

RESOLUTION No. R-2015-04

AN ADOPTED RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BASTROP, TEXAS; OF SUPPORT FOR THE FORM BASED CODE PLANNING INITIATIVE BY THE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, HISTORIC LANDMARK COMMISSION, FORM BASED CODE TASK FORCE, AND THE MAIN STREET PROGRAM FOR THE COUNCILS APPROVAL OF A CITY INITIATED ZONING CHANGE AND CODE AMENDMENTS FOR THE GREATER DOWNTOWN FORM BASED CODE (FBC) AREA BOUNDED GENERALLY BY HAWTHORNE STREET TO THE NORTH, HIGHWAY 95 TO THE EAST, COLLEGE STREET/HIGHWAY 71 TO THE SOUTH, AND THE COLORADO RIVER TO THE WEST.

WHEREAS, the Staff formally presents the following Resolutions of Support for the Form Based Code (FBC) Planning initiative by the Planning and Zoning Commission, Board of Adjustment, Historic Landmark Commission, Form Based Code Task Force and Main Street Program for Council's consideration and approval of a City initiated zoning change and code amendments for the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West; and

WHEREAS, the City Council on March 26, 2013 voted to establish an eight (8) member Form Based Code (FBC) Task Force which consisted of one member from each board and/or commission (4), one from the City Council (1) two members at large (2) and the City Manager (1); and

WHEREAS, Form Based Code was a standing item on individual board/commission agendas and was discussed during regularly scheduled individual boards and commission meetings; and

WHEREAS, the Planning and Zoning Commission submitted an initial Resolution of Support to City Council on February 28, 2013, elected Lisa Patterson to serve as the FBC Task Force member, held a workshop on January 28, 2015, and has reaffirmed their support to City Council on February 26, 2015; and

WHEREAS, the Historic Landmark Commission submitted an initial Resolution of Support to City Council on February 27, 2013, elected Dan Hays-Clark to serve as the FBC Task Force member, held a workshop on January 21, 2015, and has reaffirmed their support to City Council on March 4, 2015; and

WHEREAS, the Main Street Program submitted an initial Resolution of Support to City Council on March 4, 2013, elected Steve Dewire and Shawn Pletsch to serve as the FBC Task Force members, held a workshop on January 7, 2015, and has reaffirmed their support to City Council on March 4, 2015; and

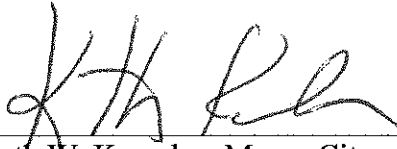
WHEREAS, the Zoning Board of Adjustment submitted an initial Resolution of Support to City Council on March 6, 2013, elected Herb Goldsmith, to serve as the FBC Task Force member, held a workshop on January 7, 2015, and has reaffirmed their support to City Council on March 4, 2015; and

WHEREAS, the FBC Task Force has met monthly and sometimes by-weekly to assist staff in the drafting and development of the FBC for Greater Downtown area, and has affirmed their support to City Council on March 5, 2015; and

WHEREAS, staff and the FBC Task Force has published on the City's website all the Public Meetings, and included notices in the Bastrop Advertiser as well as in the utility bills outlining the FBC Planning Initiative for Greater Downtown on the February 5, 2015 Information Session, Public Hearings before the Planning and Zoning Commission on February 17, 2015 and continuing on February 28, 2015 and the Public Hearing before City Council on March 10, 2015; and

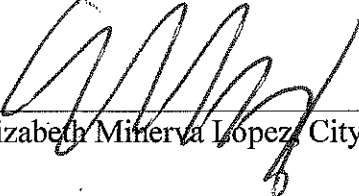
NOW, THEREFORE BE IT RESOLVED, that the Staff hereby formally urges and requests the Bastrop City Council accept the Resolutions of Support for the zoning change and code amendments for the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West from the planning boards/commission more specifically being the Bastrop Main Street Program, Historic Landmark Commission, Board of Adjustment and the Planning and Zoning Commission and the Form Based Code (FBC) Task Force.

Passed and approved this 10th day of March, 2015.



Kenneth W. Kesselus, Mayor City of Bastrop

ATTEST:



Elizabeth Minerva Lopez, City Secretary

FBC Task Force Form Based Codes Resolution

WHEREAS, the City Council voted to establish an eight (8) member Form Based Code (FBC) Task Force which consisted of one member from each board and/or commission (4), one from the City Council (1) two members at large (2) and the City Manager (1); and

WHEREAS, the Form Based Code (FBC) Task Force serves in an advisory capacity to the Main Street Program, Historic Landmark Commission, Board of Adjustment and the Planning and Zoning Commission and City Council on the FBC planning initiative in the City; and

WHEREAS, the FBC Task Force assists staff regarding creation of the FBC code and amendments for the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West; and

WHEREAS, the FBC Task Force met monthly and sometimes bi-weekly to assist and manage the FBC efforts with City Staff to ensure that the goals and objectives of the various boards/commissions were met and that FBC was an appropriate tool for the Greater Downtown Area and the City as a whole; and

WHEREAS, the FBC Task Force was instrumental in the presentation and support of the FBC before the City Council workshop December 9, 2014, the Planning and Zoning Commission and Construction Standards Board workshop on January 29, 2015 the Main Street and Board of Adjustment Workshop on January 7, 2015 and the Historic Landmark Commission Workshop on January 21, 2015 attending and answering questions regarding the individual boards and commissions goals; and

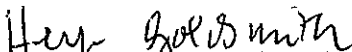
WHEREAS, FBC Task Force members presented and updated their various boards and commissions as a regular item on their individual board/commission agendas;

WHEREAS, FBC Task Force members aided and assisted staff in the presentation of the Final Draft of the FBC for the Greater Downtown Area before the Planning and Zoning Commission during the Public Hearing at the Special Meeting of February 17, 2015 and a continuation of the Public Hearing at the Regular Meeting of February 26, 2015; and

NOW, THEREFORE BE IT RESOLVED that the FBC Task Force that comprises members of the Planning and Zoning Commission, Bastrop Main Street Program, Historic Landmark Commission, Board of Adjustment, City Council and City at large has worked to create the Form Based Code for the Greater Downtown Bastrop Area that creates a single vision, and Form Based Zoning in lieu of Usage Based Zoning Codes and requests the Bastrop City Council accept the recommendation of the Planning and Zoning Commission and adopt the Greater Downtown Form Based Code (FBC) and Regulating Plan for the Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West

Passed unanimously on March 5, 2015 by the Form Based Code (FBC) Task Force

Respectfully submitted by:



Herb Goldsmith, Chair
FBC Task Force

Planning and Zoning Commission Form Based Codes Resolution

WHEREAS, the Planning and Zoning Commission serves in an advisory capacity to the City Council on any planning related item(s) in the City; and

