership as the principal use served, a legally binding written agreement

between the record owners of the property establishing the duration and conditions associated with the off-site parking.

2. An off-site parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

10.5.3 Shared Parking

The Administrator may allow shared parking facilities if the shared parking complies with all of the following standards:

A. Ineligible Activities

Required parking spaces reserved for persons with disabilities may not be located off-site.

B. Location

Shared parking spaces shall be located within 750 feet of the primary entrance of all uses served, unless shuttle bus service is provided to the parking area.

C. Zoning Classification

Off-site parking areas shall be located within a district which would permit the use to which such parking is accessory.

D. Shared Parking Study

Applicants shall submit a shared parking analysis to the Administrator that clearly demonstrates the feasibility of shared parking. The study shall address, at minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking for all uses that will be sharing the parking spaces.

E. Agreement

1. A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record shall be submitted to the Administrator.
2. A shared parking agreement may be rescinded only if all required off-street parking spaces will be provided in accordance with this article.

10.5.4 Valet Parking

The Administrator may approve valet parking as a means of satisfying parking requirements if the valet parking meets all of the following standards:

- A. Adequate assurance of the continued operation of the valet parking is provided, such as a contractual agreement for valet services or the tenant's affidavit agreeing to provide such services.
- B. An equivalent number of valet spaces are available to replace the required parking spaces. Such valet spaces do not require individual striping, and may take into account the tandem or mass parking of vehicles.
- C. Valet parking drop-off locations shall meet the requirements for stacking areas.
- D. The design of the valet parking shall not cause customers who do not use the valet service to park off-premise or cause queuing in the right-of-way.

10.5.5 Recording of Approved Plans

An attested copy of an approved alternative parking plan and any associated agreements shall be recorded in the deed records for Morehouse Parish. The applicant shall provide proof of recording prior to approval of the certificate of occupancy.

10.5.6 Amendments

An alternative parking plan may be amended by following the same procedure required for the original approval.

Sec. 10.6 Site Access

For the purposes of this section, and all other references in this zoning development code, the following streets shall be designated as arterial streets: W Madison Avenue, E Madison Avenue, W Jefferson Avenue, E Jefferson Avenue, N Washington Street, S Washington Street, N Franklin Street, S Franklin Street, Naff Avenue, Airport Road, and Marlatt Street.

10.6.1 General Standards

- A. All buildings shall be located on a site abutting a public or private street.
- B. Liner buildings (generally a building pulled up to and parallel to the street which is designed to conceal an area such as a parking lot or structure, with

a typical 40 foot depth), unless otherwise approved by the City of Bastrop Engineer or Administrator, must take vehicular access from within the site.

- C. Unless otherwise approved by the City of Bastrop Engineer or Administrator, all nonresidential sites abutting an arterial street must provide a shared cross-access easement with a minimum paving width of 22 feet when abutting another mixed use or nonresidential property.
- D. No vehicle or obstacle may block driveways intended for use as a fire lane or cross-access easement.

10.6.2 Access to Arterial Streets

- A. Direct driveway access from any lot less than 100 feet wide in the Suburban Context or 75 feet wide in the Urban Context to an existing or proposed arterial street shall be prohibited.
- B. When a non-residential site is abutting an existing or proposed arterial street, access to the arterial street may be limited by one of the following means:
 - 1. Driveway access between a site and an arterial street may be located no closer than 200 feet to any other proposed or existing intersecting arterial;
 - 2. Sites may be subdivided so as to provide access onto a frontage road; or
 - 3. Approval of driveway access between a site and the arterial at an interval less than those specified may be granted only by review and recommendation of the City of Bastrop Engineer or Administrator.

10.6.3 Driveways for Residential Building Types

(Single-Family House, Side Yard House, Attached House, Apartment House, Row House, Apartment)

A. Alley Access

- 1. When an improved alley is provided, all vehicular access shall take place from the alley. Access may be taken from the side street on corner lots.
- 2. All lots 40 feet or less in width are required to take vehicular access from a rear alley. In the event that a lot existing at the time of the effective date of this zoning development code is less than 40 feet in

width and does not abut an alley, then the lot may take vehicular access from the street.

B. Width of Driveways

- 1. Driveways on lots less than 35 feet in width may be no less than eight feet and no more than 12 feet in width in the required front setback.
- 2. Driveways on lots greater than 35 feet in width may be no less than eight feet and no more than 20 feet in width in the required front setback.

C. Location of Driveways

- 1. Non-alley loaded driveways may be no closer than 30 feet from any other driveway in the Suburban context and no closer than 20 feet in the Urban and Center context, and no closer than three feet to any side lot line, unless a shared or connected driveway between adjoining lots is approved by the Administrator. The total width of any shared or connected driveway shall not exceed 20 feet.
- 2. Unless otherwise approved or required by the City of Bastrop Engineer or Administrator, non-alley loaded driveways may intersect a street no closer than 20 feet from the intersection of two street right-of-way lines and no closer than 50 feet from the intersection of an arterial street.

10.6.4 Driveways for Other Building Types
(General Shopfront, Large Format Shopfront, Workshop, Civic and Open Use)

A. Alley Access

When an improved alley is provided, all vehicular access shall take place from the alley. Access may be taken from the side street on corner lots.

B. Width of Driveways

A driveway may be no less than eight feet and no more than 30 feet in width.

C. Location of Driveways

- 1. A legal lot of record shall be permitted the number of driveways identified in the following table.

DRIVEWAYS

Total Site Frontage	Number of Driveways (max.)
200 feet of frontage or less	1
201 feet to 400 feet of frontage	2
401 feet to 600 feet of frontage	3
601+ feet of frontage	4

- 2. The City of Bastrop Engineer or Administrator may approve or require additional driveways. Such determination shall consider site design, pedestrian and vehicle circulation, adjacent uses, topography, speed of traffic on adjacent roads, and other such considerations.
- 3. Driveways shall be separated by a distance not less than 150 feet measured centerline to centerline of the driveways. In the event that an infill lot is unable to meet this separation requirement due to the location of existing driveways on adjacent lots, the infill lot shall be permitted one driveway.
- 4. Unless otherwise approved or required by the City of Bastrop Engineer or Administrator, the permitted driveway for a corner lot shall connect to the street with the lower roadway classification or traffic volume.
- 5. Unless otherwise approved or required by the City of Bastrop Engineer or Administrator, non-alley loaded mixed use driveways may intersect a street no closer than 50 feet from the intersection of two street right-of-way lines and no closer than 100 feet from the intersection of an arterial street.

10.6.5 Clear Sight Distance

A clear sight distance shall be established at the intersection of a driveway and a street and on all corner sites (the intersection of two streets), as set forth in Sec. 15.1, Clear Sight Distance.

10.7 Stacking and Queueing Spaces

The following stacking standards shall apply unless otherwise expressly approved by the Administrator. The Administrator may require additional stacking spaces where trip generation rates suggest that additional spaces will be needed.

A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

STACKING & QUEUEING	Minimum Spaces	Measured From
Automated teller machine	3	Machine
Bank teller lane	4	Teller or window
Car lubrication stall	2	Entrance to stall
Car wash stall, automated	4	Entrance to wash bay
Car wash stall, hand-operated	3	Entrance to wash bay
Day care drop off	3	Passenger loading area
Gasoline pump island	2	Pump island
Parking area, controlled entrance	4	Key code box
Pharmacy or other retail sales	4	Window
Restaurant drive through	6	Order box
Restaurant drive through	2	Order box to pick-up window
Valet parking	3	Valet stand
School (public and private)	*	Determined by Administrator
Other	*	Determined by Administrator

B. Design and Layout

Required stacking spaces are subject to the following design and layout standards:

1. Dimensions

Stacking spaces shall be a minimum of nine feet by 20 feet in size.

2. Location

Stacking spaces shall not impede on- or off-site traffic movements or movements into or out of parking spaces.

3. Design

Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the Administrator for traffic movement and safety.

Sec. 10.8 Off-Street Loading

10.8.1 Loading Facilities Required

- Off-street loading facilities shall be required for uses in all districts, with the exception of the Center Main Street district (C-MS-3), that regularly handle large quantities of goods, as determined by the Administrator. Loading facilities shall be of sufficient quantity to adequately serve the proposed use.
- Any vehicle sales or rental facility or similar use requiring delivery of vehicles by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks.
- Any convenience store or similar use requiring deliveries by truck shall demonstrate adequate on-site area exists for the loading and unloading of such trucks.

10.8.2 Design and Layout

- With the exception of the Center Main Street district (C-MS-3), loading and unloading activities shall not be permitted in any public right-of-way.
- With the exception of the Center Main Street (C-MS-3), loading and unloading activities may not encroach on or interfere with the public use of streets, sidewalks, and lanes by vehicles or pedestrians. Adequate space shall be made available for the unloading and loading of goods, materials, items or stock for delivery and shipping.
- Where off-street loading facilities are provided, they shall be not less than 15 feet in width by 40 feet in length, with not less than 15 feet of vertical clearance.
- All loading areas shall be screened from view from any public right-of-way and adjacent residential districts as established in 11.4.2, Loading Areas.

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ARTICLE 11. LANDSCAPING AND SCREENING

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ARTICLE 11. LANDSCAPING AND SCREENING

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Sec. 11.1 Applicability

- A. Unless specifically exempted below, all existing and proposed development shall provide landscaping in accordance with this article. No certificate of occupancy shall be issued until these standards have been met.
- B. Buildings and uses lawfully existing as of the effective date of this article may be renovated or repaired without providing additional landscaping, provided there is no increase in gross floor area or change in use of existing floor area, or the addition of accessory buildings or structures.
- C. Where a building or use existed as of the effective date of this article, and the building or use is enlarged in gross floor area or impervious area by ten percent or 2,000 square feet, whichever is less, landscaping as specified in this article shall be required.
- D. Parking areas providing five or less spaces are exempt from the parking landscaping requirements below.

Sec. 11.2 Residential Building Type Requirements (Except Apartment)

Single-family houses, side yard houses, attached houses and apartment houses in the Suburban and Urban context shall be exempt from the landscaping standards set forth in this article.

Sec. 11.3 All Other Building Type Requirements (Apartment, General Shopfront, Large Format Shopfront, Workshop, Civic, and Open Lot)

11.3.1 Street Trees

- A. Street trees shall be required along all streets at the rate of one canopy tree per lot or one canopy tree for every 40 linear feet (spaced a maximum of 50 feet apart).
- B. Where overhead utilities exist, understory trees may replace canopy trees at the rate of one understory tree for every 20 feet (spaced a maximum of 30 feet apart).

- C. All street trees shall be planted in the right-of-way. Where underground utilities or other practical difficulties exist, the Administrator may allow street tree planting no less than five feet or more than 15 feet from the back of the sidewalk or from the front property line if no sidewalk is provided.

11.3.2 General Landscaped Area

All lots shall be landscaped with a minimum of one canopy tree, one understory tree and four shrubs for every 4,000 square feet of lot area.

11.3.3 Required Buffers

A. Generally

1. A required buffer is not commensurate with the term setback. A required buffer is determined exclusive of any required setback; however, the required buffer may be located wholly or partially within a required setback.
2. No principal building on the subject site may be located closer than five feet to a required buffer.
3. The purpose of a buffer is to interrupt sight lines from adjacent property. If the grade of the site, or other condition, prevents the buffer from accomplishing this purpose then the minimum requirements may be modified by the Administrator.
4. Water, sanitary sewer, electrical, telephone, natural gas, cable, storm drainage, or other service lines may be located within buffers.
5. Required trees and shrubs must be installed a minimum of five feet away from any flow line of a swale.
6. The parking of vehicles is prohibited in a required buffer.
7. When a buffer between district boundaries is required, the buffer type shall be based on the context in which the buffering property is designated.
8. Buffer width is calculated on the average width of the buffer per 100 feet or the portion of the buffer length if it is less than 100 feet. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.
9. Design variations may be permitted by the Administrator.

B. Low Intensity Buffers

1. A low intensity buffer is required in the Suburban, Urban, and Center contexts where any mixed use district abuts a (RMX, MX) residential district.
2. A low intensity district boundary buffer may also be required as a use standard under Article 7, Use Provisions.

C. High Intensity Buffers

1. A high intensity buffer is required in the Suburban, Urban, Center and Special contexts where any commercial district or industrial district abuts a (CC, LI, HI) residential district.
2. A high intensity district boundary buffer may also be required as a use standard under Article 7, Use Provisions.

D. District Boundary Buffer by Context

The following Buffer standards establish the requirements for each 100 lineal feet, or portion thereof, for each buffer intensity level in each applicable context area.

1. Suburban, Low Intensity**a. Width**

The buffer shall be an average of 10 feet wide.

b. Fence

The required fence shall be a minimum of six feet in height and constructed of materials, such as treated wood or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

d. Understory Trees

Understory trees are not required for this buffer.

e. Shrubs

The buffer shall be required to contain 10 shrubs per 100 lineal feet.

2. Suburban, High Intensity**a. Width**

The buffer shall be an average of 25 feet wide.

b. Wall

The required wall shall be a minimum of six feet in height and constructed of one or a combination of the following: brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain six canopy trees per 100 lineal feet.

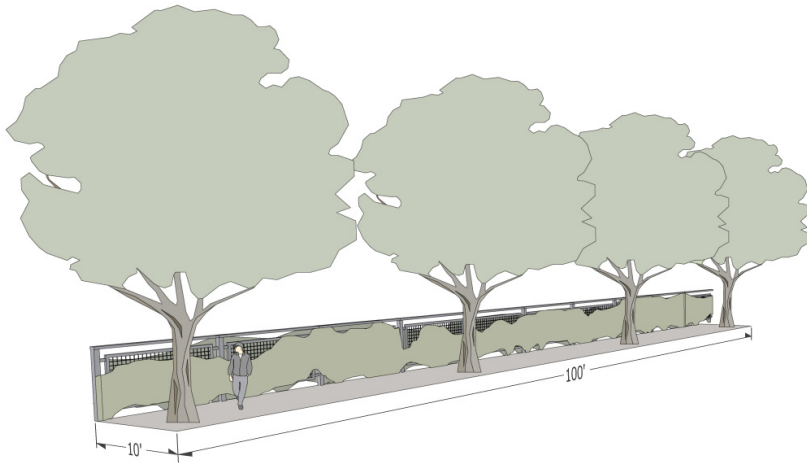
d. Understory Trees

The buffer shall contain five understory trees per 100 lineal feet.

e. Shrubs

The buffer shall be required to contain 25 shrubs per 100 lineal feet.

3. Urban and Center Low Intensity



a. Width

The buffer shall be an average of 10 feet wide.

b. Fence

The required fence shall be a minimum of six feet in height and constructed of materials, such as treated wood, wrought iron or other material approved by the Administrator. If a wrought iron fence is used, it shall be planted so as to create an evergreen wall.

c. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

d. Understory Trees

Understory trees are not required for this buffer.

e. Shrubs

The buffer shall be required to contain 10 shrubs per 100 lineal feet. Shrubs are not required for this buffer if the fence is planted so as to create an evergreen wall.

4. Urban and Center High Intensity



a. Width

The buffer shall be an average of 15 feet wide.

b. Fence

The required wall shall be a minimum of six feet in height and constructed of one or a combination of the following: brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain four canopy trees per 100 lineal feet.

d. Understory Trees

Understory trees are not required for this buffer.

e. Shrubs

The buffer shall be required to contain 12 shrubs per 100 lineal feet.

5. Special, High Intensity**a. Width**

The buffer shall be an average of 35 feet wide.

b. Fence

The required wall shall be a minimum of eight feet in height and constructed of one or a combination of the following: brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; or other material approved by the Administrator.

c. Canopy Trees

The buffer shall contain ten canopy trees per 100 lineal feet.

d. Understory Trees

The buffer shall contain nine understory trees per 100 lineal feet.

e. Shrubs

The buffer shall be required to contain 35 shrubs per 100 lineal feet.

Sec. 11.4 Screening

11.4.1 Service Areas

- A. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be effectively screened from view from residential properties or public rights-of-way.
- B. Enclosures shall be fully screened by opaque walls or fences at least eight feet high with self-closing access doors. Wall or fence materials shall be compatible with the primary structure.

11.4.2 Loading Areas

- A. All loading areas visible from residential districts or public rights-of-way shall provide a 100 percent opaque, year-round screen.
- B. This screen shall consist of walls, fences, plant material or combination totaling eight feet in height at installation. Wall or fence materials shall be compatible with the primary structure. An equivalent alternative screening may be approved through the site plan review process established in 16.2.8, Site Plan Review.

11.4.3 Mechanical Equipment

- A. All roof, ground and wall-mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from ground level view from residential districts or public rights-of-way.
- B. Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers painted to blend with the primary structure.
- C. Wall or ground-mounted equipment screening shall be constructed of:
 - 1. Planted vegetative screens;
 - 2. Brick, stone, reinforced concrete or other similar masonry materials; or
 - 3. Redwood, cedar, pressure-treated wood or other similar materials.

11.4.4 Utilities

With the exception to those located in rights-of-way, all above-ground utilities and appurtenances to underground utilities which require above-ground installation, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required access points to these utilities are exempt from screening.