WHEREAS, the Planning and Zoning Commission makes recommendations regarding the approval of plats and subdivisions, amendments to the Comprehensive Plan, changes in zoning, and the zoning to be given to newly annexed areas; and

WHEREAS, the Planning and Zoning Commission must determine whether uses permitted by a proposed zoning change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole; and

WHEREAS, the Planning and Zoning Commission desires to encourage greater efficiency and certainty in the planning and zoning process;

WHEREAS, the Planning and Zoning Commission on February 28, 2013 submitted a Resolution of Support for the Form Based Code initiative to City Council along with the Bastrop Main Street Program, Historic Landmark Commission, and Board of Adjustment; and

WHEREAS, during the City Council meeting of March 26, 2013, the Planning and Zoning Commission chair along with the other boards and commissions addressed City Council regarding the Resolution regarding the Form Based Code; and

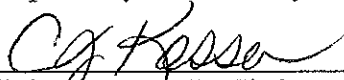
WHEREAS, the City Council voted to establish an eight (8) member Form Based Code (FBC) Task Force which consisted of one member from each board and/or commission (4), one from the City Council (1) two members at large (2) and the City Manager (1); and

WHEREAS, Form Based Code was a standing item on individual board/commission agendas and was discussed during the Planning and Zoning workshop on January 29, 2015 and Public Hearing during the Special Planning and Zoning Commission Meeting of February 17, 2015 and a continuation of the Public Hearing at the Regular Meeting of February 26, 2015 ; and

NOW, THEREFORE BE IT RESOLVED, that the Planning and Zoning Commission hereby formally urges and requests the Bastrop City Council set as a priority the process needed for consideration of a planning initiative that focuses the goals of the Bastrop Main Street Program, Historic Landmark Commission, Board of Adjustment and the Planning and Zoning Commission into a single vision, and a Form Based Zoning in lieu of Usage Based Zoning Codes to initiate that vision.

Passed unanimously on February 26, 2015 by the Planning and Zoning Commission.

Respectfully submitted by:



Christi Kosser, Co-Chair
Planning and Zoning Commission

Historic Landmark Commission Form Based Codes Resolution

WHEREAS, the Bastrop Historic Landmark Commissions purpose and intent is to protect and enhance the landmarks which represent distinctive elements of the City of Bastrop's historic, architectural and cultural heritage; and

WHEREAS, the Bastrop Historic Landmark Commission fosters civic pride in the accomplishments of the past; and

WHEREAS, the Bastrop Historic Landmark Commission protects and enhances Bastrop's attractiveness to visitors, thereby supporting and stimulating the economy; and

WHEREAS, the Bastrop Historic Landmark Commission insures the harmonious, orderly and efficient growth and development of the City; and

WHEREAS, the Bastrop Historic Landmark Commission encourages stabilization, restoration and improvements of such properties and their values; and

WHEREAS, since its establishment, the Historic Landmark Commission continues to increase the awareness of Bastrop's long and significant history and provide recognition and honor for its designated properties.

WHEREAS, the Historic Landmark Commission on February 27, 2013 submitted a Resolution of Support for the Form Based Code initiative to City Council along with the Bastrop Main Street Program, Planning and Zoning Commission and Board of Adjustment; and

WHEREAS, during the City Council meeting of March 26, 2013, the Historic Landmark Commission chair along with the other boards and commissions addressed City Council regarding the Resolution regarding the Form Based Code; and

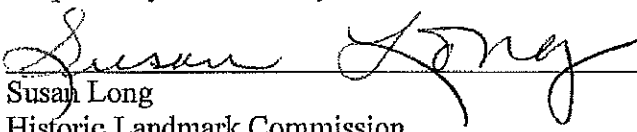
WHEREAS, the City Council voted to establish an eight (8) member Form Based Code (FBC) Task Force which consisted of one member from each board/commission (4), one from the City Council (1) two members at large (2) and the City Manager (1); and

WHEREAS, Form Based Code discussion/updates was a standing item on all Historic Landmark Commission Agendas; and

NOW, THEREFORE BE IT RESOLVED, that the Historic Landmark Commission hereby formally urges and requests the Bastrop City Council set as a priority the process needed for consideration of a planning initiative that focuses the goals of the Bastrop Main Street Program, Historic Landmark Commission, Board of Adjustment and the Planning and Zoning Commission into a single vision, and a Form Based Zoning in lieu of Usage Based Zoning Codes to initiate that vision.

Passed unanimously on March 4, 2015 by the Historic Landmark Commission.

Respectfully submitted by:



Susan Long

Historic Landmark Commission

Zoning Board of Adjustment Form Based Code Resolution

WHEREAS, the Bastrop Zoning Board of Adjustment was created and established to hear appeals from administrative decisions regarding zoning, and in appropriate cases, subject to appropriate conditions and safeguards, may authorize variances from the terms of the City of Bastrop Zoning Ordinance; and

WHEREAS, Zoning Board of Adjustment may authorize a variance from the Zoning Ordinance regulations when, in its opinion, undue hardship will result from requiring strict compliance; and

WHEREAS, the Zoning Board of Adjustment in granting a variance prescribes only those conditions that it deems necessary to or desirable in the public interest; and

WHEREAS, the Zoning Board of Adjustment takes into account the nature of the proposed use of the land involved and existing uses of land in the vicinity; and

WHEREAS, the Zoning Board of Adjustment takes into account the number of persons who will reside or work in the proposed use and the probable effect of such variance upon traffic conditions; and

WHEREAS, the Zoning Board of Adjustment takes in account public health, safety, convenience and welfare in the vicinity; and

WHEREAS, the Zoning Board of Adjustment on March 6, 2013 submitted a Resolution of Support for the Form Based Code initiative to City Council along with the Planning and Zoning Commission, Bastrop Main Street Program, and Historic Landmark Commission; and

WHEREAS, during the City Council meeting of March 26, 2013, the Zoning Board of Adjustment chair along with the other boards and commissions addressed City Council regarding the Resolution regarding the Form Based Code; and

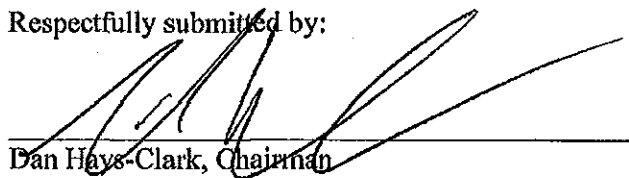
WHEREAS, the City Council voted to establish an eight (8) member Form Based Code (FBC) Task Force which consisted of one member from each board and/or commission (4), one from the City Council (1) two members at large (2) and the City Manager (1); and

WHEREAS, Form Based Code was a standing item on individual board/commission agendas and was discussed during the Board of Adjustment and Bastrop Main Street Program Advisory Board joint meeting on January 7, 2015; and

NOW, THEREFORE BE IT RESOLVED, that the Bastrop Zoning Board of Adjustment hereby formally urges and requests that the Bastrop City Council sets as a priority the process needed for consideration of a planning initiative that focuses the goals of the Bastrop Main Street Program, Historic Landmark Commission, Board of Adjustment and the Planning and Zoning Commission into a single vision, and a Form Based Zoning in lieu of Usage Based Zoning Codes to initiate that vision.

Passed unanimously on March 4, 2015 by the Bastrop Zoning Board of Adjustment.

Respectfully submitted by:



Dan Hays-Clark, Chairman
Bastrop Zoning Board of Adjustment

Bastrop Main Street Program Advisory Board
Form Based Codes Resolution

WHEREAS, the mission of the Bastrop Main Street Program (BMSP) is *to serve as a catalyst for the continued revitalization, preservation and economic health of our historic downtown area through collaboration with other organizations and use of community resources and volunteer insights, talents and energies within the Four Points: organization, design, economic restructuring and promotions, and*

WHEREAS, the purpose of the BMSP Advisory Board is to encourage volunteer participation in the BMSP downtown revitalization program; to establish goals and priorities for the BMSP; to evaluate the progress of said goals and priorities; to develop and oversee programs for economic restructuring, design, organization, and promotion in the BMSP area; and to coordinate activities coinciding with the BMSP mission, and

WHEREAS, since the establishment of the Bastrop Main Street Program there has been \$23.9 million in reinvestment in the program area and the creation of 180 jobs, and

WHEREAS, new and unique uses for a number of the buildings in the BMSP area are being requested, and

WHEREAS, the current fourteen Use Based Zoning Codes in the BMSP area create confusion and hinder the continued economic growth and development of the area, and

WHEREAS, experts who have assessed Bastrop's economic potential have urged a revamp of the City's often cumbersome zoning ordinances in the context of a unified vision for Downtown Bastrop,

WHEREAS, the Bastrop Main Street Program on March 4, 2013 submitted a Resolution of Support for the Form Based Code initiative to City Council along with the Historic Landmark Commission, Planning and Zoning Commission and Board of Adjustment; and

WHEREAS, during the City Council meeting of March 26, 2013, the Bastrop Main Street Program chair along with the other boards and commissions addressed City Council with the Resolution regarding the Form Based Code; and

WHEREAS, the City Council voted to establish an eight (8) member Form Based Code (FBC) Task Force which consisted of one member from each board/commission (4), one from the City Council (1) two members at large (2) and the City Manager (1); and

WHEREAS, Form Based Code discussion/updates was a standing item on most Bastrop Main Street Program Advisory Board and Committee Agendas since,

NOW, THEREFORE BE IT RESOLVED, that the Bastrop Main Street Program Advisory Board hereby formally urges and requests the Bastrop City Council set as a priority the process needed for consideration of a planning initiative that focuses the goals of the Bastrop Main Street Program, Historic Landmark Commission, Board of Adjustment and the Planning and Zoning Commission into a single vision, with a Form Based Zoning in lieu of Usage Based Zoning Codes to initiate that vision.

Passed unanimously on March 4, 2015 by the Bastrop Main Street Program Advisory Board.

Respectfully submitted by:



Dick Smith, Chair

Bastrop Main Street Program Advisory Board

City of Bastrop



Agenda Information Sheet:

City Council Meeting Date:

March 10, 2015

Public Notice Description:

Public Hearing, consideration, discussion and possible action to approve a City initiated zoning change and code amendments for the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West.

Item Summary:

Owner: Various Property Owners

Applicant: City of Bastrop

Location: Bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West

Utilities: City water, sewer, and electric

Background:

The Form Based Code (FBC) effort has been underway for several years in Bastrop. It started in 2011 with the Sustainable Design Assessment Team (SDAT) grant that the City received to discuss the vision for Bastrop's Downtown. In the SDAT report it was a recommendation for the City to look at incorporating a Smart Code or FBC for downtown. A FBC Task Force made up of 8 members one from each board/commission (4), one city council member (1), and two members at large (2) and also the City Manager (1) was designated to help the City with this effort. The FBC Task Force met monthly, sometimes more often, and continued to serve in their capacity on their primary boards/commissions/council. The following is major highlights in timeline of the FBC process.

- July 7 and 8, 2011 – SDAT Visit discussion and information gathering
- November 14, 15 and 16, 2011 – SDAT three day stakeholder interviews and workshop (Convention Center)
- November 16, 2011 – SDAT Final Presentation to City – Recommended FBC for downtown
- February 2012- SDAT Final Report
- February 8, 2012 – Gateway Planning Presentation to City Council regarding Form Based Code-Economic Development
- November 29, 2012 – Smart Code Information Discussion and presentation by Gateway Planning based on SDAT report
- February/March 2013 - Main Street Program, Historic Landmark Commission, Planning and Zoning Commission and Zoning Board of Adjustment passed a Resolution in of Support of FBC
- March 9, 2013 – Council retreat regarding the City and Council members received Resolutions of Support

- March 26, 2013 – City Council meeting where representatives of each board addressed City Council, and Council established a 8 member “task force” one from each board/commission (4), one city council member(1), and two members at large (2) and also the City Manager (1)
- May 2013 – Each Board/Commission elected a representative to serve on the FBC Task Force
- August 14, 2013 – FBC Task Force hears a presentation regarding FBC from Gateway Planning
- August 19, 2013 – FBC Task Force selects Gateway Planning as the consultant
- April 2014 – Contract signed, Gateway Planning selected to help with the FBC
- May 21 and 22, 2014 – FBC Kick Off Meeting and Interviews with Stakeholders
- June 24, 2014 – Gateway Planning Presentation regarding FBC (combined FBC Task Force and Council Workshop)
- July, 21, 22, and 23, 2014 FBC - Design Workshop and Presentation – invited Public (held at the Convention Center)
- August and September 2014 – Framework for FBC prior to Drafts
- October, November and December 2014– Drafts of FBC
- December 9, 2014 – FBC Draft and Presentation to City Council (combined FBC Task Force and Council Workshop)
- December 23, 2014 – All Boards/Commission members were “snail mailed” Draft Code and Character Zone Map for discussion at their next regularly scheduled meeting
- January 7, 2015 – Main Street and BOA combined meeting to discuss Draft Code and Regulating Plan
- January 21, 2015 - HLC meeting to discuss Draft Code and Regulating Plan
- January 28, 2015 – P&Z and Construction Standard Board combined meeting to discuss Draft Code and Regulating Plan
- February 5, 2015 - Public Meeting which included an Open House (12-5) and Presentation (6PM) over 80 people came to listen and provide comments
- February 17, 2015 – Public Hearing at the Special Planning and Zoning Commission Meeting for consideration of the FBC for the Greater Downtown
- February 26, 2015 – continuation of the Public Hearing by the Planning and Zoning Commission consideration of the FBC- with unanimous 8-0 recommendation to City Council

Public Outreach has been extensive. The following highlights “snail mail” notification and newspaper ads placed in the paper. There have been several stories/articles in the newspaper as well.