Sec. 11.5 Fences and Walls

- A. No fence or wall may be more than seven feet in height in residential districts or nine feet in height in all other districts. A fence or wall in any required front yard shall not exceed four feet in height.
- B. No wall or fence may be located within any required drainage, utility or similar easement.
- C. All fences and walls shall be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; treated wood; wrought iron; or other material approved by the Administrator. No wall containing more than 50 percent exposed standard concrete masonry blocks may be allowed, whether painted or not.
- D. Electrified fences, barbed wire or concertina wire shall not be permitted.
- E. Chain-link fences are only permitted as follows:
 - 1. In the front, side, or rear yard setback of Single-Family House, Side Yard House, Attached House and Apartment House building types and any Public Use (See 7.2.2), if all Public Use Standards as established in Sec. 7.4 are met.
 - 2. Chain-link fences shall be color coated. Galvanized chain link fencing is not permitted.
- F. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
- G. At the intersection of a driveway and a street and on all corner lots (the intersection of two streets), a clear sight distance shall be established as set forth in Sec 15.1, Clear Sight Distance.

Sec. 11.6 Design and Installation

11.6.1 Plant Material

A. General

1. All landscaping shall be installed in a sound manner and in accordance with accepted standards of the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association.
2. Plant materials shall be cold hardy for the specific location where they are to be planted.
3. Trees and shrubs shall be drought-tolerant and able to survive on natural rainfall once established.

B. Canopy Trees

1. Canopy trees selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.
2. All single trunk trees shall have a minimum 2½-inch caliper and must measure a minimum of ten feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.
3. Multi-trunk trees shall have main stems with a minimum 1½-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of ten feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

C. Understory Trees

1. Understory trees selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.
2. All single trunk trees shall have a minimum 1½-inch caliper and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

3. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and must measure a minimum of eight feet tall at time of planting. All tree heights shall be measured from the top of the root ball to the tip of the highest branch.

D. Shrubs

1. Shrubs selected for planting shall meet the minimum requirements provided in the AMERICAN STANDARD FOR NURSERY STOCK, latest edition as published by the American Nursery & Landscape Association.
2. All required shrubs shall be a minimum of 20 inches in height in a minimum 3-gallon container.
3. Shrubs shall be of a species that under average conditions will reach a minimum height of 24 inches within 12 months.
4. When planted as a hedge, the maximum spacing for 20-inch high shrubs shall be 36 inches on center. Spacing for other size shrubs shall be determined by the Administrator.

E. Ground Cover and Vines

1. Ground cover (other than turf grass) shall be minimum of four-inch well-rooted container stock spaced no more than 12 inches on center.
2. Well-rooted 2½-inch container stock may be substituted and spaced six inches on center.
3. Vines and ground cover plants should show a number of vigorous woody runners or a well-developed crown.

11.6.2 Credit for Existing Plant Material

- A. Required landscaped areas shall incorporate existing natural vegetation to the maximum extent feasible. Prior to disturbance of a required planting area, approval shall be obtained from the Administrator. Where existing vegetation is inadequate to meet the required landscaping standards, additional plant material shall be required.
- B. Existing native habitat or vegetation located within planting areas and meeting the requirements of this article may be counted.

- C. In the event that the existing vegetation has been credited and is subsequently removed or dies, it shall be replaced with the appropriate planting material.
- D. Credit may also be permitted for existing plant material, fences and walls on abutting property, provided such items are in a permanently protected area, including, but not limited to:
 - 1. A conservation easement or preserve area on adjacent property; or
 - 2. An existing utility or drainage easement exceeding 100 feet in width.

11.6.3 Tree Removal

It shall be unlawful to remove healthy, mature trees from any lot without first securing approval from the Administrator to ensure compliance with this article. No more than fifteen percent of live trees having six-inch or more caliper are to be removed in areas other than driveways and the building footprint.

11.6.4 Sight Distance Planting

Excluding street trees 12 inches or less DBH (diameter at breast height) required by this article, at the intersection of a driveway and a street and on all corner lots (the intersection of two streets); a clear sight distance shall be established as set forth in Sec. 15.1, Clear Sight Distance. All established street trees interfering with the clear sight distance shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the base of the tree. Any shrubs interfering with the clear sight distance shall not exceed 30 inches in height.

11.6.5 Irrigation

Where non-native or non-drought tolerant native vegetation is incorporated, an irrigation system shall be required.

11.6.6 Tree Protection During Construction

- A. Existing trees to remain on the site as required landscaping shall be protected from vehicular movement and material storage over their root spaces during construction. An undisturbed area with a porous surface shall be reserved below the dripline of each tree or group of trees.

- B. Trees designated for protection must be completely enclosed by a fence. Fencing must be in place prior to any clearing or site work. Fencing must remain in place until all construction has been completed or a certificate of occupancy has been issued, whichever is latest.

11.6.7 Issuance of Certificate of Occupancy

- A. The Administrator shall not issue a permanent certificate of occupancy until all seeding, trees and plant material have been placed in accordance with the requirements of this article.
- B. A temporary certificate of occupancy may be issued for a period of 30 days under circumstances that would affect the seeding and planting of the site, or until the proper planting season is reached to complete the landscaping requirements, and may be extended up to 90 days upon request.

Sec. 11.7 Alternative Landscape Plan

- A. An alternative landscape plan may be approved by the Administrator where the required landscaping in this article cannot be physically met on the site for one of the following reasons:
 - 1. Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists; or
 - 2. The site has lost area from existing landscaping due to adjacent road widening.
- B. An alternative landscape plan may be approved by the Bastrop Planning Commission where other unusual circumstances, common sense and good judgement dictate, if the plan achieves the intent and general landscape open space ratio and planting density. The affected property owner may submit an application citing the rationale for any landscape plan modifications not in compliance with this article. The Bastrop Planning Commission will document their decision and rationale for any alternative landscape plan approval.

Sec 11.8 Maintenance

11.8.1 Responsibility

The responsibility for maintenance of a planted area shall remain with the owner, his or her successors, heirs, assignees or any consenting grantee.

11.8.2 Maintenance

- A. All plant materials shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
- B. Necessary pruning and trimming shall be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance – Standards Practices (Pruning), and shall not be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities.
- C. Dead or diseased plant materials shall be removed. Replacement plant materials shall be provided for any required plants that die or are removed for any reason.
- D. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

11.8.3 Failure to Maintain

In the event that any owner of a landscaped area fails to maintain the area according to the standards of this paragraph, the City of Bastrop shall have the right to recover the cost of enforcement, including reasonable attorney fees. The City of Bastrop may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the landscaped area to take maintenance action. The cost of such maintenance shall be charged to the party having the primary responsibility for maintenance of the landscaped area.

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ARTICLE 12. OUTDOOR LIGHTING

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ARTICLE 12. OUTDOOR LIGHTING

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Sec. 12.1 Applicability

- A. Unless specifically exempt below, all existing and proposed development shall meet the provisions of this article.
- B. Holiday lighting is exempt from the provisions of this article.
- C. Buildings lawfully existing as of the effective date of this article, may be renovated or repaired without modifying outdoor lighting in conformance with this article, provided there is no increase in gross floor area in the building or the impervious area of the site.
- D. Where a building existed as of the effective date of this article, and the building is enlarged in gross floor area or impervious area on the site by ten percent or 2,000 square feet, whichever is less, outdoor lighting as specified in this article shall be provided.

Sec. 12.2 Prohibited Sources

The following light fixtures and sources shall not be used where the source of the direct light emitted is visible from adjacent lots:

- A. Low-pressure sodium and mercury vapor light sources;
- B. Cobra-head-type fixtures having dished or drop lenses or refractors which house other than incandescent sources; and
- C. Searchlights and other high-intensity narrow-beam fixtures.

Sec. 12.3 Design Requirements

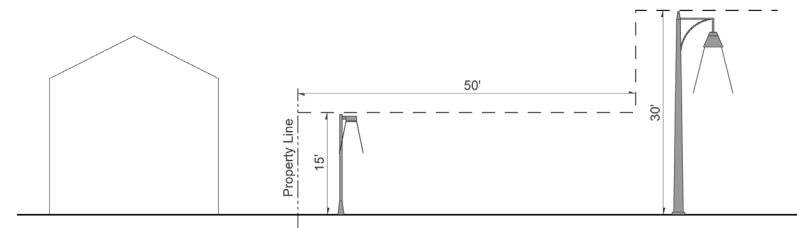
Outdoor lighting shall primarily be designed to provide safety and protect property values, while secondarily accenting key architectural elements and to emphasize landscape features. Light fixtures shall be designed as an integral design element that complements the design of the project. This may be accomplished through style, material or color. All lighting fixtures designed or placed to illuminate any portion of a site shall meet the following requirements:

12.3.1 Fixture (Luminaire)

The light source shall be concealed and shall not be visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be cutoff fixtures. Non-cutoff fixtures may only be used for decorative purposes or to illuminate pedestrian areas and shall use luminaires that have incandescent sources of 100 watts or less.

12.3.2 Fixture Height

Lighting fixtures shall be a maximum of 30 feet in height within parking areas and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas. Light fixtures located within 50 feet of the property line of any residential district or ground floor residential use may not exceed 15 feet in height.



12.3.3 Light Source (Lamp)

Only incandescent, fluorescent, light-emitting diode (LED), metal halide, or color-corrected high-pressure sodium may be used. The same light source type shall be used for the same or similar types of lighting throughout the development.

12.3.4 Mounting

Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line of the site.

12.3.5 Limit Lighting to Periods of Activity

The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses.

Sec. 12.4 Specific Lighting

12.4.1 Security Lighting

- A. Building-mounted security light fixtures such as wall packs shall not project above the fascia or roof line of the building and shall be shielded.
- B. Security fixtures, including but not limited to floodlights and wall packs, may not face ground floor residential uses.
- C. Security fixtures shall not be substituted for parking area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

12.4.2 Accent Lighting

Lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed or shielded to minimize light spill into the night sky.

12.4.3 Canopy Area Lighting

All development that incorporates a canopy area over fuel sales, automated teller machines or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution.

12.4.4 Entrances

All entrances to General Shopfront, Large Format Shopfront, Workshop, Civic and Open Lot building types, and all entrances in apartment building types containing more than four units, shall be adequately lighted to ensure the safety of persons and the security of the building.

12.4.5 Commercial Parking Area Lighting

All commercial parking areas shall be required to provide lighting during nighttime hours of operation.

12.4.6 Outdoor Recreation

- A. Lighting for outdoor recreation fields shall be arranged to prevent direct glare onto any public or private property or streets. Light fixtures shall not exceed the maximum permitted post height of 80 feet.

- B. Field illumination shall utilize a cutoff type light at the edge of the regular field so that light cast beyond the cut off does not exceed one footcandle.
- C. No luminaries or light shield shall be visible from adjoining residential districts.

Sec. 12.5 Excessive Illumination

- A. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property shall be prohibited. Lighting unnecessarily illuminates another lot if it exceeds the requirements of this Article.
- B. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of either drivers or pedestrians.

ARTICLE 13. OUTDOOR STORAGE AND DISPLAY

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ARTICLE 13. OUTDOOR STORAGE AND DISPLAY

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Sec. 13.1 Applicability

- A. Any merchandise, material or equipment stored outside of a fully-enclosed building shall be subject to the requirements of this article.
- B. Vehicles for sale, lease or rent as part of a permitted use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the requirements of this article.

Sec. 13.2 Outdoor Storage

Materials stored in outdoor storage are not normally brought indoors overnight. Outdoor storage is broken in two categories as follows:

13.2.1 Limited Outdoor Storage

- A. Limited outdoor storage is defined as the overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility), merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, shopping carts, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material or equipment.
- B. Retail sales uses, other than vehicle sales, having an at-grade (first floor) area of the principal structure, may be permitted a limited outdoor storage area following approval of a site plan illustrating the extent of the permitted area for limited outdoor storage and provided it meets the standards below.
 - 1. The limited outdoor storage area shall be located immediately adjacent to the principal structure, with direct access to the outdoor display area available from the principal structure.
 - 2. The limited outdoor storage area shall be located within an area capable of being secured to trespass (compound).
 - 3. The placement of merchandise shall be arranged and presented in an "open market" atmosphere and generally accessible to customers; however, this requirement shall not prevent the stacking of merchandise on racks, shelving, and similar platforms which may only be accessible by customers with the assistance of an employee. In no instance shall the height of stacked material exceed 20 feet.

- 4. The compound shall be enclosed on its sides by the principal building and an ornamental barrier equal to the height of the material being displayed, but not less than eight feet. The first four feet of the barrier, measured from grade, shall consist of a solid decorative wall. If the barrier does not entirely consist of a solid decorative wall, the barrier height above four feet shall consist of a decorative fence having opacity of at least 75 percent. Chainlink fencing is not permitted.
- 5. The limited outdoor storage shall be located at least 20 feet from the public right-of-way and any abutting residential district.
- C. All other outdoor storage may only be permitted in the RMX, MX, Commercial (CC-), and Industrial districts following approval of a site plan illustrating the extent of the permitted area for limited outdoor storage and provided it meets the standards below.
 - 1. The limited outdoor storage area shall not be more than 12 feet in height and shall be fully screened from the public right-of-way, public parking areas, or any adjacent residential district by a 100 percent opaque visual barrier or screen.
 - 2. The limited outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
 - 3. No limited outdoor storage shall be permitted in a street yard or otherwise forward of the front building line.
 - 4. The limited outdoor storage may be located in the side or rear yard.
 - 5. Vehicles awaiting repair may be stored up to 14 days within the required screened storage area.

13.2.2 General Outdoor Storage

- A. General outdoor storage is defined as salvage yards, vehicle storage yards, overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.
- B. General outdoor storage shall only be permitted in the industrial districts following review of a site plan illustrating the extent of the permitted area for general outdoor storage and provided it meets the standards below.
 - 1. General outdoor storage shall be fully screened from view from all adja-

cent rights-of-way and any residential district by a 100% opaque visual barrier or screen.

2. All general outdoor storage shall be located at least 15 feet from the public right-of-way and any abutting residential district.
3. No general outdoor storage shall be permitted in a street yard or otherwise forward of the front building line.
4. General outdoor storage may be located in the side or rear yard.

Sec. 13.3 Outdoor Display

- A. Outdoor display is defined as the outdoor display of products actively available for sale. The outdoor location of soft drink or similar vending machines shall be considered outdoor display. Outdoor display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered outdoor storage).
- B. Outdoor display may be permitted in association with any nonresidential use following approval of a site plan illustrating the extent of the permitted area for outdoor display. The area for outdoor display must meet the standards below.
 1. Outdoor display is permitted adjacent to the primary façade (façade with principal customer entrance) and shall extend no more than eight feet from such façade.
 2. Outdoor display shall be located no closer than five feet from any public entrance.
 3. Outdoor display shall occupy no more than 30 percent of the horizontal length of the façade.
 4. Outdoor display shall not impair the ability of pedestrians to use the sidewalk or parking areas.
 5. Outdoor display, other than soft drink or similar vending machines, shall only be displayed during the hours of business operation.

ARTICLE 14. SIGNS

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ARTICLE 14. SIGNS

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Sec. 14.1 General

14.1.1 Applicability

This section applies to all signs erected, placed, painted, installed, or otherwise made visible on private or public property, except as otherwise provided in this article.

14.1.2 Exempt Signs

The following signs shall not be subject to the regulations of this article:

- A. Signs erected by or on behalf of or pursuant to the authorization of a governmental body or agency.
- B. Flags, pennants, or insignia of any governmental or nonprofit organization, when not displayed in connection with a commercial promotion or as an advertising device. The flag pole shall not exceed the allowed height in the district.
- C. Signs directing and guiding traffic on private property that do not exceed four square feet in size each and that bear no advertising message or logo.
- D. Small outdoor signs integral to vehicle-oriented sales and service uses, directed to persons who have already entered the premises; such as drive-in restaurant menu boards, filling station fuel pump signs or instructions on using an automatic car wash. No lettering on the sign shall be greater than four inches tall.
- E. Directory signs (attached or freestanding) that are not visible from the street, provided that no more than one sign per customer entrance is allowed, up to a maximum of 16 square feet in area.
- F. Hanging signs located below a canopy or awning that do not exceed 18 inches in height or five square feet in area, provided there is no more than one such sign per customer entrance and the sign maintains a clear height of eight feet above the ground.
- G. Sandwich board signs that do not exceed 42 inches in height or six square feet in area per side, provided there is no more than one such sign per business. The sandwich board sign shall not be placed more than six feet from the front primary customer entrance nor placed so as to cause the width of the sidewalk or walkway to be reduced below three feet in width. The sandwich board sign shall not be erected or maintained in a manner that prevents free ingress or egress from any door, window or fire escape. Attaching a sandwich board sign to a structure, pole, sign, or other such object, is prohibited. A sandwich board sign shall only be displayed during business operating hours.
- H. On-premise banner signs limited to one per building, or in the case of a multi-tenant development, one per storefront, provided that the banner's area is no larger than 25 square feet in area. The banner sign shall be professionally made and constructed of cloth, canvas, plastic, PVC or similar material and have slits for proper wind resistance where necessary, and be adequately secured at each corner of the sign.
- I. Temporary signs indicating special events, such as a fair, carnival, festival, grand opening, sale, or similar non-permanent activity to be conducted within the City of Bastrop. Such sign shall not exceed 25 square feet in area and may be erected for a period not to exceed 30 days. Such signs shall be removed within seven days after the event has taken place.
- J. Signs containing the message that the real estate on which the sign is located is for sale, lease, or rent, together with information identifying the owner or agent. The real estate sign shall not exceed 16 square feet in size for developments under two acres, and shall not exceed 32 square feet in size or six feet in height for all developments larger than two acres. Only one sign on each street frontage may be erected.
- K. One on-premises construction project sign, not to exceed 16 square feet in size in a residential district, or 32 square feet in size in all other districts. Construction signs shall not be erected prior to site plan approval or the issuance of a building permit, and shall be removed within 15 days after final inspection and approval of the project.
- L. Signs not exceeding four square feet in size that are customarily associated with residential use and that are not of a commercial nature, such as signs giving names of occupants, signs on mailboxes and newspaper tubes, and signs posted on private property relating to private parking or warning the public against trespassing or danger from animals.
- M. "Yard Sale" signs located on-site and not exceeding four square feet in area, not used in connection with any continuous commercial activity.
- N. "Yard Sale" signs, located off-site from the property where such activity is to occur, shall be permitted outside of public rights-of-way. Such signs may not

exceed four square feet in size. Signs shall not be erected more than 48 hours before the sale date and shall be removed within 24 hours of the sale date.