- Newspaper Notice of Information Session in paper January 17, 2015 publication
- Information Session Mail Outs received by property owners on January 22/23 (mailed to 792 property owners)
- Utility Bill FBC - Stuffer in bills received February 2/3 (entire City)
- Newspaper Notice two separate ads for Information Session and P&Z/City Council Meetings in paper January 31, 2015 publication
- Legal Notices snail mailed to property owners on February 2, 2015 (mailed for 1,098 individual properties)
- Information Session held for Public on Thursday, February 5, 2015 (over 80 in attendance)
- Legal Notice in the paper on Thursday, February 26, 2015 publication

- Utility Bill "call out" for the March 10, 2015 City Council meeting included in the March 1, 2015 utility bills

Request:

The City has looked at the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West to have new code amendments and a Regulating Plan. Between the properties within the FBC area and properties within 200' (feet) 1,098 properties were notified of the proposed zoning change consisting of 792 property owners.

Proposal:

The City is initiating a zoning change/Regulating Plan and code amendments to take the previous 12 zoning classifications into six (6) Character Zones for the FBC area. These Character Zones shown on the Regulating plan would replace the old zoning district names and standards for the previous zoning districts.

- 1) Historic Main Street (HMS) – Intended to preserve and enhance the existing historic blocks of Main Street north and south of Chestnut Street. Development standards in this zone will require any new buildings or reconstruction of existing buildings to be consistent with the historic architecture of the blocks.
- 2) Downtown Mixed Use (DMU) - Intended to encourage compatible mixed use redevelopment and reuse of historic and contributing buildings along the blocks east and west of Historic Main Street and along Chestnut Street. Development standards will emphasize maintaining a pedestrian orientation and continuous building context along Church, Water, and Chestnut Streets. This Character Zone is generally located one block deep east and west of the Historic blocks of Main Street and 3 blocks along Chestnut Street (west of Haysel Street). Uses within this Character Zone include commercial (office, retail, restaurant) on any floor, commercial-ready frontage required on ground floors of Main Street and Chestnut Street, with residential uses permitted by right on upper floors along Main and Chestnut Streets and on any floor on other frontages. Design standards will limit auto-oriented frontages along specific Main Street and Chestnut Street blocks.
- 3) Civic/Cultural Arts (CCA) - Intended to reinforce a civic and arts district character consistent with the Convention Center, City Hall, and planned Arts Guild development on the eastern end of Chestnut Street. Development standards will emphasize the prominent architecture of the civic buildings by requiring deeper setbacks and larger building massing and architectural elements that announce the public/civic nature of buildings along Chestnut Street. This Character Zone is generally located East of Haysel Street along Chestnut Street (except the Hwy 95 frontage). Appropriate uses include larger scale mixed use (retail, office, and institutional) and civic use buildings, surface parking limited to side yards or rear yards (large surface parking lots are discouraged from fronting along Chestnut Street), screening of parking lots, wider sidewalks and shade elements along Chestnut Street.
- 4) Commercial Mixed Use (CMU) - Intended to provide for small to mid-scale commercial (retail, restaurant, office) uses with appropriate transitions to the auto-oriented corridors of SH 71 and SH 95. Development standards will emphasize shared parking, cross-access driveways/easements and creating appropriate buffers or transitions to the adjoining Live-Work and Neighborhood Districts. This Character Zone is generally located in lots fronting on SH 71 and SH 95 south of Cedar Street. This Character Zone would allow a range of uses including

commercial (office, retail, restaurant) on any floor, commercial-ready ground floors along the Hwy frontage, residential uses permitted by right on any floors; and specific design standards for auto-oriented site elements along the Hwy frontages.

- 5) Live-Work (LW) - Intended to provide for a range of small scale office, live-work, and urban residential transitions between areas of commercial or high activity and a more traditional neighborhood scale. Development standards will emphasize the use of urban residential building types (live-work buildings, townhomes, row houses, and cottage homes) to be compatible with the fabric of the adjoining neighborhoods. This Character Zone is generally located approximately 1 – ½ block north and south of Emile Street between Main Street and Hwy 95, 1 – ½ block south of Pine Street between Haysel and Chambers and blocks surrounding Bastrop High School west of SH 95. This Character Zone uses include small scale commercial (retail and office) and urban residential, and surface parking limited to side yards or rear yards and limited auto-oriented site elements.
- 6) Neighborhood (N): Intended to preserve, enhance, and encourage the reuse of the existing eclectic mix of residential homes and allow compatible infill in the blocks north and south of Chestnut Street. Development standards focus on preserving the existing residential neighborhood scale and to allow for appropriately-scaled infill of generally residential buildings. The Neighborhood Character Zone has 4 different locations with special designations that implement slightly different outcomes, but all within the existing neighborhood fabric:
 - i. Neighborhood-Professional Office (N-PO): this designation within the Neighborhood Character Zone applies to the blocks adjacent to the Downtown Mixed Use and is intended to preserve existing historic homes by allowing their adaptive reuse into professional offices and compatible retail uses. This area also preserves the integrity of the existing neighborhood fabric by focusing such conversions near the Courthouse and in blocks adjacent to Downtown Mixed Use areas as they transition to Neighborhood scale.
 - ii. Neighborhood – Transition (N-TT): this designation within the Neighborhood Character Zone generally applies to blocks between areas of Mixed Use or Live Work as they transition to areas of Neighborhood scale. This area is generally intended for single-family building types that are compatible with the adjoining neighborhood; but with allowances for attached single family such as townhomes and row houses that are better transitions to commercial development.
 - iii. Neighborhood – Tourism (N-T): this designation within the Neighborhood Character Zone applies to the tourism oriented property. Any future redevelopment in this area needs to be compatible with the adjoining neighborhood fabric while still allowing for an enclave of tourism/resort related residential and lodging uses within residential building types. This zone would allow for both attached and detached single-family residential types with a range of residential, office, lodging, and resort support uses.
 - iv. Neighborhood – Services (N-S): this designation within the Neighborhood Character Zone is used to conduct selected retail and personal services uses to meet common regular needs and for the convenience of people living in surrounding neighborhoods. Neighborhood Services must be compatible with the adjoining neighborhood fabric and must maintain the neighborhood scale.

Chart highlighting current Zoning Classification to FBC Character Zones

<u>Current Zoning Classification</u>	<u>New Proposed Form Based Code (FBC) Character Zones</u>
SF-7 - Single Family Residential-7	Neighborhood or Neighborhood Transition or Neighborhood Tourism or Live Work
MH - Manufactured Housing	Neighborhood Transition or Neighborhood
MF-1 – Multi-Family Dwelling-1	Neighborhood or Neighborhood Transition or Live Work or Commercial Mixed Use
MF-2 – Multi-Family Dwelling-2	Live Work
O – Office	Neighborhood Professional Office
NS – Neighborhood Services	Commercial Mixed Use or Live Work or Neighborhood Services
GR – General Retail	Commercial Mixed Use
CBD – Central Business District	Historic Main Street or Downtown Mixed Use or Neighborhood or Neighborhood Professional Office
CT – Commercial Tourism	Neighborhood Tourism
C-2 – Commercial-2	Commercial Mixed Use or Civic/Cultural Arts or Live Work
LI – Light Industrial	Civic/Cultural Arts or Commercial Mixed Use or Live Work or Neighborhood or Neighborhood Transition
CF – Civic Facilities	Civic/Cultural Arts

The Code:

The Downtown Bastrop Form Based Code is broken up into 9 sections and compromises 83 pages. It will replace the standards that previously applied to properties within the Greater Downtown Area.

Downtown Bastrop Form-Based Code (DB-FBC)

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Attachments:

- A: Regulating Plan
- B: Illustrative Vision
- C: Illustrations of Changes to Non-Conforming Structures
- D: Development Review Flow Charts
- E: Street Cross Sections

Comments: 1,098 properties were notified of the proposed zoning change, which consists of 792 property owners. Notice included the Regulating Plan Map, Information Questions and Answers and contact and website information. On January 23, 2015 notification regarding the Information Session was mailed to the property owners. On January 30, 2015 all property owners were again notified of the proposed upcoming Public Hearings before Planning and Zoning Commission and City Council.

At the February 26, 2015 Planning and Zoning Commission meeting, the following tabulation of notice was received. Any updates will be provided at the City Council meeting reflecting any changes from these numbers.

I am in favor of the request: (green on map)

- 32 property responses received from 21 separate property owners

I am opposed to the request: (red on map)

- 8 property responses received from 5 separate property owners

I have no objection to the request: (blue on map)

- 21 property responses received from 16 separate property owners

Staff Recommendation: Staff recommends approval of the code amendments and the Regulating Plan for the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission conducted a Public Hearing Tuesday, February 17, 2015 and continued the Public Hearing on Thursday, February 26, 2015 and voted unanimously, 8-0 to recommend approval of the City initiated code amendments and Regulating Plan for the Greater Downtown Form Based Code (FBC) Area bounded generally by Hawthorne Street to the North, Highway 95 to the East, College Street/Highway 71 to the South, and the Colorado River to the West and to forward, in ordinance format, to City Council.

City Contact:

Melissa McCollum, Planning Director
Planning and Development

Attachments:



Location Map, February 26, 2015 Notification Received, Board and Commission Questions, Downtown Bastrop Form- Based Code, and Regulating Plan (dated February 26, 2015)