- O. Political signs are permitted in all districts. Signs shall not exceed nine square feet in aggregate area per lot. No such sign shall be located within or over the public right-of-way. All political signs must be removed within 10 days of said election.
- P. Displays, including lighting, erected in connection with the observance of holidays. Such signs shall be removed within 15 days following the holiday.

14.1.3 Prohibited Signs

The following signs are expressly prohibited within all zoning districts:

- A. Portable signs, excluding those specifically exempted above, but including signs painted on or displayed on vehicles or trailers usually parked in public places primarily for displays. Additionally, any such prohibited sign designed to be portable shall not be permitted to be altered so as to be made permanent.
- B. Roof signs.
- C. Windblown signs, including banners, pennants, streamers, spinners, blimps, and gas balloons, unless specifically exempted above.
- D. Any sign or device set into motion by mechanical, electrical, or other means.
- E. Any flashing sign or device displaying flashing or intermittent lights or lights of changing degrees or intensity.
- F. Any mechanized or electronic changeable copy sign that flashes, scrolls or is otherwise displayed for less than 30 seconds at one time. Changeable copy is allowed to replace any portion of an existing or proposed sign, provided the message remains static (no flashing or scrolling) for a period of no less than 30 seconds at one time.
- G. Any sign which is a copy or imitation of an official sign, or which purports to have official status.
- H. Any sign that is attached to the roof of a building that projects above the parapet wall or apex of the roof to which it is attached.
- I. Any off-premises sign not expressly permitted by this article.
- J. Any sign placed in the right-of-way, other than those erected by a governmental agency.
- K. Any sign attached to utility poles, trees or plants.

14.1.4 Existing Signs or Sign Structures

Existing signs and sign structures that were legally erected shall be brought into conformance with this article as follows.

- 1. Any modification (except for sign maintenance) shall be in compliance with this article. Changing the tenant panel of a multi-tenant sign shall be exempt from this requirement.
- 2. A nonconforming sign that is within 10 percent of the height or area requirements of this article may be reviewed and approved for continuation by the Board of Adjustment.

14.1.5 Sign Permit Required

A zoning permit is required for each sign or series of signs to be installed on a site. The zoning permit shall ensure compliance with this article prior to the issuance of any building or other permit for a sign.

14.1.6 Common Sign Plan

A common sign plan shall be filed with the Administrator for all sites occupied by more than one tenant. After the filing of a common sign plan, all tenant signs shall meet the requirements of the plan. The applicant shall indicate the standards of consistency of all signs on the subject property with regard to:

- A. Colors;
- B. Letter/graphics style;
- C. Location of each sign;
- D. Materials used in sign construction; and
- E. Maximum dimensions and proportion.

14.1.7 Variances Allowed

No variance shall be allowed for:

- A. Sign type;
- B. Building sign area;
- C. Freestanding sign height, area or number; or
- D. Sign illumination.

14.1.8 Noncommercial Message Substitution

A noncommercial message may be substituted for the commercial message allowed on any sign type.

Sec. 14.2 Types of Signs

14.2.1 Building Signs

A building sign is an on-premises sign that is directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign.

A. Generally

1. Allowed Contexts

Building signs are allowed in all contexts.

2. Size

The maximum size of the sum of the area of all building signs shall not exceed one square foot for each lineal foot of frontage to which the sign is exposed.

3. Number

More than one wall sign may be erected, provided the total surface area allowed is not exceeded and that the total sign area exposed to any single street frontage shall not exceed 60 percent of the total allowable area for all signs.

4. Height

No building sign may extend above the parapet wall or roof line of the building.

5. Projection/Clearance

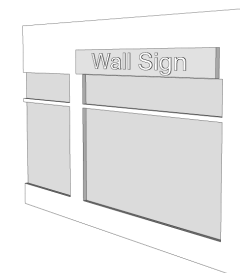
No building sign may project more than 12 inches from the building wall. All building signs that project more than six inches from the wall shall maintain a clear height of eight feet above the ground.

6. Illumination

Building signs may be illuminated either internally or externally, provided that such lighting or electronic changeable copy is not prohibited under 14.1.3 of this article. No sign located within 150 feet of a residential district may be illuminated during the hours between 12:00 midnight and 6:00 a.m.

B. Wall Sign

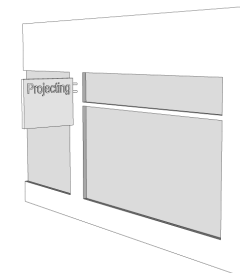
A wall sign is an on-premises sign attached flat to or mounted away from but parallel to the building wall, projecting no more than 12 inches from the building wall.



C. Projecting Signs

1. A projecting sign is an on-premises sign fastened directly to a supporting building wall, and intersecting the building wall at a right angle. A projecting sign may be two or three dimensional.

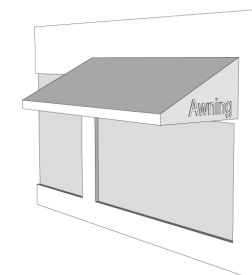
2. The maximum area of any single side of a projecting sign shall be 20 square feet. No more than one projecting sign shall be permitted for each tenant. No projecting sign shall project closer than three feet to the curb line. No sign shall project more than one-half the width of the sidewalk.



D. Awning or Canopy Signs

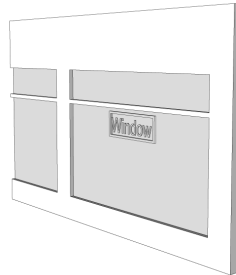
1. An awning or canopy sign is an on-premises sign which is attached flat to an awning or canopy.

2. The maximum area of a single awning or canopy sign shall not exceed 25 percent of the surface area of the face of the awning or canopy. One awning sign shall be allowed per awning. No portion of any awning or canopy sign shall project closer to the curb line than the awning or canopy to which it is attached.



E. Window Signs

1. A window sign is an on-premises sign attached flat but parallel to the inside of a window.
2. Window signs are included in the total area of building signs allowed. No window sign shall cover more than 25 percent of the area of the window to which it is attached.



14.2.2. Freestanding Signs

A freestanding sign is an on-premises sign that is not directly attached to, erected on, or supported by a building or other structure having a principal function other than the support of such sign, but is instead attached to, erected on, or supported by some structure such as a pole, frame or other structure that is not part of the building.

A. Generally

1. Allowed Contexts

Freestanding signs are allowed in all contexts, but are not allowed in the Main Street District (C-MS-3).

2. Size and Number

- a. Nonresidential uses in residential districts may have one sign with maximum sign area of 16 square feet.
- b. In all other districts, a single occupancy on an individual lot may have one sign with a maximum sign area of one square foot for each lineal foot of street frontage distributed over all faces of the sign. For example, a business with a 100 foot frontage may erect a pylon sign or 2-faced monument sign with a total sign area of 50 square feet on each face of the sign.
- c. For corner or multiple-frontage lots, two freestanding signs may be allowed. The lineal frontage of each street is used to calculate the area of each allowed sign. For example, a corner lot with 100

feet of frontage on each of two streets may erect a pylon sign or a 2-faced monument sign with a total area of 50 square feet on each face of the sign.

- d. If a common sign plan is approved, two freestanding signs may be allowed on a lot or development having a minimum 500 feet of lineal frontage using the formula provided above.

3. Setback

No portion of any freestanding sign may extend over any public right-of-way, or be located within 15 feet of any interior side lot line.

4. Height

- a. No pylon sign or any part of the pylon sign (including base or apron, supports, supporting structures, and trim) may exceed 32 feet in height.
- b. No monument sign may exceed eight feet in height.

5. Projection/Clearance

All pylon signs shall maintain a clear height of eight feet above the ground.

6. Construction

All freestanding signs shall be securely fastened to the ground so that the sign will not be moved by wind or other forces of nature and cause injury to persons or property.

7. Address Number

All freestanding signs shall incorporate a street address or address range. Address numbers shall be a minimum of 8 inches in height. The address number shall not be counted against the allowed sign area unless it exceeds twice the minimum height allowed.

8. Lettering Size

Sign lettering shall be a minimum of 8 inches in height on any street with a designated speed of 45 MPH or greater.

9. Illumination

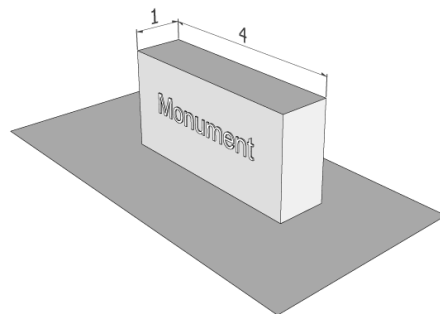
All freestanding signs may be illuminated either internally or externally, provided that such lighting or electronic changeable copy is not prohibited under 14.1.3 of this article. No sign located within 150 feet of a residential district may be illuminated during the hours between 12:00 midnight and 6:00 a.m. Lighting directed toward a sign shall be shielded so that it does not shine directly into a public right-of-way or residential building and does not interfere with the safe vision of motorists.

10. Landscaping

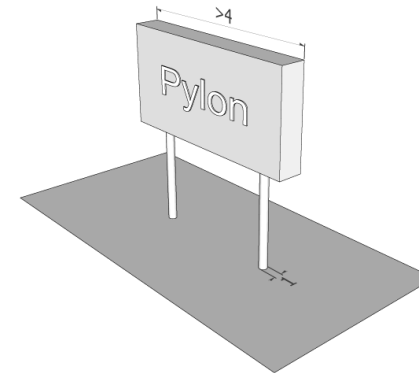
Shrubs, flowers or ground cover with a planting bed area equal to one-half the sign area shall be planted around the base of any freestanding sign. Required landscaping under this section shall be subject to the requirements of Sec. 11.6, Design and Installation and Sec.11.8, Maintenance.

B. Monument Sign

A freestanding sign no more than eight feet in height and having a ratio of less than four to one sign width to the narrowest width of support structure. Any sign constructed to the above referenced ratio of support structure to sign width, but in excess of eight feet in height, shall be considered and regulated as a pylon sign.

**C. Pylon Sign**

A freestanding sign attached to the ground by one or more support structures having a ratio of greater than four to one sign width to the narrowest width of support structure.



14.2.3 Off-Premises Signs

With the exception of Billboards meeting the standards below, all off-premises signs are prohibited.

A. Billboards

A billboard is a sign which describes or calls attention to products, activities, or services which are not customarily engaged in, produced, or sold on the premises upon which the sign is located.

1. Size

The maximum area of a single side or face of a billboard, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members, is as follows. No advertising message is allowed on the base or apron. Not more than one advertising face is allowed on each side of the display. No side-by-side or stacked billboards are allowed. V-type or back-to-back billboards shall be considered one sign.

- a. For minor signs, the maximum sign area per side is 72 square feet.
- b. For major signs, the maximum sign area per side is 250 square feet.
- c. For jumbo signs – maximum sign area per side is 450 square feet.

2. Location and Spacing

Property facing public streets and all other property which is zoned so as to allow the construction and maintenance of billboards shall be subject to the following. No property or lot shall be rezoned to one of the allowed districts for the sole purpose of allowing the erection of a billboard.

- a. Billboards are allowed in all districts excluding residential districts and the Center Main Street district (C-MS-3).
- b. No billboard shall be located within 500 feet from the property line of any residential district.
- c. Billboards are not allowed within 500 feet of the roadways of Madison Avenue (E., W.) and Jefferson Avenue (E., W.) where

they intersect on the west and east and transition from two-way streets to one way streets; and within 500 feet of the roadways of Franklin Street (N., S.) and Washington Avenue (N., S.) where they intersect on the north and south and transition from two-way streets to one-way streets.

- d. No part of any billboard shall be located less than 1,000 feet from any part of another billboard on the same side of the street. The minimum distance between any billboard on opposite sides of the street shall be no less than 500 feet measured radially.
- e. No billboard shall be erected or maintained upon or directly above the roof of any building structure.
- f. All sign faces shall be perpendicular to the road upon which they front, unless the sign is a V-shaped sign.
- g. Billboards shall not be located in such a manner as to obscure or physically interfere with the effectiveness of an official traffic sign, signal, or device or obstruct or physically interfere with a driver's view of approaching, merging or intersecting traffic.

3. Setback

Billboards shall be placed at least 25 feet off the right-of-way of any road, measured from the sign's closest point of reference.

4. Height

No billboard or part of a billboard (including base or apron, supports, supporting structures and trim) shall exceed 35 feet in height except where a sign face would not be plainly visible to passing traffic at a height of 35 feet, the billboard may be raised to a maximum height of 50 feet. This distance shall be measured from the grade of the crown of the street to which the sign is oriented, or from the ground directly beneath the sign face, whichever is higher, to the highest point of the billboard sign. The City of Bastrop Engineer or Administrator shall be charged with verifying that the sign is not plainly visible at 35 feet.

5. Projection/Clearance

All billboards shall maintain a clearance from the bottom of a billboard sign face from the grade of the street to which the sign is oriented, or from the ground directly beneath the sign face, whichever is higher, according to the size of the sign face as follows:

- a. For minor signs, the minimum clearance shall be six feet.
- b. For major signs, the minimum clearance shall be eight feet.
- c. For major signs, the minimum clearance shall be 10 feet.

6. Construction

All billboards shall be constructed in accordance with applicable building codes. Visible backs of all billboards shall be suitably painted, galvanized or otherwise covered to present a neat and clean appearance.

7. Illumination

Billboards may be illuminated either internally or externally so long as such lighting or electronic changeable copy is not prohibited under 14.1.3 of this article and is effectively shielded to prevent beams or rays of light from being directed into any portion of the traveled ways of a public street, and is not of such intensity or brilliance as to cause glare or to interfere with any driver's operation of a motor vehicle.

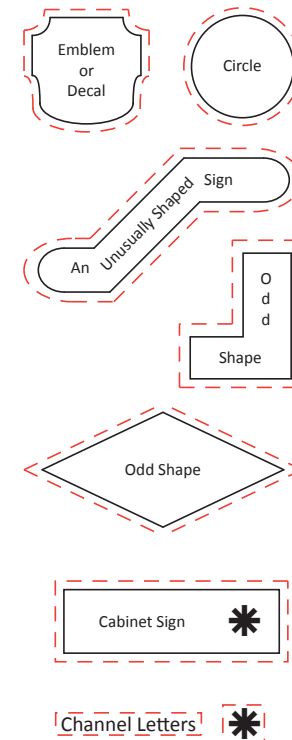
14.2.4 Historic Signs

- A. An historic sign is a building or freestanding sign that is 50 years old or older, or a sign that is particularly unique in character, design, or history, or that is part of the historic character of a business or building.
- B. When an on-premises or off-premises historic sign is determined by the Bastrop City Council to have particular historical or culturally significant value, the terms of this article may be partially or wholly waived.

Sec. 14.3 General Sign Regulations**14.3.1 Computation of Sign Area**

The area of all signs shall be computed as follows:

- A. The area of a sign that consists of individual letters erected directly onto a wall or awning is measured by finding the area of the minimum imaginary rectangle, square or shape which fully encloses all sign words, copy, or message.
- B. The area of any sign with a structure or cabinet is measured by finding the area of the minimum imaginary rectangle, square or shape which fully encloses all extremities of one side of the sign, exclusive of its supports.

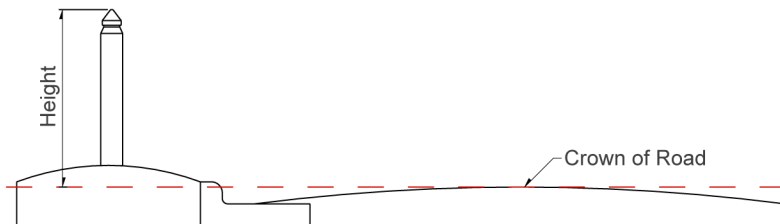


14.3.2 Construction Standards

- A. All signs shall comply with the appropriate provisions of the applicable building code and this article.
- B. Freestanding signs shall meet all Louisiana DOT sight distance requirements.
- C. Signs shall be located in such a way that they maintain sufficient horizontal and vertical clearance from all overhead electrical conductors, provided that no sign, except governmental signs, shall be installed closer than ten feet horizontally or vertically from any conductor or public utility guy wire.
- D. In no way shall a sign hinder or obstruct the visibility of the right-of-way, either at intersections or points of ingress or egress from parking lots.

14.3.3 Height of Sign

The height of a sign shall be measured from the highest point of the sign or supporting structure to the crown of the road adjacent to the sign.



Sec. 14.4 Sign Maintenance and Removal

14.4.1 Sign Maintenance

- A. All signs shall be maintained in a state of good repair. The Administrator is authorized to inspect each sign periodically to determine that it meets the requirements of this article. Whenever it shall appear to the Administrator that any sign has been structured or is being maintained in violation of this article, such sign shall be made to conform, or shall be removed at the expense of the owner within 30 days after written notification by the Administrator.

- B. To ensure that signs are erected and maintained in a safe and attractive manner, the following maintenance requirements shall apply to all signs visible from any street right-of-way:
 - 1. A sign shall have no more than 20 percent of its surface area covered with disfigured, cracked, ripped, or peeling paint, poster paper, or other material for a period of more than 30 successive days.
 - 2. A sign shall not stand with bent or broken sign facing, with broken supports, with loose appendages or struts, or more than 15 percent from vertical for a period of no more than 30 successive days.
 - 3. A sign shall not have weeds, trees, vines, or other vegetation growing upon it, or obscuring the view of the sign from the street or right-of-way from which it is to be viewed, for a period of no more than 30 successive days.
- C. The sign maintenance requirements of this section may be suspended for up to six months following a natural disaster.

14.4.2 Removal of Obsolete, Abandoned or Deteriorated Signs

A. Obsolete and Abandoned Signs

- 1. Any sign panel or sign copy which identifies businesses or tenants no longer in existence, products no longer being sold, services no longer being rendered, or events which have already occurred shall be removed by the owner of the premises within 90 days of receipt of notification by the Administrator. Covering obsolete sign panels or sign copy with any material is specifically prohibited.
- 2. Freestanding on-premises sign structures used in conjunction with a building or portion of a building that is vacant shall be considered as abandoned upon 365 days of the building or portion of building becoming vacant and shall be removed, excluding multi-tenant signs.

B. Deteriorated Signs

Any sign which, together with its supports, braces, anchors, and other structural elements, is not maintained in accordance with the provisions of the applicable building code, or which is otherwise determined to be unsound or unsafe, shall be removed or brought into compliance with all codes within 30 days of notification by the Administrator.

Sec. 14.5 Nonconforming Signs

14.5.1 Removal by Abandonment or Change of Business

- A. Any nonconforming off-premises sign, the use or copy of which is discontinued or removed for a period of six months, regardless of any intent to resume or not to abandon such sign, shall be deemed to be abandoned and shall not thereafter be re-established. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such sign.
- B. Any nonconforming on-premises sign, the use or copy of which is discontinued or removed for a period of 365 days, regardless of any intent to resume or not to abandon such sign, shall be deemed to be abandoned and shall not thereafter be re-established. Abandonment or obsolescence of a nonconforming sign shall terminate immediately the right to maintain such sign.
- C. Any period of such discontinuance caused by government actions, strikes or acts of God, without any contributing fault by the nonconforming user, shall not be considered in calculating the length of discontinuance for the purposes of this paragraph.

14.5.2 Removal by Damage or Destruction

Any nonconforming off-premises sign which is partially damaged or destroyed by any means, to beyond 50 percent of its current market value, that is nonconforming to the requirements of this article, shall not be restored, but shall be removed or reconstructed in conformance with the provisions of article.

14.5.3 Removal When Not Repaired Within 60 days

Any nonconforming sign removed for any reason, including voluntary removal, whose reconstruction has not commenced within 60 days shall not be permitted to be replaced unless the replacement sign conforms with all requirements of this zoning development code. A nonconforming sign repaired within 60 days may only be reconstructed or repaired to its original condition as to height, area and in the same location.

14.5.4 Removal Upon Change of Principal Use

Any nonconforming sign shall be removed or brought into compliance with this article immediately upon a change in the principal use of the site.

14.5.5 Enforcement of Removal

- A. If any sign is not removed as required by this section, the Administrator shall initiate the necessary proceedings to secure removal of such illegal or nonconforming sign, or secure compliance with the provisions of this zoning development code.
- B. Upon the determination of the Administrator that a sign remains nonconforming after termination of the allowable time periods provided for above, the Administrator shall notify the sign owner and/or the owner of the land on which the nonconforming sign is located and such owner shall have 30 days after such written notice within which to remove said sign or to appeal the administrative decision.
- C. The removal expense may be made a lien upon such real property by the Administrator sending by certified mail to the owner of such real property, a notice of lien for the cost of such removal. The cost of all such mailing and the cost of obtaining the name and address of the owners shall be part of the cost of such removal.

14.5.6 Forfeiture

Any private sign installed or placed on public property shall be forfeited to the public and subject to confiscation, unless it conforms to the requirements of this article. In addition to other remedies granted by this section, the Administrator shall have the right to recover from the owner or person placing the sign, the full costs of removal and disposal of the sign.

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ARTICLE 15. SUPPLEMENTARY REGULATIONS

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ARTICLE 15. SUPPLEMENTARY REGULATIONS

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Sec. 15.1 Clear Sight Distance

15.1.1 Obstruction of View at Intersections

Within the clear sight distance area as defined below, unobstructed cross-visibility shall be provided according to the following standards.

- A. Excluding street trees and necessary utility or traffic structures, it shall be unlawful to construct or allow to remain, any fence, sign, movable object, hedge, shrub, or other plants that obstructs view between 36 inches in height and 80 inches in height in the clear sight distance area at street intersections or driveway and street intersections. However, trees having limbs and having foliage trimmed in such a manner that no limbs or foliage extend into the unobstructed clear sight distance area shall be allowed, provided they are located so as not to create a traffic hazard.
- B. All street trees encroaching into the clear sight area shall be maintained by the abutting property owner and shall be kept free of foliage for 80 inches measured up from the adjacent road surface.
- C. For approach speeds greater than 35 mph or when conditions such as significant changes in grade are present, or when determined by the City of Bastrop Engineer, or Administrator, sight distance shall meet the most recent American Association of State Highway and Transportation Officials (AASHTO) standards.
- D. The following table identifies the minimum clear sight distances for intersecting streets and intersecting driveways and streets.

CLEAR SIGHT DISTANCE	Posted Speed Limit on the Greater Street			
	20 MPH	25 MPH	30 MPH	35 MPH
Driveway or 2 Lanes	150 ft.	175 ft.	200 ft.	250 ft.
3 Lanes	175 ft.	200 ft.	250 ft.	300 ft.
4 Lanes	200 ft.	250 ft.	300 ft.	350 ft.

- E. The sight distance shall be measured from a point located 14.5 feet from the intersection of the center line of the minor street with the curb line

extension of the major street. This point shall be established at three and a half feet above the minor street pavement elevation. From this point a vehicle driver shall be able to view an object from a predetermined distance measured along the center of the lane of the intersecting major street. This object shall be visible from a height of three and a half feet above the pavement of the major street.

15.1.2 Modification of Clear Sight Distance

- A. The clear sight distance area standard may be modified by the City of Bastrop Engineer or Administrator when deemed necessary to ensure traffic safety.
- B. The clear sight distance area standard shall not apply within the Center Main Street district (C-MS-3).

Sec. 15.2 Hours of Operation

- A. No non-residential use located within 150 feet of a ground floor residential use or a residential district shall be open for business before 6:00 a.m. or after 10:00 p.m.
- B. For the purpose of this part, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the non-residential use, to the nearest property line of the premises of the ground floor use or residential district.
- C. Any non-residential use desiring to be open longer than the above stated hours may be allowed as a special use as established in 16.2.9, Special Use Permit, subject to any or all of the following conditions:
 - 1. Parking areas shall be configured so as to prevent vehicular headlights from shining into nearby residentially zoned property. Landscaping, including buffers and screening, shall be maintained in accordance with Article 11.
 - 2. Delivery trucks shall only be permitted between the hours of 6:00 a.m. and 10:00 p.m.
 - 3. All exterior site and building lighting shall comply with requirements of Article 12.
 - 4. Ingress and egress drives and primary circulation lanes shall be located away from residential areas, where practical, to minimize vehicular traffic and noise which may be a nuisance to adjacent residential areas.
 - 5. All building entrances and exits intended to be utilized by patrons shall be located on the side or sides of the building, which do not abut residentially zoned property, whenever possible, to minimize the potential for patrons to congregate and create noise which may become a nuisance to adjacent residential property.

ARTICLE 16. ADMINISTRATION

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ARTICLE 16. ADMINISTRATION

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Sec. 16.1 Review Bodies

16.1.1 Bastrop City Council

A. Authority for Final Action

The Bastrop City Council is responsible for final action regarding:

1. Zoning Text Amendments;
2. Zoning Map Amendments;
3. Planned Developments (PD); and
4. Planned Industrial Developments (PID).

16.1.2 Planning Commission

A. Establishment

A Planning Commission which shall also serve as a Zoning Commission, is established, which shall consist of seven members to be appointed by the Bastrop City Council. Members must be residents and qualified voters of the City of Bastrop, but not employees or elected officials. All members serve without compensation.

B. Terms

Commission members shall be appointed for terms of seven years each. The terms of members of the Planning Commission shall be staggered, so that the term of one member expires each year. The membership of the first Commission shall serve respectively one for one year, one for two years, one for three years, one for four years, one for five years, one for six years and one for seven years.

C. Removal and Vacancy

1. The appointment of any member who is no longer a resident and qualified voter of the City of Bastrop or misses four unexcused meetings in a 12 month period may be terminated by the Bastrop City Council after public hearing.
2. The Bastrop City Council may remove any member of the Planning Commission, after public hearing, for inefficiency, neglect of duty, or malfeasance in office.

3. The Bastrop City Council is authorized to fill any vacancy for an unexpired term on the Planning Commission caused by death, resignation or otherwise.

D. Chair

The Planning Commission shall elect its own chair and vice-chair who shall serve for one year. The chair shall preside over all procedures before the Planning Commission. In the absence of the chair, the vice-chair shall act as chair.

E. Secretary

The City of Bastrop shall provide a secretary for the Planning Commission. The Secretary shall not be considered a voting member of the Planning Commission. It shall be the duty of the secretary to keep a true and correct record of all proceedings, resolutions, transactions, findings, and determinations of the Planning Commission, which shall be a public record.

F. Rules

The Planning Commission shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this zoning development code.

G. Staff and Finances

1. At the request of the Planning Commission, the City of Bastrop may employ staff necessary for its work, whose appointment, promotion, demotion, and removal shall be subject to the same provisions of law, including civil service regulations, as govern other corresponding civil employees of the City of Bastrop.
2. The City of Bastrop may contract with planning experts, engineers, architects and other consultants for such services as it may require.
3. Members of a Planning Commission, when duly authorized by the Planning Commission, may attend planning conferences or meetings of planning institutes or hearings on pending planning legislation, and the Planning Commission may pay the reasonable traveling expenses related to such attendance.
4. The expenditures of a Commission, exclusive of those made from funds received by gift, shall be within the amounts appropriated for the purpose by the Bastrop City Council.

H. Meetings

Meetings shall be held at the call of the chair and at such other times the Planning Commission may determine. All meetings shall be open to the public.

I. Quorum

A quorum consisting of four or more members of the Planning Commission must be present to conduct any business of the Planning Commission.

J. Voting

The concurring vote of a majority of the quorum present shall be required for any decision or recommendation. A tie vote or failure to take action shall constitute a denial decision or recommendation. All decisions and recommendations shall be accompanied by a written summary of the action taken.

K. Minutes

The Planning Commission shall keep minutes of its meetings showing the vote of each member upon each question, or if the member is absent or fails to vote, indicating that fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Commission and shall be public record. All testimony, objections thereto, and rulings thereon shall be taken down by the Secretary.

L. Conflict of Interest

In the event that a Planning Commission member has any financial, ownership, or employment interest in the subject of a vote by the Commission, such member shall disclose such interest and recuse themselves from the vote before the vote so that it appears in the official record.

M. Training

All appointed members of the Planning Commission shall receive at least four hours of training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Planning Commission.

N. Authority for Final Action

The Planning Commission is responsible for final action regarding:

1. Preparation and adoption of a Master Land Use Plan;

2. Special Use Permits; and
3. Major site plans.

O. Review Authority

The Planning Commission is responsible for review and recommendations regarding:

1. Zoning Text Amendments;
2. Zoning Map Amendments;
3. Planned Developments (PD); and
4. Planned Industrial Developments (PID).

16.1.3 Board of Adjustment

A. Establishment

A Board of Adjustment is established, which shall consist of five members to be appointed by the Bastrop City Council. Members must be residents and qualified voters of the City of Bastrop, but not employees. All members serve without compensation.

B. Terms

Board members shall be appointed for terms of five years each. The terms of members of the Board of Adjustment shall be staggered, so that the term of one member expires each year. The membership of the first Board shall serve respectively, one for one year, one for two years, one for three years, one for four years and one for five years.

C. Removal and Vacancy

1. The appointment of any member who is no longer a resident and qualified voter in the City of Bastrop or who misses four unexcused meetings in a 12 month period may be terminated by the Bastrop City Council after public hearing.
2. The Bastrop City Council may remove any member of the Board of Adjustment, after public hearing, for inefficiency, neglect of duty, or malfeasance in office.
3. The Bastrop City Council is authorized to fill any vacancy for an unexpired term on the Board of Adjustment caused by death, resignation or otherwise.

D. Chair

The Board shall elect its own chair and vice chair who shall serve for one year. The chair shall preside over all procedures before the Board. In the absence of the chair, the vice-chair shall act as chair.

E. Secretary

The City of Bastrop shall provide a secretary for the Board. The Secretary shall not be considered a voting member of the Board. It shall be the duty of the secretary to keep a true and correct record of all proceedings, resolutions, transactions, findings, and determinations of the Board, which shall be a public record.

F. Rules

The Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this zoning development code.

G. Meetings

Meetings shall be held at the call of the chair and at such other times the Board may determine. The chair, or in the absence of the chair, the vice-chair, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

H. Quorum

A quorum consisting of three or more members of the Board of Adjustment must be present to conduct any business of the Board.

I. Voting

The concurring vote of a majority of the entire Board shall be necessary to reverse any order, requirement, decision or determination of the Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this article, or to effect any variance in the application of this article.

J. Minutes

The Board of Adjustment shall keep minutes of its meetings showing the vote of each member upon each question, or if the member is absent or fails to vote, indicating that fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Board

and shall be public record. All testimony, objections thereto, and rulings thereon shall be taken down by the Secretary.

K. Conflict of Interest

In the event that a Board of Adjustment member has any financial, ownership, or employment interest in the subject of a vote by the Board, such member shall disclose such interest and recuse themselves from the vote before the vote so that it appears in the official record.

L. Training

All appointed members of the Board of Adjustment shall receive at least four hours of training in the duties, responsibilities, ethics, and substance of the positions held or to be held, either prior to taking office or no later than one year after office is assumed. All training shall be approved by the Board of Adjustment.

M. Authority for Final Action

The Board of Adjustment is responsible for final action regarding:

1. Variances;
2. Appeals of Administrative Decisions;
3. Appeals of Major Site Plan Reviews;
4. Appeals of Special Use Permits; and
5. Review of Nonconformities as provided for in Sec. 16.4, Nonconformities.

N. Findings of Fact

Every decision of the Board of Adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings.

O. Presumption

Any determination or finding of the Administrator shall be presumed to be correct until evidence is introduced which would support a contrary determination or finding.

P. Powers Strictly Construed

This article shall not be construed to empower the Board to change the terms of this article, to change the zoning map or to add to the specific uses permitted in any district. The powers of the Board shall be so construed that this article and the zoning map are strictly enforced.

Q. Appeal from Board Decision

Recourse from the decisions of the Board of Adjustment shall be to the District Court, as provided by law.

16.1.4 Administrator**A. General Authority**

The Administrator is responsible for:

1. Maintaining a map showing the current zoning classification of all land in the City of Bastrop;
2. Maintaining written records of all actions taken under this article; and
3. Making interpretations of this zoning development code.

B. Authority for Final Action

The Administrator is responsible for final action regarding:

1. Zoning Permits (including permits for temporary uses and signs), and Certificates of Occupancy;
2. Administrative Interpretations and Adjustments; and
3. Minor Site Plans

C. Review Authority

The Administrator is responsible for review and recommendations regarding:

1. Zoning Text Amendments;
2. Zoning Map Amendments;
3. Special Use Permits;
4. Variances;
5. Major Site Plans;
6. Planned Developments (PD); and
7. Planned Industrial Developments (PID).

D. Delegation of Authority

The Administrator may designate any staff member to represent the Administrator in any function assigned by this article. The Administrator remains responsible for any final action.

16.1.5 Summary of Authority

The following table summarizes the review and approval authority of the various review bodies with regard to this zoning development code.