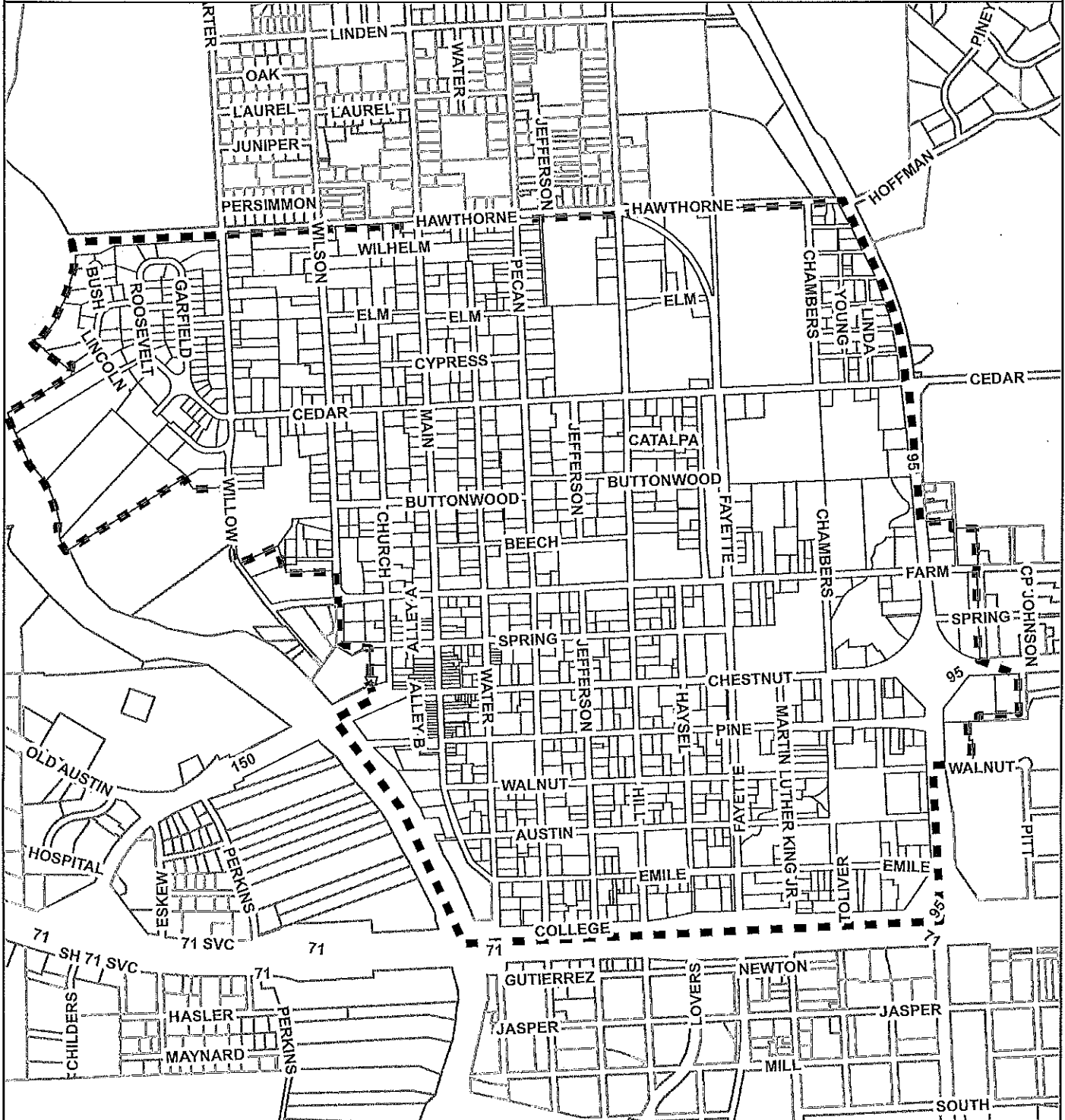


Location Map for The Greater Downtown Form Based Code (FBC) Area

Legend

January 2015

-  Parcels in FBC Rezone Area
-  FBC Rezone Area



**City of Bastrop Boards and Commission Questions for
Downtown Form Based Code:**

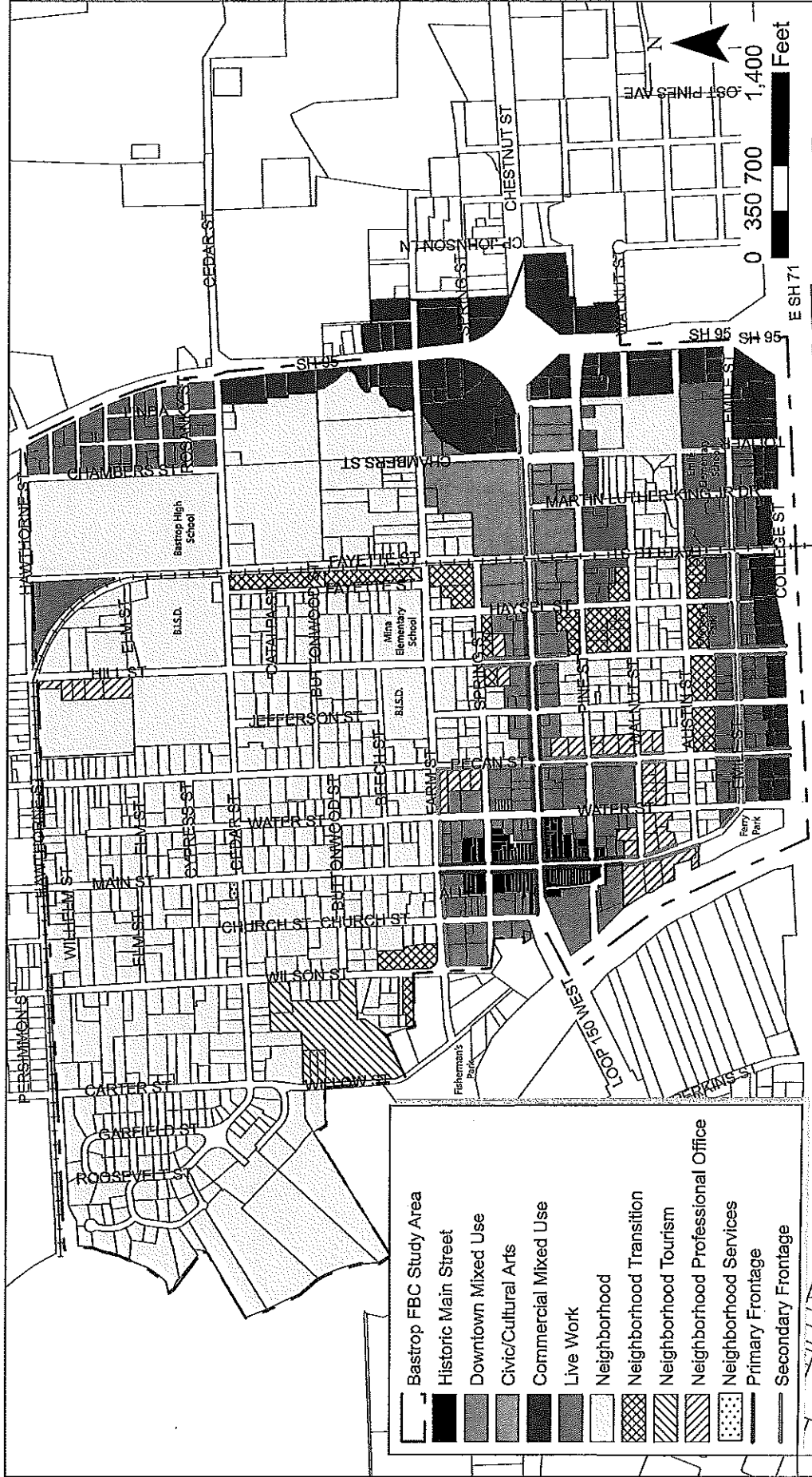
	Comment	Change Made	Page in Code	Description
1.	Allow residential on ground floor in DMU and generally in other character zones	Y	27	This has been clarified in both the Use Chart and the FBC document.
2.	Require Commercial Ready ground floors in HMS and DMU	Y	34	This has been clarified in both the Use Chart and the FBC document.
3.	Allow Single Family Residential in DMU	Y	27	This has been clarified in both the Use Chart and the FBC document.
4.	Add residential types to definitions section	Y	14-23	Definitions were updated significantly to include multiple residential use types.
5.	Add railroad to the regulating plan for a point of reference	Y	Attachment A	Rail Road has been added to the Map.
6.	Simplify Use chart	Y	26-28	Use Chart completely revised using more general use categories and reduced the current use chart from 18 pages to 3 pages.
7.	Add limited retail sales to Live Work	Y	26	See updated Use Chart
8.	Differentiate colors of character zones on the map	N	Attachment A	Standard colors for general uses are used on the Map.
9.	Change Use Chart to include passenger rail services	Y	28	The Use Chart was updated to include Rail Services.
10.	Divide craft manufacturing and heavy manufacturing with hazardous waste on the use chart	Y	26	The Use Chart has been modified/changed significantly.

	Comment	Change Made	Page in Code	Description
	Remove "Chestnut Street" from the name of Chestnut Street Civic Arts/Cultural District	Y	43	The new district name has changed to Civic/Cultural Arts.
11.	Add limited retail sales to Live Work	Y	26	
12.	Explain DMU zoning for Tracy's Grocery in the middle of a residential neighborhood	Y	53	A new Neighborhood Services Character Zone has been added to both the FBC and Regulating Plan Map.
13.	Resolve issues with the LCRA property the Neighborhood Tourism zoning designation	Y	26-28	better defined use to just be what is currently allowed
14.	Remove LCRA from description of neighborhood tourism and refine use chart	Y	53	
15.	Revise Pedestrian Friendly and Pedestrian Priority Frontages	Y	Attachment A	Inconsistencies removed and name changed to Primary and Secondary frontages and images improved to make frontages more clear
16.	General Edits to Regulating Plan Map	Y	Attachment A	Changes to fix inconsistencies and improve transitions
17.	Add suggested Cross Sections	Y	Attachment E	
18.	Change "Spring Street" name to "Neighborhood transition"	Y	53	
19.	Clarify how code affects historic structures	Y	8	
20.	Create flow chart for administration	Y	Attachment D	
21.	Make sure all blocks of main street are included in historic main street definition	Y	36	
22.				