Type of Action	Administrator	Planning Commission	Board of Adjustment	Bastrop City Council
Discretionary				
Zoning Text Amendment	RR	PH/RR		PH/Decision
Zoning Map Amendment	RR	PH/RR		PH/Decision
Special Use Permit	RR	PH/Decision		
Planned Development	RR	PH/RR		PH/Decision
Planned Industrial Development	RR	PH/RR		PH/Decision
Variance	RR		PH/Decision	
Site Plan Review: Major	RR	PH/Decision		
Administrative Actions				
Enforcement	Decision			
Zoning Permit	Decision			
Certificate of Occupancy	Decision			
Site Plan Review: Minor	Decision			
Administrative Adjustment	Decision			
Administrative Interpretation	Decision			
Appeals				
Administrative Appeals			PH/Decision	
Planning Commission Decision			PH/Decision	
RR = Review & Recommend				
PH = Public Hearing Required				

Recourse from the decisions of the Board of Adjustment or Bastrop City Council shall be to the District Court as provided by law.

Sec. 16.2 Procedures

16.2.1 Common Review Procedures

A. General

The following requirements are common to many of the following procedures, and apply to applications submitted under this article. Additional details may be included in the specific procedure.

B. Pre-Application Conference

1. Optional

Before submitting an application for development approval, an applicant may schedule a pre-application conference with the Administrator to discuss the procedures, standards and regulations required for approval. A pre-application conference is optional, except for the procedures listed below.

2. Mandatory

Before submitting an application for the following types of review, an applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards and regulations required for approval in accordance with this article.

- a. Major Site Plan Review;
- b. Special Use Permit;
- c. Zoning Map Amendment;
- d. Zoning Text Amendment;
- e. Planned Development (PD); and
- f. Planned Industrial Developments (PID).

C. Application

1. Initiation

Parties allowed to file an application are summarized below. More detailed information may be included with each specific procedure.

Type of Action	Owner or Agent	Planning Commission	Bastrop City Council
Zoning Permit/ Certificate of Occupancy	■		
Administrative Adjustment	■		
Administrative Interpretation	■		
Appeal of Administrative Decision	■		
Variance	■		
Site Plan Review Minor	■		
Major	■		
Special Use Permit	■		
Zoning Map Amendment	■	■	■
Zoning Text Amendment	■	■	■
Planned Development (PD)	■		■
Planned Industrial Development (PID)	■		■

2. Application Forms

Applications, containing all information requested, must be submitted on forms and in such numbers as required by the Administrator.

3. Fees

Filing fees are established from time to time by the Bastrop City Council in an ordinance or resolution designed to defray the cost of processing the application. Prior to review of an application, all associated fees must be paid in full. Where the Bastrop City Council, Board of Adjustment or Planning Commission initiates an application, no fees shall be required.

4. Complete Applications

- a. All applications shall be complete and sufficient for processing before the Administrator is required to review the application.
- b. An application is complete when the Administrator determines it contains all of the information necessary to decide whether or not the development as proposed will comply with the requirements of this zoning development code.
- c. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of this zoning development code. However, it is recognized that each application is unique, and more or less information may be required according to the needs of the particular case. The applicant may rely on the determination of the Administrator as to whether more or less information may be submitted.

5. Concurrent Applications

- a. Applications may be filed and reviewed concurrently, at the option of the applicant.
- b. Any application that also requires a variance shall not be eligible for final approval until the variance has been granted.
- c. Applications submitted concurrently are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

6. Modification of Application

An application may be modified at the applicant's request following approval of the Administrator. Any modification after a hearing but prior to a final decision shall require a new hearing.

D. Public Notice and Hearings

1. Public Notice Required

The minimum required public notices are summarized below. More detailed information may be included with each specific procedure.

Type of Action	Written Notice	Posted Notice of Public Hearing	Published Notice of Public Hearing
Variance	■	■	
Appeal of Administrative Decision	■	■	
Special Use Permit	■	■	■
Zoning Map Amendment	■	■	■
Zoning Text Amendment	■	■	■
Planned Development (PD)	■	■	■
Planned Industrial Development (PID)	■	■	■
Major Site Plan Review	■		■

2. Written Notice of Public Hearing

At least ten days prior to the hearing, a good faith attempt to notify the owner of record shall be made by sending an official notice by regular U.S. mail of the time, place and subject matter of the hearing. Where more than 10 parcels are to be initially zoned or rezoned, no written notice is required.

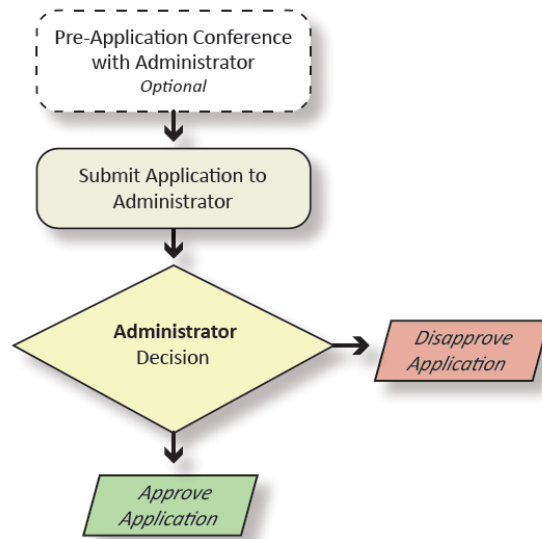
3. Posted Notice of Public Hearing

Notice shall be posted on the subject property for at least 15 days prior to the hearing. A posted notice shall be in number, size, location and content as prescribed by the Administrator and shall indicate the time and place of the public hearing and any other information prescribed by the Administrator. Posted notices shall be removed by the applicant from the subject property within 15 days after all required public hearings have been held.

4. Published Notice of Public Hearing

Notice of the time and place of a public hearing shall be published once a week in three different weeks in the official journal, if designated, or a newspaper of general circulation in the area. The first notice shall be published at least 15 days prior to the hearing.

16.2.2 Zoning Permit



A. When Required

1. A zoning permit is required for the following:
 - a. Change in use.
 - b. Building permits that do not require site plan review.
 - c. Temporary uses.
 - d. Sign permits.
2. It shall be unlawful to begin moving, constructing, altering or repairing (except ordinary repairs) any building or other structure on a site, including an accessory structure, until a zoning permit has been issued.
3. It shall be unlawful to change the use of land or the occupancy of any building until a zoning permit has been issued for the intended use.
4. No certificate of occupancy may be issued without a properly issued zoning permit.

B. Application and Fees

1. A pre-application conference is optional.
2. All applications for a zoning permit shall be filed in writing with the Administrator and established fees paid in full. See 16.2.1, Common Review Procedures.
3. Application shall be made prior to or concurrent with the application for a building permit.

C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed zoning permit, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
3. The Administrator may attach any condition to the permit necessary to ensure compliance with the standards of this zoning development code.

D. Review Criteria

The Administrator shall consider the following criteria in approving or disapproving a zoning permit:

1. The proposed development is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;
2. The proposed development meets the requirements of this zoning development code;
3. The proposed development will reinforce the existing or planned character of the neighborhood.

E. Appeal

A final decision by the Administrator on a zoning permit may be appealed to the Board of Adjustment. See 16.2.6, Appeal of Administrative Decision.

F. Expiration

A zoning permit expires after six months if a building permit application has not been filed.

16.2.3 Certificate of Occupancy

A. When Issued

A certificate of occupancy shall be issued by the Administrator after all intended site improvements and building construction has been completed in accordance with the zoning permit and if issued, the final approval of the building permit. Single-family, side yard, and attached house residential structures are excluded from this requirement.

B. Application and Fees

In those cases where a zoning permit has already been issued, no additional fees or application procedures are required. If a change in use or occupancy requires no site improvements or structural changes that require a building permit or other certificate, an applicant may apply directly for a Certificate of Occupancy. The fee for a zoning permit shall apply.

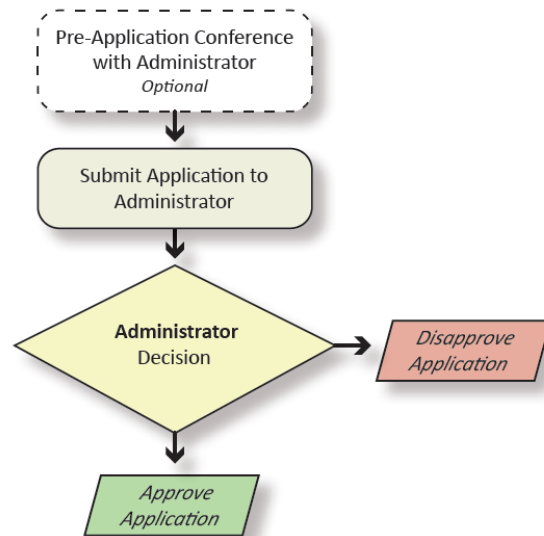
C. Inspections

The Administrator may perform a field inspection to determine compliance with this zoning development code prior to the issuance of a certificate of occupancy.

D. Exclusion for Certain Residential Occupancy Changes

Any change in residential occupancy of a residential unit within an apartment, apartment house, row house, or mixed use structure or manufactured home park site shall be excluded from the requirements of obtaining a certificate of occupancy, unless the change in occupancy occurs directly in conjunction with:

1. New construction;
2. Remodeling that results in a change of exterior dimensions; or
3. Increase in the number of dwelling units within a structure.

16.2.4 Administrative Adjustment**A. When Allowed**

The administrative adjustment procedure allows the Administrator to approve modest variations from the standards of this zoning development code. Administrative adjustment is allowed for the following:

1. Reduction of any required setback or yard by up to 15 percent.
2. Increase in the maximum height of any building by the lesser of five feet or five percent.
3. An increase in lot coverage by no more than five percent.
4. Any other administrative adjustment authorized by a specific section of this zoning development code.

B. Application and Fees

1. A pre-application conference is optional.
2. All applications for an administrative adjustment shall be filed in writing with the Administrator and established fees paid in full. See 16.2.1, Common Review Procedures.

C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed administrative adjustment, the Administrator shall consider relevant comments of all interested parties.
3. The Administrator may attach any condition to the adjustment necessary to ensure compliance with the standards of this zoning development code.

D. Review Criteria

The Administrator shall consider the following criteria in approving or disapproving an administrative adjustment:

1. The proposed adjustment is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;
2. The proposed development meets the requirements of this zoning development code; and
3. The proposed adjustment will reinforce the existing or planned character of the neighborhood.

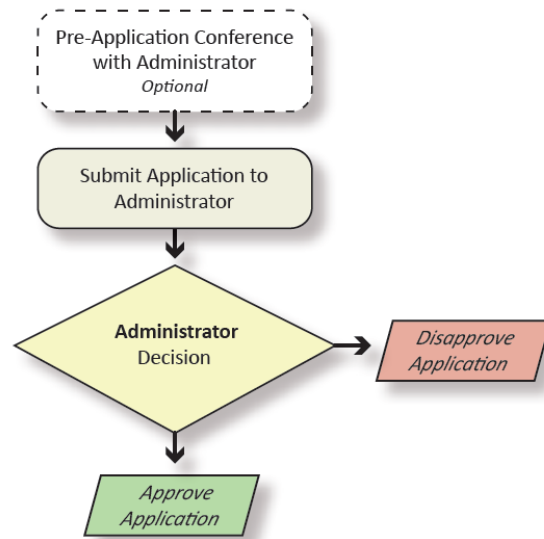
E. Appeal

A final decision by the Administrator on an administrative adjustment may be appealed to the Board of Adjustment. See 16.2.6, Appeal of Administrative Decision.

F. Expiration

An administrative adjustment expires after six months if a building permit application has not been filed.

16.2.5 Administrative Interpretation



A. When Allowed

The administrative interpretation procedure allows the Administrator to render interpretations of any provision of this zoning development code or any rule or regulation issued pursuant to it. Types of interpretation include but are not limited to:

1. Applicability of a specific land use as a permitted or special use.
2. Definition of specific land uses with the context of the Use Provisions specified in Article 7.
3. Precise location of mapped zoning district boundary lines.

B. Application

An application for interpretation of the text provisions or Zoning Map of this zoning development code may be initiated by any resident of the City of Bastrop, or may be initiated by the Administrator in response to a particular application.

1. A pre-application conference is optional.
2. All applications for an administrative interpretation shall be filed in

writing with the Administrator. It shall set forth the specific provision or provisions to be interpreted, the facts of the specific situation giving rise to the request for an interpretation, and the precise interpretation claimed by the applicant to be correct.

C. Decision by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. In deciding to approve, approve with conditions or disapprove the proposed administrative interpretation, the Administrator shall consider relevant comments of all interested parties.
3. The Administrator shall inform the applicant in writing of the interpretation and shall state the specific precedent, reasons and analysis upon which such interpretation is based.

D. Review Criteria

The Administrator shall consider the following criteria in approving or disapproving an administrative interpretation:

1. Article 7, Use Provisions, shall guide the decision of the Administrator.
2. No use interpretation shall permit a use listed as a prohibited use in any district to be established or any such district or any less restrictive district.
3. No use interpretation shall permit any use in a particular district unless such use is substantially similar to other uses permitted in such district and is more similar to such other uses than to uses permitted or specially permitted in a more restrictive district.
4. The proposed interpretation is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans.
5. The proposed interpretation will reinforce the existing or planned character of the neighborhood.

E. Effect of Favorable Use Interpretation

No use interpretation finding a particular use to be permitted or specially permitted in a specified district shall be construed to authorize the establishment of such use nor the development, construction, reconstruction, alteration or moving of any building or structure. The finding shall merely authorize the subsequent preparation, filing and processing of applications for any permits and approvals that may be required by this zoning development code or other codes.

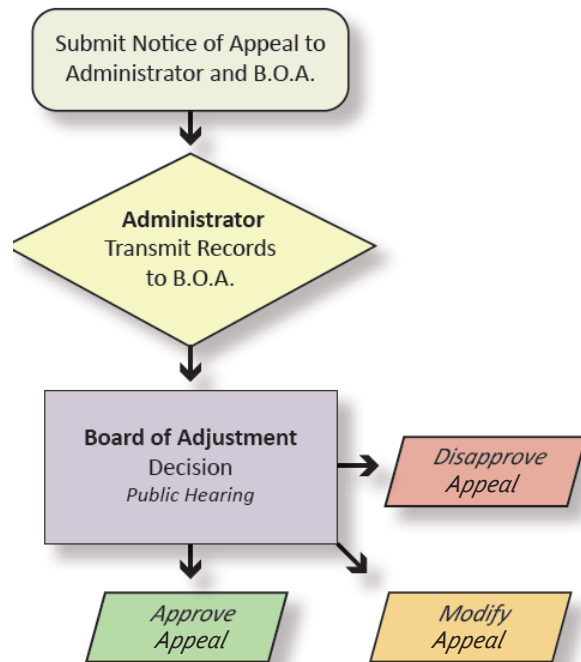
F. Documentation of Interpretations

Following an interpretation by the Administrator, such interpretation shall be appended to the official copy of this zoning development code until such time as a formal amendment renders such appendix redundant.

G. Appeal

A final decision by the Administrator on an administrative interpretation may be appealed to the Board of Adjustment. See 16.2.6, Appeal of Administrative Decision.

16.2.6 Appeal of Administrative Decision



A. When Allowed

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or bureau of the City of Bastrop affected by any decision of the Administrator. Appeals shall be taken within 30 days of the decision.

B. Application and Fees

1. No pre-application conference is necessary.
2. An application and notice of appeal for administrative review shall be filed in writing with the Administrator and established fees paid in full. See 16.2.1, Common Review Procedures.
3. The appellant shall provide a written notice of appeal citing the decision that is being appealed, and any reasons why the appeal should be granted.

C. Action by Administrator

The Administrator shall transmit to the Board all the papers constituting the record upon which the action appealed from was taken, after all transcript costs and all other costs of appeal are paid by the person or entity taking the appeal.

D. Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrator certifies to the Board of Adjustment after the notice of appeal has been filed that, by reason of facts stated in the certificate, a stay would, in the Administrator's opinion, cause imminent peril of life or property. In such case proceedings shall not be stayed except by a restraining order that may be granted by the Board of Adjustment or by a court of record on application or notice to the Administrator and on due cause shown.

E. Public Hearing and Decision by Board of Adjustment

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Board of Adjustment shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Administrator.
2. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have the powers of the Administrator.
3. Any party may appear at the hearing in person or by agent or by attorney.

F. Testimony and Evidence

The Board of Adjustment shall limit testimony and other evidence to that contained in the record at the time the Administrator took final action.

G. Review Criteria

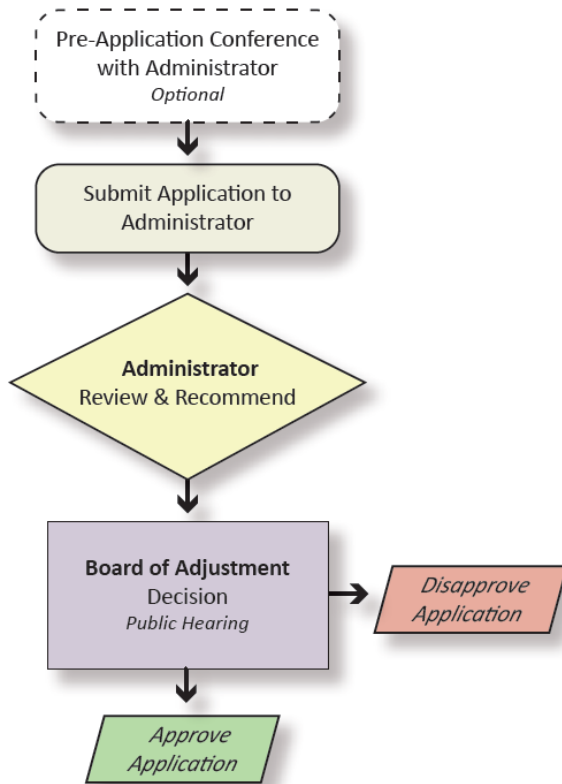
The Board of Adjustment shall consider the following criteria in deciding an appeal:

1. Whether the decision by the Administrator was in accordance with the intent and requirements of this zoning development code.
2. Whether the Administrator made erroneous findings based on the evidence and testimony on the record, or failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
3. Whether the Administrator acted arbitrarily or capriciously.

H. Appeal

A final decision by the Board of Adjustment on an administrative appeal may be appealed to District Court.

16.2.7 Variance



A. When Allowed

The Board of Adjustment shall have the authority to authorize variances from the terms of this zoning development code, subject to terms and conditions fixed by the Board, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this zoning development code will result in practical difficulties or unnecessary hardship.

B. Application and Fees

1. No pre-application conference is necessary.
2. All applications for administrative review shall be filed in writing with

the Administrator and established fees paid in full. See 16.2.1, Common Review Procedures.

C. Review by Administrator

The Administrator may refer the application to other affected or interested agencies for review and comment.

D. Public Hearing and Decision by Board of Adjustment

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Board of Adjustment shall approve, approve with conditions or deny the variance request based on the recommendation of the Administrator and the review criteria below.
2. The Board may attach any condition to the variance necessary to ensure compliance with the standards of this zoning development code.

E. Review Criteria

No variance shall be authorized unless the Board of Adjustment finds that all of the following conditions exist:

1. That the variance will not authorize a use other than those uses allowed in the district;
2. That the variance will not authorize the physical extension of a nonconforming use;
3. That the variance will not vary sign regulations specifically prohibited in 14.1.7;
4. That, due to exceptional and extraordinary circumstances, literal enforcement of the provisions of this zoning development code will result in practical difficulties or unnecessary hardship;
5. That the practical difficulties or unnecessary hardship were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;

6. That the practical difficulties or unnecessary hardship are not solely financial;
7. That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
8. That the variance will not adversely affect the public health, safety or welfare; and
9. That the applicant has adequately addressed any concerns raised by the Administrator.

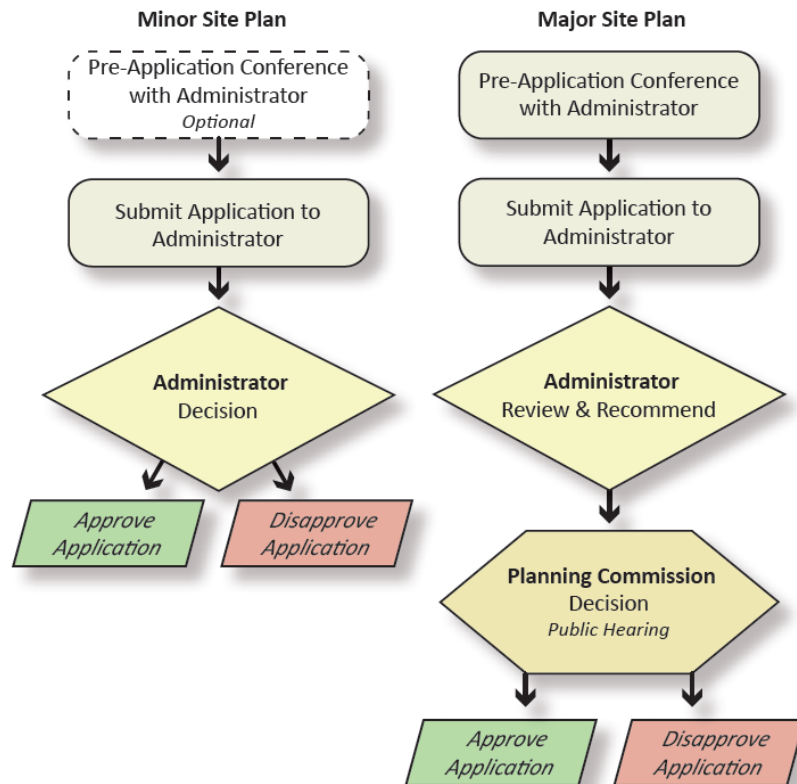
F. Appeal

A final decision by the Board of Adjustment on a variance may be appealed to District Court.

G. Expiration

A variance runs with the land and does not expire, unless an expiration date is assigned as a condition by the Board of Adjustment.

16.2.8 Site Plan Review



A. When Required

1. Major Site Plan

Major site plan review by the Planning Commission is required for:

- Construction of ten or more residential units on a legal lot(s) of record.
- Construction or expansion of 5,000 or more square feet of Row House, Apartment, General Shopfront, Large Format Shopfront, Workshop, Civic or Open Lot building types.

2. Minor Site Plan

Minor site plan review by the Administrator is required for:

- Construction or expansion of up to 5,000 square feet of Row House, Apartment General Shopfront, Large Format Shopfront, Workshop, Civic or Open Lot building types.
- Construction of more than two, but less than ten, residential units on a legal lot(s) of record.
- Creation of more than 1,000 square feet of additional impervious surface (paving).
- Construction of accessory structures in non-residential districts.

3. No Site Plan Required

No site plan review is required for the following:

- Construction or expansion of one to two residential units in a single structure on a legal lot(s) of record.
- Creation of up to 1,000 square feet of additional impervious surface (paving).
- Construction of accessory structures in residential districts.

B. Application and Fees

- A pre-application conference is optional for a minor site plan and mandatory for a major site plan.
- All applications for site plan review shall be filed in writing with the Administrator and all established fees paid in full. See 16.2.1, Common Review Procedures.

C. Review by Administrator

- The Administrator may refer the application to other affected or interested agencies for review and comment.
- The Administrator shall provide notice as set out in 16.2.1, Common Review Procedures.

D. Minor Site Plan Decision by Administrator

1. In deciding to approve with conditions or disapprove the proposed site plan, the Administrator shall consider relevant comments of all interested parties and the review criteria below.
2. The Administrator may attach any condition to the site plan necessary to ensure compliance with the standards of this zoning development code.

E. Major Site Plan Decision by Planning Commission

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Planning Commission shall approve or disapprove the major site plan.
2. In deciding, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
3. The Planning Commission may attach any condition to the site plan necessary to ensure compliance with the standards of this zoning development code.

F. Review Criteria

The Administrator and Planning Commission shall consider the following criteria in approving or disapproving a site plan:

1. The proposed development is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans.
2. The proposed development meets the requirements of this zoning development code;
3. The proposed development will reinforce the existing or planned character of the neighborhood.
4. The site plan demonstrates:
 - a. Compliance with any prior approvals;
 - b. Site design and development intensity appropriate for and tailored to the unique natural characteristics of the site;

- c. Adequate, safe and convenient arrangement of access, pedestrian circulation facilities, bicycle facilities, roadways, driveways, and off-street parking, stacking and loading space;
 - d. Adequate design of grades, paving, gutters, drainage and treatment of turf to handle stormwater, and
 - e. Adequate access for disabled or handicapped residents through the provision of special parking spaces, accessible routes between parking areas and buildings, passenger loading zones and access to other facilities.
5. Any adverse impacts on adjacent properties have been minimized or mitigated.

G. Building Permit

No building permit shall be issued for development requiring a site plan until the site plan has been approved.

H. Modification of Approved Site Plan

The Administrator is authorized to approve minor modifications to an approved site plan. All modifications not listed as minor below shall be considered by the body that approved the original site plan. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

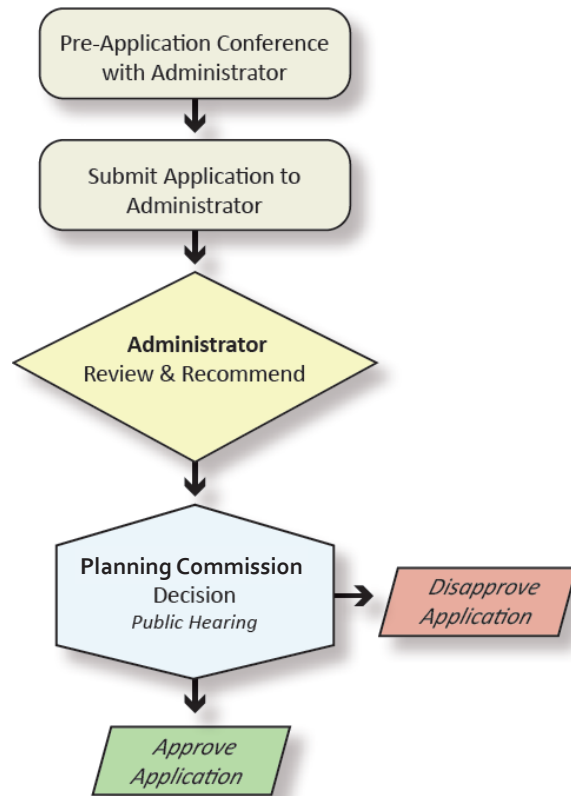
I. Appeal

1. A final decision by the Administrator on a minor site plan may be appealed to the Board of Adjustment. See 16.2.6, Appeal of Administrative Decision.
2. A final decision by the Planning Commission on a major site plan may be appealed to Board of Adjustment.

J. Expiration

A site plan expires after one year if a building permit application has not been filed.

16.2.9 Special Use Permit



A. When Required

A special use permit is required for any use or building type identified with a hollow box on any applicable building type or allowed use table.

B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a special use permit shall be filed in writing with the Administrator and all established fees paid in full. See 16.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 16.2.1, Common Review Procedures.

D. Public Hearing and Decision by Planning Commission

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Planning Commission shall approve or disapprove the special use permit.
2. In deciding, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.
3. The Planning Commission may attach any condition to the special use permit necessary to ensure compliance with the standards of this zoning development code. Such conditions may include, but are not limited to: additional screening or buffering, or limitation in scale or intensity or hours of operation.

E. Review Criteria

The Planning Commission shall consider the following criteria in approving or disapproving a special use permit:

1. The proposed special use permit is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;
2. The proposed development meets the requirements of this zoning development code;
3. The proposed special use permit will reinforce the existing or planned character of the neighborhood;
4. The special use permit complies with any specific use standards or limitations in Article 7, Use Provisions; and

5. The special use permit will not substantially or permanently injure the appropriate use of adjacent conforming properties.

F. Appeal

A final decision by the Planning Commission on a special use permit may be appealed to the Board of Adjustment.

G. Effect of Denial

The denial of a special use permit application shall ban the subsequent application for the same or similar use for a period of 12 months.

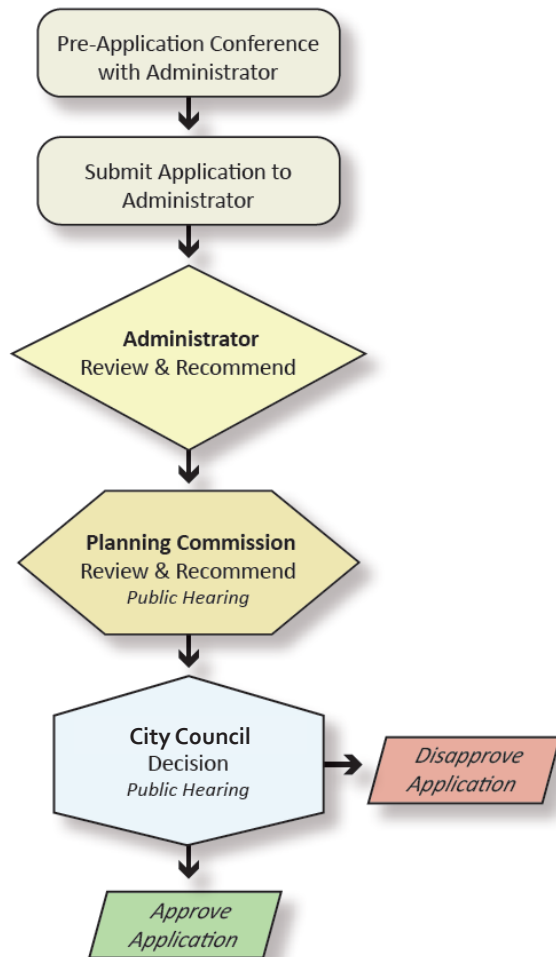
H. Expiration

A special use permit shall expire after one year if a building permit application has not been filed. Once the use is constructed, the special use permit runs with the land and does not expire.

I. Revocation of Special Use Permit

If any conditions of a special use permit or other requirements of this zoning development code are violated, the special use permit may be revoked by the Planning Commission.

16.2.10 Zoning Map Amendment



A. When Allowed

The boundaries of zoning districts as shown on the Official Zoning Map may, from time to time, be amended or modified, as determined by the Bastrop City Council.

B. Application and Fees

1. A pre-application conference with the Administrator is required.

2. All applications for a zoning map amendment shall be filed in writing with the Administrator and all established fees paid in full. See 16.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 16.2.1, Common Review Procedures.

D. Review by Planning Commission

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Planning Commission shall recommend approval or disapproval of the zoning map amendment.
2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

E. Public Hearing and Decision by Bastrop City Council

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Bastrop City Council shall approve or disapprove the zoning map amendment.
2. In deciding, the Bastrop City Council shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more of either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Bastrop City Council.

F. Review Criteria

The Bastrop City Council shall consider the following criteria in approving or disapproving a zoning map amendment:

1. The proposed zoning map amendment is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;
2. The proposed zoning map amendment is consistent with the area's designated context;
3. The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood;
4. The site is appropriate for the development allowed in the proposed district;
5. There are substantial reasons why the property cannot be used according to the existing zoning;
6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services are adequate for the development allowed in the proposed district; and
7. The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

G. Appeal

A final decision by the Bastrop City Council on a zoning map amendment may be appealed to District Court.

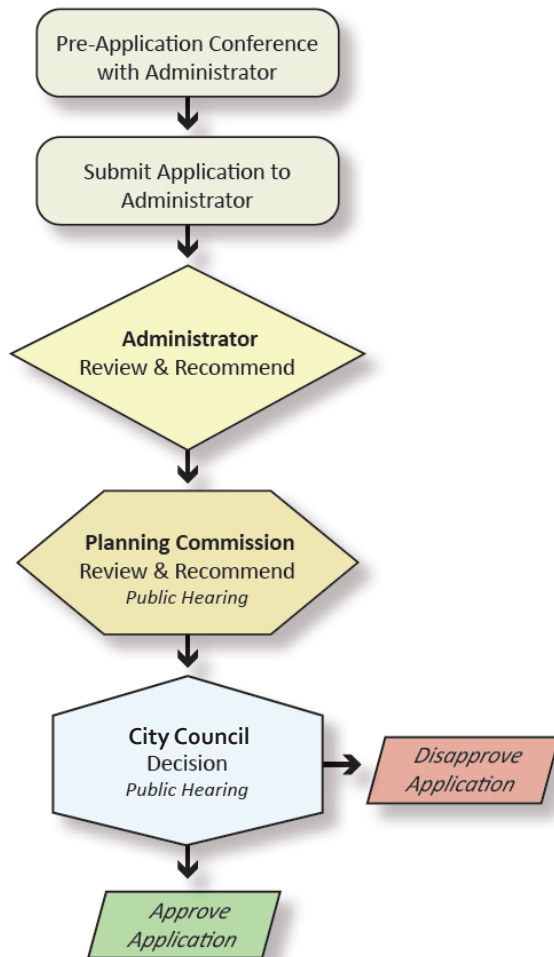
H. Effect of Denial

The denial of a zoning map amendment application shall ban the subsequent application for the same or similar use for a period of 12 months.

I. Expiration

A zoning map amendment does not expire.

16.2.11 Zoning Text Amendment



A. When Allowed

The regulations of this zoning development code may, from time to time, be amended, supplemented, changed, modified or repealed, as determined by the Bastrop City Council.

B. Application and Fees

1. A pre-application conference is optional.

2. All applications for a zoning text amendment shall be filed in writing with the Administrator and all established fees paid in full. See 16.2.1, Common Review Procedures.

C. Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall provide notice as set out in 16.2.1, Common Review Procedures.

D. Review by Planning Commission

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Planning Commission shall recommend approval or disapproval of the zoning text amendment.
2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

E. Public Hearing and Decision by Bastrop City Council

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Bastrop City Council shall approve or disapprove the zoning text amendment.
2. In deciding, the Bastrop City Council shall consider the recommendations of the Administrator, Planning Commission, relevant comments of all interested parties and the review criteria below.