	Comment	Change Made	Page in Code	Description
23.	Add definition for multiunit home	Y	20	
24.	Add page numbers to table of contents	Y	2	
25.	Add page numbers to using this code on page 7	Y	7	
26.	Add frontage/ access requirement for river adjacent commercial properties	Y	40	
27.	Add section for conditional uses	Y	24	
28.	Add section for nonconforming uses (grandfathering)	Y	12	
29.	Remove frontage requirements from regular neighborhood CZ	Y	Attachment A	
30.	Change front setback for neighborhood to be relative to surrounding houses	Y	54	Change allows for the neighborhood character to be reflected in any infill development.
31.	Create zoning category for churches/ civic uses	N		The underlying zoning should remain the same as the surrounding character. Special uses are allowed as conditional use
32.	Change side setbacks in neighborhood to account for wide and narrow lots	Y	54	Change allows for the neighborhood character to be reflected in any infill development.
33.	Create max building coverage % for neighborhood	Y	55	
34.	Remove Wilson ST house from neighborhood tourism CZ	N		This Historic home is part of the same ownership as the tourism site behind it and is required to meet neighborhood scale form. The Use Chart has been changed to require uses to be P/C (Permitted Conditional)
35.	Create diagram showing how frontage requirements work	Y	30	

	Comment	Change Made	Page in Code	Description
36.	How is biking accommodated in the code?	Y	32	Bike parking required on new construction. Also zoning in general encourages building types conducive to pedestrians and cyclists. However, other bike facilities not part of zoning
37.	Edit: Page 7 paragraph is a continuation of 2.1 and should be tagged "b." rather than "a"	Y	7	
38.	Change name for "Main Street Park"	Y	36	
39.	Explain differences between Live Work and Professional Office and use chart allowances	Y	26	Live Work is a different building scale and requires residential use professional office does not
40.	Make sure definitions are added and correlate to use chart and document verbiage	Y	26-28	
41.	Create "Neighborhood Overlay" or something similar to handle neighborhood services like Tracy's	Y	53	Neighborhood Services character zone included to provide for the provision of regular needs of surrounding neighborhood while maintaining the neighborhood scale. Upon implementation Staff and Commission will continue to monitor application of code and any administrative modifications or issues will be logged and reviewed a year after adoption - language to this effect will be included in the ordinance.
42.	Establish a review timeline for Code after adoption	-		This is an issue that needs to be addressed but is not part of this zoning case
43.	Establish Gill's Branch as a Greenbelt or describe development allowances	-		Included in building form standards section, but generally is as follows. Historic Main Street --- 30' Downtown Mixed Use --- 40' Civic/Cultural Arts - 40'
44.	Show allowable height for each character zone and how they relate to neighboring properties	-	36-55	

	Comment	Change Made	Page in Code	Description
				Commercial Mixed Use – 60’ Live Work – 40’ Neighborhood – 35’ (all uses)
45.	Will this regulate architectural elements, and if so, to what extent	-	56	There is minimum Building design standards to encourage best practices for downtown buildings but are not " design standards", Section 7.0
46.	Explain/change parking lots "discouraged" in the Civic/Cultural Arts Character Zone	-	43	Parking lots are accommodated on the side or rear of lots or screened so as not to be the predominate view along Chestnut
47.	Do conditional use permits convey with the sale of a property?	-	24	Yes

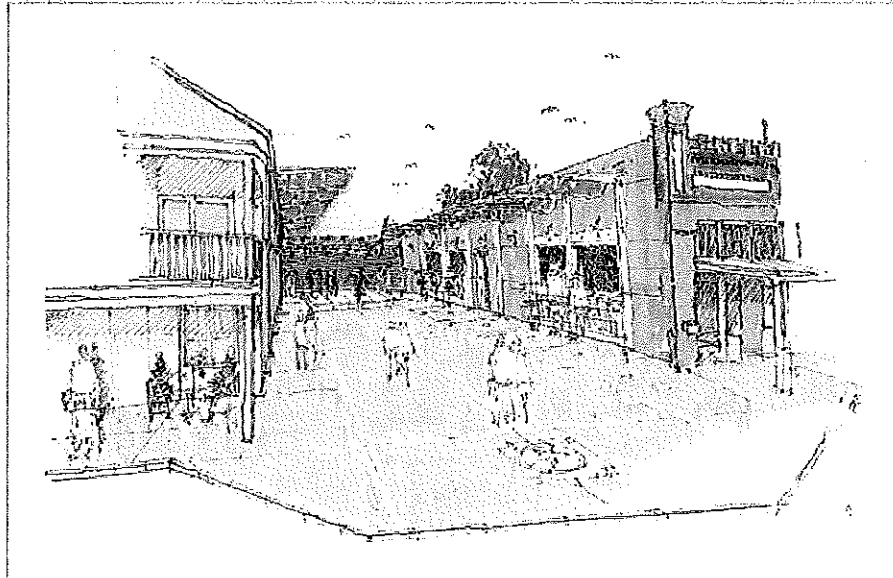


February 26, 2015 GATEWAY
P&Z Recommended PLANNING

Downtown Bastrop Regulating Plan



Downtown Bastrop Form-Based Code



March 4, 2015



BASTROPTX
Heart of the Lost Pines / Est. 1832

**GATEWAY
PLANNING**
A VIALIA GROUP PARTNER

I. Downtown Bastrop Form-Based Code (DB-FBC)

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Attachments:

- A: Regulating Plan
- B: Illustrative Vision
- C: Illustrations of Changes to Non-Conforming Structures
- D: Development Review Flow Charts
- E: Street Cross Sections

Introduction

In 2014, the Bastrop City Council adopted a clear and vibrant vision for Downtown Bastrop (see Attachment B for Illustrative Vision and excerpts). This comprehensive long-term vision continues the revitalization momentum for Downtown Bastrop that takes advantage of its regional location and historic fabric to transform it into a true urban neighborhood, anchoring existing and new local and regional businesses with civic and arts destinations.

This document provides the regulatory tools for new development and redevelopment consistent with the Illustrative Vision for Downtown Bastrop as a mixed use, walkable destination for local residents and visitors.

1.1 Purpose and Intent

The purpose of the Downtown Bastrop Form-Based Code (DB-FBC, or referred to as "the Code") is to implement the vision for a more walkable, vibrant, mixed use neighborhood in the heart of Bastrop, Texas (hereinafter, "Downtown Bastrop" or "Downtown") by:

- (a) Preserving and enhancing the existing development character of downtown and adjoining neighborhoods through a comprehensive form-based approach to achieve mixed use, transitions, and pedestrian-oriented design.
- (b) Creating appropriate Downtown Character Zones to implement the vision for different areas of downtown – the Historic Main Street corridor, the Chestnut Street commercial area, Civic/ Cultural Arts District, neighborhoods north and south of Chestnut Street, and the SH 71 and 95 corridors.
- (c) Establishing appropriate urban design standards associated with each downtown character zone including building form, use, signage, and civic/open space standards with a focus on implementing pedestrian-oriented design.
- (d) Establishing neighborhood standards with appropriate infill and redevelopment standards for the neighborhoods adjoining downtown; and
- (e) Establishing a clear review, approval, and appeals process for all development.