F. Review Criteria

The Bastrop City Council shall consider the following criteria in approving or disapproving a zoning text amendment:

1. The proposed zoning text amendment is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;

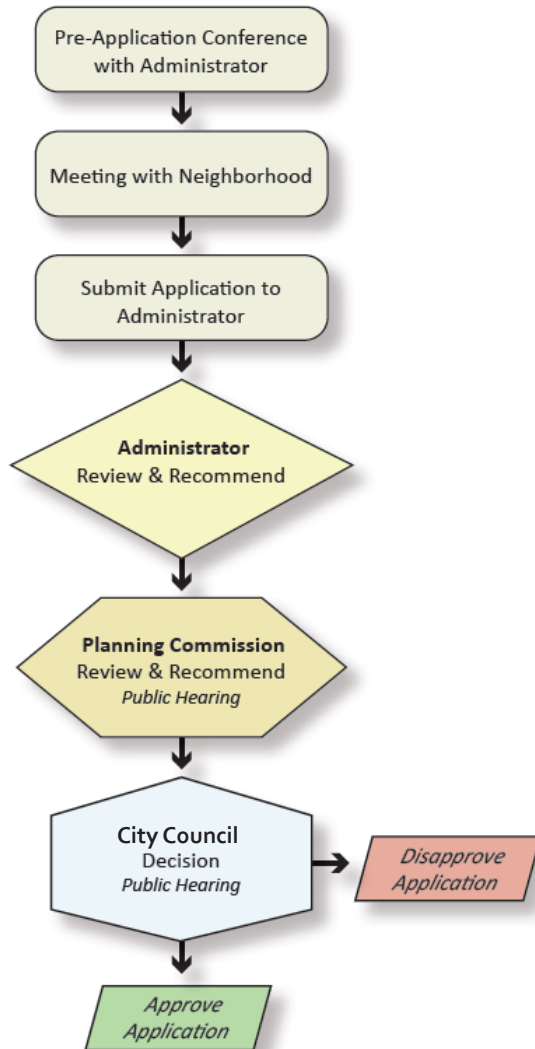
2. The extent to which the zoning text amendment is consistent with the remainder of this zoning development code;
3. The extent to which the zoning text amendment represents a new idea not considered in the existing code, or represents revisions necessitated by changing conditions over time; whether or not the zoning text amendment corrects an error in this zoning development code; and
4. Whether or not the zoning text amendment revises this zoning development code to comply with state or federal statutes or case law.

G. Expiration

A zoning text amendment does not expire.

16.2.12 Planned Development (PD)

A Planned Development is a zoning district that allows for deviation from the standards of this zoning development code in exchange for higher quality development.



A. Components of PD Approval

A PD approval consists of two separate steps:

1. Approval of a rezoning and concept plan by the Bastrop City Council; and
2. Approval of subsequent site plans consistent with the PD concept plan.

B. When Allowed

A PD is intended for projects that demonstrate a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.

C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PD shall be filed in writing with the Administrator and all established fees paid in full. See 16.2.1, Common Review Procedures.
3. The application shall, at a minimum, include the following additional materials. Other information may be required by the Administrator in the application forms:
 - a. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by housing type, residential density, square footage of non-residential uses per net acre, open space acreage, the relationship of the proposed development to existing development in the area and other related development features.
 - b. A concept plan establishing the following aspects of the proposed PD:
 - i. The location of all street and alley types, major utilities, access to existing streets, and conceptual drainage plan;
 - ii. The perimeter and block face length of all blocks;
 - iii. The layout and size of all lots with anticipated land use and building types; and
 - iv. The location and type of any open space.
 - c. A specific list of all requested deviations from the provisions of this zoning development code.
4. The applicant may provide concurrent applications for site plan review.

D. Rezoning and Concept Plan Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the PD rezoning and concept plan.
3. The Administrator shall provide notice as set out in 16.2.1, Common Review Procedures.

E. Rezoning and Concept Plan Review by Planning Commission

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Planning Commission shall recommend approval, approval with conditions, or disapproval of the PD rezoning and concept plan.
2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

F. Public Hearing and Decision by Bastrop City Council

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Bastrop City Council shall approve, approve with conditions, or disapprove the PD rezoning and concept plan.
2. In deciding, the Bastrop City Council shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more of either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Bastrop City Council.

G. Review Criteria

The Planning Commission and the Bastrop City Council shall consider the following criteria in approving, approving with conditions or disapproving a PD rezoning and concept plan:

1. The proposed PD is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;
2. The proposed PD is consistent with the standards and uses of the context area within which it is located;
3. The proposed PD meets the requirements of this zoning development code or is granted a specific deviation by the Bastrop City Council;
4. The proposed PD will reinforce the existing or planned character of the neighborhood;
5. The site is appropriate for the development allowed in the proposed PD;
6. The PD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
7. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PD; and
8. The PD will not substantially or permanently injure the appropriate use of adjacent conforming properties.

H. Allowed Deviations

Unless otherwise expressly approved by the Bastrop City Council as part of the approved rezoning and concept plan, all planned developments shall be subject to all applicable standards of this zoning development code. In order to approve modifications of otherwise applicable standards, the Bastrop City Council must find that:

1. Requested deviations from applicable building type standards, allowed uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned development; and

2. The requested deviations do not detract from the established character or form of any surrounding properties.

I. Appeal

A final decision by the Bastrop City Council on a PD may be appealed in District Court.

J. Action Following Approval

Approval of a PD rezoning and concept authorizes the submission of site plans consistent with the PD approval.

K. Modification of Adopted Concept Plan

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Bastrop City Council consistent with the original approval of the PD. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

L. Effect of Denial

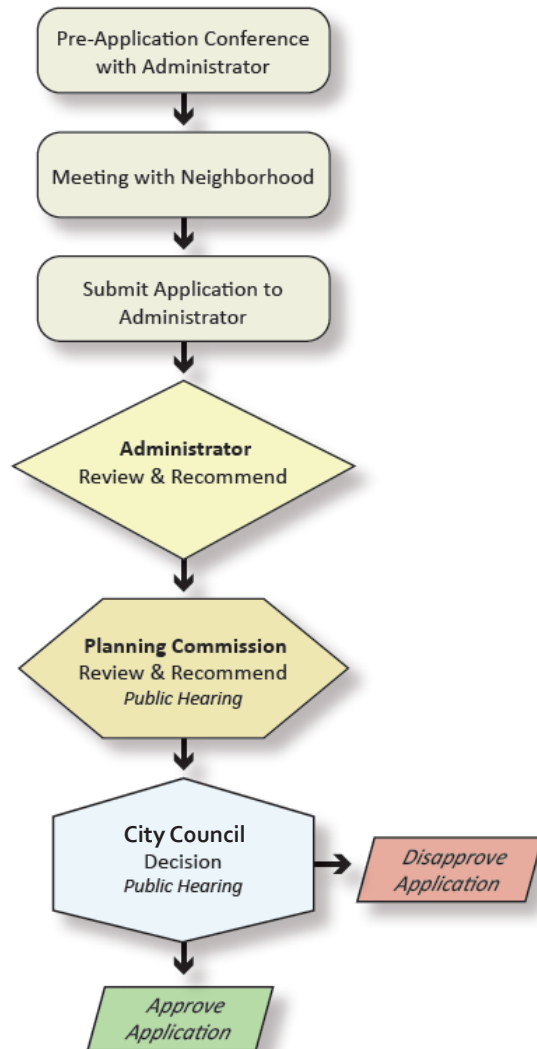
The denial of a PD application shall ban the subsequent application for the same or similar use for a period of 12 months.

M. Expiration

A PD rezoning does not expire. A PD concept plan expires after three years if no site plan or building permit has been filed.

16.2.13 Planned Industrial Development (PID)

A Planned Industrial Development is a zoning district that is allowed within the Special context consistent with the standards of Article 6, Special. The district allows flexibility in site design and building type standards approved by the Bastrop City Council.

**A. Components of PID Approval**

A PID approval consists of two separate steps:

1. Approval of a rezoning and concept plan by the Bastrop City Council; and
2. The subsequent approval of a site plan consistent with the PID concept plan.

B. When Allowed

1. A PID is intended for industrial projects that demonstrate a higher quality of site design that is more sensitive to the surrounding land uses, both built and natural, than is possible under other available zoning districts.
2. A PID is only allowed in the Special Context provided it meets the requirements of 6.5.1, Special Planned Industrial Development.

C. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for a PID shall be filed in writing with the Administrator and all established fees paid in full. See 16.2.1, Common Review Procedures.
3. The application shall, at a minimum, include the following additional materials. Other information may be required by the Administrator in the application forms:
 - a. A narrative explaining in detail the exact uses that will occur on the site, the square footage of structures and uses, open space acreage, the relationship of the proposed development to surrounding land uses in the area and other related development features.
 - b. Concept plan schematically showing all streets, utilities, land uses, access to existing streets, major open space and a conceptual drainage plan.
 - c. A specific list of all requested deviations from the provisions of this zoning development code.
4. The applicant may provide concurrent applications for site plan review.

D. Rezoning and Concept Plan Review by Administrator

1. The Administrator may refer the application to other affected or interested agencies for review and comment.
2. The Administrator shall recommend approval, approval with conditions, or disapproval of the PID rezoning and concept plan.

3. The Administrator shall provide notice as set out in 16.2.1, Common Review Procedures.

E. Rezoning and Concept Plan Review by Planning Commission

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Planning Commission shall recommend approval, approval with conditions, or disapproval of the PID rezoning and concept plan.
2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

F. Public Hearing and Decision by Bastrop City Council

1. Following notice and a public hearing as required in 16.2.1, Common Review Procedures, the Bastrop City Council shall approve, approve with conditions, or disapprove the PID rezoning and concept plan.
2. In deciding, the Bastrop City Council shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.
3. In case of a protest duly signed and acknowledged by the owners of 20 percent or more of either of the areas of land (exclusive of streets and alleys) included in a proposed change or within an area determined by lines drawn parallel to and two hundred feet distant from the boundaries of the district proposed to be changed, the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Bastrop City Council.

G. Review Criteria

The Planning Commission and the Bastrop City Council shall consider the following criteria in approving, approving with conditions or disapproving a PID rezoning and concept plan:

1. The proposed PID is consistent with the pertinent elements of the City of Bastrop Master Land Use Plan and any other adopted plans;
2. The proposed PID meets the requirements of this zoning development code or is granted a specific deviation by the Bastrop City Council;

3. The proposed PID will reinforce the existing or planned character of the area;
4. The site is appropriate for the development allowed in the proposed PID;
5. The PID demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
6. Public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PD; and
7. The PID will not substantially or permanently injure the appropriate use of adjacent conforming properties.

H. Allowed Deviations

Unless otherwise expressly approved by the Bastrop City Council as part of the approved rezoning and concept plan, all planned industrial developments shall be subject to all applicable standards of this zoning development code. In order to approve modifications of otherwise applicable standards, the Bastrop City Council must find that:

1. Requested deviations from applicable building type standards, allowed uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned industrial development; and
2. The requested deviations do not detract from the established character or form of any surrounding properties.

I. Appeal

A final decision by the Bastrop City Council on a PID may be appealed in District Court.

J. Action Following Approval

Approval of a PID rezoning and concept authorizes the submission of site plans consistent with the PID approval.

K. Modification of Adopted Concept Plan

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Bastrop City Council consistent with the original approval of the PID. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

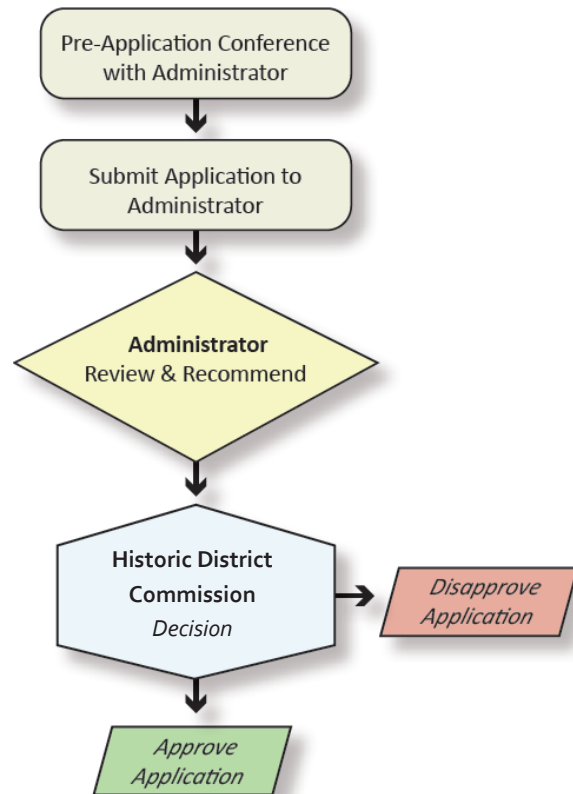
L. Effect of Denial

The denial of a PID application shall ban the subsequent application for the same or similar use for a period of 12 months.

M. Expiration

A PID rezoning does not expire. A PID concept plan expires after three years if no site plan or building permit has been filed.

16.2.14 Certificate of Appropriateness



A. When Required

1. A Certificate of Appropriateness issued by the Historic District Commission shall be required before a building permit or demolition permit is issued for any property within the Bastrop Historic District. A certificate is required if any building, structure or site, including outbuildings, party walls, courtyards, sidewalks, driveways, parking areas, fences and signs will be erected, constructed, altered, repaired, relocated or demolished.

2. An exception to the Certificate of Appropriateness may be made if the applicant demonstrates to the Historic District Commission that a failure to grant the certificate will cause an imminent threat to life, health or property.

B. Application and Fees

1. A pre-application conference with the Administrator is required.
2. All applications for Certificates of Appropriateness shall be filed in writing with the Administrator, and established fees, if any, paid in full.

C. Review by Administrator

1. The Administrator shall review the application to ensure compliance with the standards of this zoning development code.
2. The Administrator shall then refer the application to the Historic District Commission for review and decision.

D. Review and Decision by Historic District Commission

In making a determination whether to approve, approve with conditions, or deny an application for a Certificate of Appropriateness, the Commission shall review the application according to stated design guidelines in Ordinance 99-3872, including any amendments thereto. All decisions rendered by the Commission shall also comply with any prior approvals, conditions or standards of this zoning development code.

E. Appeal

Any person or persons aggrieved by any decision, act or proceeding of the Historic District Commission shall have the right to appeal in accordance with the appeal procedures of Ordinance 99-3872.

Sec. 16.3 Nonconformities

16.3.1 In General

A. Continuation

A nonconformity may be continued in accordance with this article.

B. Types of Nonconformity

There are several types of nonconformities that may exist, as follows:

1. Nonconforming uses (see 16.3.2, Nonconforming Uses)
2. Nonconforming structures (see 16.3.3, Nonconforming Structures)
3. Nonconforming sites (see 16.3.4, Nonconforming Sites)
4. Nonconforming lots of record (see 16.3.5, Nonconforming Lots of Record)
5. Nonconforming signs (see Sec. 16.3.6, Nonconforming Signs)

C. Evidence of Status

Evidence of the status of a nonconforming use shall be supplied by the owner of the property upon request of the Administrator.

D. Time Extensions

The Board of Adjustment may permit one extension of up to 12 additional months to the time periods for abandonment, obtaining a building permit or completing construction, provided the applicant can demonstrate circumstances out of his or her control have prevented a good faith attempt to reestablish or rebuild the nonconformity. Such circumstances may include the health of the applicant, court proceedings, failure to reach an insurance settlement, acts of God, or similar hardships.

E. Variance

The Board of Adjustment may vary the provisions of this article in accordance with the provisions for variances.

16.3.2 Nonconforming Uses

A. Continuation

A lawful use made nonconforming by the adoption of this zoning development code or other ordinances may continue only for so long as such use is not expanded, increased or changed.

B. Change of Use

No use shall be changed to a conforming use until the Administrator has determined that the requirements of the applicable district will be met. The Board of Adjustment may approve a different nonconforming use, provided such use is deemed by the Board to be less intense than the existing use. No change to a more intense nonconforming use is allowed.

C. Abandonment

A nonconforming use that has been discontinued for any 12 month period for whatever reason shall be considered to be abandoned and shall not be reestablished. Any use on the property after that time shall conform with all provisions of this zoning development code. Evidence of intent to abandon is not required.

D. Destruction

A nonconforming use that is damaged may be rebuilt following approval by the Board of Adjustment in accordance with the following:

1. A nonconforming use may only be reestablished within a conforming structure.
2. All restorative and other work must be within adopted building codes.
3. A building permit must be issued within one year from the date of the damage.
4. The certificate of occupancy must be issued as provided by adopted codes.

E. Special Standards for Residential Uses

As used in this paragraph, a “nonconforming residential use” is a structure which contains more dwellings than allowed by the district or a dwelling located in a district that does not permit residential uses.

1. Abandonment

- a. A nonconforming residential use other than a single-family living (single-family house and side yard house) that has not been occupied for a continuous period of 12 months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied except in conformance with all applicable provisions of this zoning development code. Evidence of intent to abandon the nonconforming use is not required.
- b. A nonconforming single-family dwelling that has not been occupied for a continuous period of 12 months or longer shall not be considered to be abandoned and may be reoccupied at any time, provided the structure has not been changed, legally or illegally, to a nonresidential use or multiple-unit residential use.
- c. Removal of a nonconforming mobile home or manufactured home, not in a mobile home park, from its foundation or pad for a continuous period of 12 months shall constitute abandonment of the use and placement of a new unit must comply with the provisions of this zoning development code. Evidence of intent to abandon the nonconforming mobile home or manufactured home use is not required.

2. Destruction

Nonconforming residential uses that are damaged may be rebuilt in accordance with the following:

- a. All portions of the structure being restored are not and were not on or over a property line;
- b. The number of dwelling units does not increase;
- c. All construction is in compliance with current construction codes, such as the fire and building codes;
- d. A building permit is obtained within one year from the date of the damage; and

- e. The certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit.

16.3.3 Nonconforming Structures

A. Continuation

A lawful structure existing as of the effective date of this zoning development code or any amendment to this zoning development code may continue to be used for any purposes permitted in the district provided it is in conformance with the provisions of this section.

B. Maintenance and Restoration

A nonconforming structure may be maintained or restored provided no expansion of the nonconformity occurs and complies with 16.4.4 below.

C. Expansion

A nonconforming structure may be expanded, provided that no increase in the nonconformity occurs. For example, an addition may be constructed, provided it meets the dimensional requirements for the district and complies with 16.4.4 below.

16.3.4 Nonconforming Sites

A. Continuation

A site existing as of the effective date of this zoning development code that is nonconforming due solely to failure to meet the development standards of this zoning development code may be used for any purposes permitted in the district provided the use is in conformance with the provisions of this section.

B. Maintenance and Restoration

A nonconforming site may be maintained or restored provided no expansion of the nonconformity occurs.

C. Expansion

Additions to structures or additional paving, parking or outdoor storage on nonconforming sites shall require correction of existing nonconforming parking, landscaping and screening.

1. Complete redevelopment or expansions that result in a 25 percent or greater increase of the gross square footage of the existing structure require the entire property to meet all of the landscaping and screening requirements of this zoning development code.
2. Expansions that result in less than a 25 percent increase of the gross square footage of the existing structure require a corresponding percentage increase in compliance for landscaping and screening requirements of this zoning development code until the site achieves 100 percent compliance.
3. Expansions that require an increase in the number of parking spaces shall be required to provide 100 percent of the required parking spaces for the additional floor area in accordance with this zoning development code. The additional parking area shall comply with all associated landscaping and drainage requirements of this zoning development code, as required in Sec. 10.3, Parking Area Design Standards.
4. Properties that are physically constrained from complying with these provisions shall comply to the maximum extent practicable as determined by the Administrator.

D. Change of Use

Changes of use that require an increase in the number of parking spaces shall be required to provide the difference between the required parking for the prior use and that required for the proposed use in accordance with 10.2, Parking Requirements. Where this calculation results in the addition of less than five spaces, no additional spaces shall be required. Any additional parking area shall comply with all associated landscaping and drainage requirements of 10.3, Parking Area Design Standards.

E. Destruction

1. A nonconforming residential structure which is damaged may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one

year from the date of the damage; and the certificate of occupancy is issued within two years of the issuance of the building permit.

2. A nonconforming nonresidential structure which is damaged to 50 percent or less of its fair market value, based on a market appraisal performed by a certified appraiser, may be restored within the existing footprint provided that all portions of the structure being restored are not and were not on or over a property line; all construction is in compliance with current construction codes, such as the Fire and Building Codes; a building permit is obtained within one year from the date of the damage; and the certificate of occupancy (or other final inspection) is issued within two years of the issuance of the building permit. If damage exceeds 50 percent or more, restoration or improvement shall not be permitted unless the restoration results in a structure and site conforming to all applicable requirements of this zoning development code.

16.3.5 Nonconforming Lots of Record

A. Residential Lots of Record

1. All undeveloped lots of record in a residential district that were recorded prior to the effective date of this zoning development code that do not meet the minimum zoning district lot standards shall be allowed one single-family house or side yard house.
2. The building type standards of the closest applicable zoning district as determined by the Administrator shall be applied to qualifying lots.

B. Other Lots of Record

All undeveloped lots of record in a non-residential district that were recorded prior to the effective date of this zoning development code that do not meet the minimum zoning district lot standards may be used for any purpose allowed in the district provided the use meets all other regulations prescribed for the district.

16.3.6 Nonconforming Signs

All nonconforming signs shall comply with the requirements of Sec. 14.5, Nonconforming Signs.

Sec. 16.4 Enforcement

16.4.1 Violations

In case any building or structure is erected, structurally altered, or maintained, or any building, structure or land is used in violation of this zoning development code, the proper local authorities of the municipality, in addition to other remedies, may institute any appropriate action or proceedings to prevent such unlawful erection, structural alteration, maintenance, or use; to restrain, correct, or abate such violation; to prevent the occupancy of the building, structure, or land; or to prevent any illegal act, conduct, business, or use in or about such premises.

16.4.2 Enforcement Powers

This zoning development code shall be enforced by the Administrator, who is empowered to:

- A. Cause any building, structure, place or premises to be inspected and examined; and
- B. Order in writing the remedying of any condition found to exist in violation of any provision of this zoning development code.

16.4.3 Notice of Violation

If the Administrator finds that any of the provisions of this zoning development code are being violated, the Administrator shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

16.4.4 Enforcement Actions

The Administrator shall order discontinuance of illegal use of land, buildings or structures; removal of illegal buildings or structures or of illegal additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this statute to ensure compliance with or to prevent violation of its provisions.

16.4.5 Penalties

Whenever in this zoning development code or in any ordinance or resolution of City of Bastrop any act or omission is prohibited or is made or declared to be unlawful or a misdemeanor, or whenever in such code or ordinance the doing of

any act or the failure to do any act is declared to be unlawful or a misdemeanor or is prohibited, and no specific penalty is provided therefor, and state law does not provide otherwise or for a greater penalty, the violation of any such provision of this zoning development code or any ordinance shall be a misdemeanor punishable by a term of imprisonment of up to 30 days in the Parish jail or a fine of up to \$500, or both. Unless specifically provided otherwise, or the context thereof so dictates, each day any violation of any provision of this zoning development code or any ordinance shall continue shall constitute a separate offense.

ARTICLE 17. DEFINITIONS

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ARTICLE 17. DEFINITIONS

Sec. 17.1 General. 17-1

Sec. 17.2 Defined Terms. 17-1

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Sec. 17.1 General

Unless specifically defined below, words or phrases in this zoning development code shall be interpreted giving them the same meaning as they have in common usage and so as to give this code its most reasonable application.

Sec. 17.2 Defined Terms

Abutting - The property directly touches another piece of property.

Accessory Dwelling Unit - A dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.

Accessory Use or Structure - A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure.

Addition - Any act or process which changes one or more of the exterior architectural features of a structure by adding to, joining with or increasing the size or capacity of the structure.

Adjacent - see Abutting.

Adult Day Care - A facility, operated for profit or not, in which care basic services are provided through its ownership or management for part of a day to three or more persons who are 18 years of age or older, not related to the owner or operator by blood or marriage, and who require such services.

Alley - A public way, or approved private way, that provides a secondary means of access to abutting property, normally located behind the building.

Animal Boarding - The use of land for boarding, selling, training or breeding cats or dogs for compensation, or the keeping of more than 12 dogs or cats in combination for any purpose.

Animal Shelter - A structure that is owned, operated or maintained by a public body, established humane society or other private or nonprofit organization used for the care of lost, abandoned or neglected pets.

Apartment - A building type containing three or more dwelling units consolidated in a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units.

Apartment House - A building type with up to four dwelling units consolidated in a single structure on a single lot. An apartment house contains common internal walls. Dwelling units may be situated either wholly or partially over or under other dwelling units. The building looks like a large single-family house with a single primary entrance.

Arterial Street - An arterial street is a moderate or high-capacity road, providing access to many commercial and industrial uses and with limited residential entrances directly onto the road. For the purposes of this zoning development code, the following streets shall be designated as arterial streets: W Madison Avenue, E Madison Avenue, W Jefferson Avenue, E Jefferson Avenue, N Washington Street, S Washington Street, N Franklin Street, S Franklin Street, Naff Avenue, Airport Road, and Marlatt Street.

Assisted Living Facility - Any group housing and services program for two or more unrelated adults, by whatever name it is called, that makes available, at a minimum, one meal a day and housekeeping services and provides personal care services directly or through a formal written agreement with one or more licensed home care or hospice agencies.

Attached House - A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Unit can be located on separate floors, side-to-side, or back-to-back.

Banner Sign - Any sign of lightweight fabric or similar material that is not permanently mounted to a pole or a building by a permanent frame at one or more edges.

Bed and Breakfast - A transient accommodation that is a house, or portion of a house, where lodging rooms and meals are provided.

Buffer - Landscaping, open space, fences or walls located parallel to and within the outer perimeter of a lot and extending to the lot line. A buffer is used to physically separate or screen, one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building - Any structure created for the support, shelter or enclosure of persons, animals or property of any kind and which is permanently affixed to the land.

Caliper - The diameter of plant material, measured at six inches above grade.

Car-Share Program - A program providing shared vehicles available only to members, with a specific location associated with reduction of parking for a development project.

Certificate of Appropriateness - A certificate from the Historic District Commission authorizing plans for alterations, construction, removal or demolition of a landmark or site within a designated historic district.

Clear Sight Distance - The length of street visible to a driver at an intersection or driveway required to make a safe turning movement onto the street.

Completely Enclosed Building - A building separated on all sides from adjacent open space or other structures by a permanent roof and by exterior walls or party walls, pierced only by windows and doors.

Common Lot Line - A lot line shared between two private lots, which does not abut a public or private right-of-way.

Drive-Through, Drive-In - An establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, or obtain goods while remaining in their motor vehicles.

Dwelling Unit - A building, or portion thereof, providing complete and permanent living facilities for one household.

Easement - A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person or entity.

Egress - A grant of property rights by the owner to, or for use by, the public, a corporation, or another person or entity to use as an exit from a specific parcel of land.

Entertainment - Entertainment shall include live vocalists, musicians, disc jockeys (whether speaking or not), comedians, karaoke, performers (paid or otherwise, including contestants) and the like, provided at a bar, restaurant, nightclub or other similar commercial establishment also providing food or beverages. Entertainment shall not include "Sexually Oriented Businesses."

Erected - The term erected includes built, constructed, reconstructed, moved upon, or any physical operation on the premises required for building. Evacuation, fill, drainage, demolition of an existing structure, and the like shall be considered part of erection.

Exterior Architectural Appearance - The architectural and general composition of the exterior of a structure, including, but not limited to the kind, color, and the texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.

FAA - Federal Aviation Administration

Family - One or more persons living as a single housekeeping unit.

Flag - Any fabric or other material containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision, corporation, lodge, fraternity or sorority, political party, nonprofit organization, charity, club, association or other entity designed to be flown from a flagpole or similar device.

Floodplain - Any normally dry land area that is susceptible to being inundated by waters of the 1% annual chance flood, that is, the 100-year flood.

Floodway - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the velocity waters of the regulatory flood.

Group Living - A residence, operated by a public or private agency, which may provide a program of services in addition to room and board to persons on a voluntary basis under continuous protective supervision.

Home Occupation - An occupation carried on in a dwelling unit by a resident of the unit; provided that the use is limited in extent and incidental and

secondary to the use of the dwelling unit for residential purposes and does not change the character of the dwelling unit.

Household - One or more persons occupying a single dwelling unit. No such household shall contain more than four members not related by law, blood, adoption, marriage, or judicial order for foster care. A household consisting of individuals protected by the Fair Housing Act shall not contain more than six persons.

Livestock - One or more domesticated animals raised or kept for husbandry or to produce commodities such as food or fiber such as cattle, sheep, goats, horses, mules, donkeys, burros, llamas, emus, buffalo, rabbits and fowl.

Lot - A lot is a parcel of land of at least sufficient size to meet the minimum requirements of this zoning development code for use, coverage and area.

Manufactured Home - A factory-built structure constructed after June 15, 1976 and under the authority of 42 U.S.C. § 5403 on an integral chassis and designed for residential occupancy when connected to the required utilities. For the purposes of this development code, a manufactured home is a single-family home.

Mobile Home - A factory-built home on an integral chassis that is 1) built before June 15, 1976, and 2) not built to a uniform construction code. A mobile home is designed to be transported for installation or assembly at the building site.

Mobile Home Park - A parcel of land under single ownership which has been planned and improved for the placement of three or more mobile homes or manufactured homes for more or less permanent use.

Modular Home - A structure designed for residential occupancy, built to the standards of the Louisiana State Uniform Construction Code, which is manufactured in one or more sections in a factory for installation on a permanent foundation at its final location. For the purposes of this zoning development code, a modular home is a single-family home.

Nonconformities - Uses, sites, signs or other structures which were legally established, but because of the application of this zoning development code, or changes to the code, are no longer in compliance.

Open Space - An area unobstructed by buildings from the ground upward, except for walks, paths, landscaping or other site features in public, common or other private ownership. Yards of individual lots occupied by dwellings shall not constitute open space.

Overlay District - A district classification superimposed in addition to another (base) district classification, further regulating or limiting structures and uses otherwise permitted and regulated pursuant to the basic district classification.

Owner of Record - The person, corporation, or other legal entity listed as owner on the records of the Parish Recorder of Deeds.

Pervious Parking Surface - Parking surface which is engineered to allow the infiltration of water, air and nutrients to root systems of adjacent plant material which lie directly under the ground. Loose gravel is not a pervious parking surface.

Pitched Roof - Any roof with a gradient greater than 15 degrees or a slope greater than 3.215 inches.

Primary Structure - The main use of a lot, or the building or structure in or on which the main use of the lot takes place.

Private Street - A privately owned and maintained thoroughfare, avenue, road, highway, boulevard, parkway, way, drive, lane or court and generally providing the primary means of ingress and egress from the property abutting along its length to the public street network.

Rowhouse - A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.

Sandwich Board Sign - A self-supporting A-shaped freestanding sign with only two visible sides that is situated adjacent to a business, typically on a sidewalk or walkway, that contains commercial speech.

Sexually Oriented Business - any establishment that is an adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater or semi-nude model studio as defined in this section, as well as any other establishment that regularly features or regularly shows any sexually oriented entertainment activity.

Adult Bookstore, Adult Novelty Store, or Adult Video Store - A commercial establishment which has significant or substantial portion of its stock-in trade or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior business or advertising, or maintains a substantial section of its sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:

- a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of "specified sexual activities" or "specified anatomical areas";
- b. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

Adult Bookstore, Adult Novelty Store, or Adult Video Store shall also include a commercial establishment which regularly maintains one or more "Adult Arcades." "Adult Arcade" means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matter exhibiting or describing "specified sexual activities" or specified "anatomical areas."

Adult Cabaret - A nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, which regularly features persons who appear semi-nude.

Adult Hotel - A motel, hotel, or similar commercial establishment which:

- a. offers public accommodations, for any form of consideration, and which regularly provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by their emphasis upon the exhibition or description of "specified sexual activities" or "specified anatomical areas" and which regularly advertises the availability of such material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising, including but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, and
- b. offers a sleeping room for rent for a period of time less than ten (10) hours.

Adult Motion Picture Theater - A commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the exhibition or description of "specified sexual activities" or "specified anatomical areas" are regularly shown for any form of consideration.

Nudity or a State of Nudity - The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

Regularly Features or Regularly Shows - A consistent or substantial course of conduct, such that the films or performances exhibited constitute a substantial portion of the films or performances offered as a part of the ongoing business of the sexually oriented business.

Semi-Nude or State of Semi-Nudity - A state of dress in which opaque clothing covers no more than the genitals, anus, anal cleft or cleavage, pubic area, vulva, and nipple and areola of the female breast, as well as portions of the body covered by supporting straps or devices. This definition shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel provided that the areola and nipple are not exposed in whole or in part.

Semi-Nude Model Studio - Any place where a person, who regularly appears in a state of semi-nudity is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons.

It is a defense to prosecution for any violation of this ordinance that a person appearing in a state of semi-nudity or semi-nudity did so in a modeling class operated:

- a. by a college, junior college, or university supported entirely or partly by taxation;
- b. by a private college or university which maintains and operates educational programs in which credits are transferable to college, junior college, or university supported entirely or partly by taxation; or:
- c. In a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and where, in order to participate in a class a student must enroll at least three days in advance of the class

Sexually Oriented Entertainment Activity - The sale, rental, or exhibition for any form of consideration, of books, films, video cassettes, magazines, periodicals, or live performances which are characterized by an emphasis on the exposure or display of specific sexual activity.

Specified Anatomical Area - Human genitals, anus, cleft of the buttocks, or the female breast.

Specified Sexual Activity - Any of the following:

- a. sex acts, normal or perverted, including intercourse, oral copulation, masturbation or sodomy; or
- b. excretory functions as a part of or in connection with any of the activities described in a. above.

Side Yard House - A building type containing one principal dwelling unit located on a single lot with private yards on three sides. A side yard house is located on one side lot line, with the equivalent of the two side yards for a single-family house located on the other side.

Single-Family House - A building type containing one principal dwelling unit located on a single lot with private yards on all four sides.

Story - A floor of a structure where fifty percent or more of the enclosed space is greater than seven feet six inches in clear height; measured from the finished floor to the finished ceiling.

Structure - Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including buildings, fences, gazebos, signs, radio and television antennae (including supporting towers), swimming pools, satellite dishes, solar panels and wind generation equipment.

Structural Change - Any change or repair in the supporting members of a building, structure, roof or exterior walls which would expand the building in height, width or bulk of the building.

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