1.2 Illustrative Vision

The DB-FBC and its associated Regulating Plan are based on the Illustrative Vision for redevelopment within Downtown Bastrop as established in Attachment B. The Illustrative Vision and the illustrative images used throughout this document are not regulatory. Rather, they are intended to provide property owners, developers, and the general public information on the intended character of redevelopment and help guide their projects to better meet the standards in this Code.

2.0 Components of the Code

2.1 The Regulating Plan

The Downtown Bastrop Regulating Plan map (herein known as the Regulating Plan) (Attachment A) is hereby adopted as the official zoning map for Downtown. Within any area subject to the approved Regulating Plan, this DB-FBC becomes the exclusive and mandatory regulation unless specified in Section 3.2. It shall establish the following development standards for all properties within Downtown (Defined as the area bounded by the Colorado River to the West, SH 71 to the south, SH 95 to the West and Hawthorne St. to the north):

- (a) **Establishment of Character Zones** – Downtown Bastrop is distinguished into different “Character Zones”. Each Character Zone is intended to create a distinct urban form based on the illustrative vision for different sections within Downtown. Each Character Zone shall establish use and building form standards including standards for building height, bulk, location, functional design, and parking. Changes to the any National, State or Locally Significant or Historic Landmarks within this zone shall meet the Historic Landmark Preservation Standards per Chapter 14.03 of the City of Bastrop Zoning Ordinance. The Regulating Plan classifies all lots within Downtown into one of following six (6) Character Zones:
- 1) **Historic Main Street (HMS)** – Intended to preserve and enhance the existing historic blocks of Main Street north and south of Chestnut Street. Development standards in this zone will require any new buildings or reconstruction of existing buildings to be consistent with the historic architecture of the blocks.
 - 2) **Downtown Mixed Use (DMU)** - Intended to encourage compatible mixed use redevelopment and reuse of historic and contributing buildings along the blocks east and west of Historic Main Street and along Chestnut Street. Development standards will emphasize maintaining a pedestrian orientation and continuous building context along Church, Water, and Chestnut Streets. This Character Zone is generally located one block deep east and west of the Historic blocks of Main Street and 3 blocks along Chestnut Street (west of Haysel Street). Uses within this Character Zone include commercial (office, retail, restaurant) on any floor, commercial-ready frontage required on ground floors of Main Street and Chestnut Street, with residential uses permitted by right on upper floors along Main and Chestnut Streets and on any floor on other frontages. Design standards will limit auto-oriented frontages along specific Main Street and Chestnut Street blocks.
 - 3) **Civic/Cultural Arts (CCA)** - Intended to reinforce a civic and arts district character consistent with the Convention Center, City Hall, and planned Arts Guild development on the eastern end of Chestnut Street. Development standards will emphasize the prominent architecture of the civic buildings by requiring deeper setbacks and larger building massing and architectural elements that announce the public/civic nature of buildings along Chestnut Street. This Character Zone is generally located East of Haysel Street along Chestnut Street (except the Hwy 95 frontage). Appropriate uses include larger scale mixed use (retail, office, and institutional) and civic use buildings, surface parking limited to side yards or rear yards (large surface parking lots are discouraged from fronting along Chestnut Street), screening of parking lots, wider sidewalks and shade elements along Chestnut Street.

- 4) Commercial Mixed Use (CMU) - Intended to provide for small to mid-scale commercial (retail, restaurant, office) uses with appropriate transitions to the auto-oriented corridors of SH 71 and SH 95. Development standards will emphasize shared parking, cross-access driveways/easements and creating appropriate buffers or transitions to the adjoining Live-Work and Neighborhood Districts. This Character Zone is generally located in lots fronting on SH 71 and SH 95 south of Cedar Street. This Character Zone would allow a range of uses including commercial (office, retail, restaurant) on any floor, commercial-ready ground floors along the Hwy frontage, residential uses permitted by right on any floors; and specific design standards for auto-oriented site elements along the Hwy frontages.
- 5) Live-Work (LW) - Intended to provide for a range of small scale office, live-work, and urban residential transitions between areas of commercial or high activity and a more traditional neighborhood scale. Development standards will emphasize the use of urban residential building types (live-work buildings, townhomes, row houses, and cottage homes) to be compatible with the fabric of the adjoining neighborhoods. This Character Zone is generally located Approximately 1 – ½ block north and south of Emile Street between Main Street and Hwy 95, 1 – ½ block south of Pine Street between Haysel and Chambers and blocks surrounding Bastrop High School west of SH 95. This Character Zone uses include small scale commercial (retail and office) and urban residential, and surface parking limited to side yards or rear yards and limited auto-oriented site elements.
- 6) Neighborhood (N): Intended to preserve, enhance, and encourage the reuse of the existing eclectic mix of residential homes and allow compatible infill in the blocks north and south of Chestnut Street. Development standards focus on preserving the existing residential neighborhood scale and to allow for appropriately-scaled infill of generally residential buildings. The Neighborhood Character Zone has 4 different locations with special designations that implement slightly different outcomes, but all within the existing neighborhood fabric:
 - i. Neighborhood-Professional Office (N-PO): this designation within the Neighborhood Character Zone applies to the blocks adjacent to the Downtown Mixed Use and is intended to preserve existing historic homes by allowing their adaptive reuse into professional offices and compatible retail uses. This area also preserves the integrity of the existing neighborhood fabric by focusing such conversions near the Courthouse and in blocks adjacent to Downtown Mixed Use areas as they transition to Neighborhood scale.
 - ii. Neighborhood – Transition (N-TT): this designation within the Neighborhood Character Zone generally applies to blocks between areas of Mixed Use or Live Work as they transition to areas of Neighborhood scale. This area is generally intended for single-family building types that are compatible with the adjoining neighborhood; but with allowances for attached single family such as townhomes and row houses that are better transitions to commercial development.
 - iii. Neighborhood – Tourism (N-T): this designation within the Neighborhood Character Zone applies to the tourism oriented property. Any future redevelopment in this area needs to be compatible with the adjoining neighborhood fabric while still allowing for an enclave of tourism/resort related residential and lodging uses within residential building types. This

zone would allow for both attached and detached single-family residential types with a range of residential, office, lodging, and resort support uses.

- iv. **Neighborhood - Services (N-S):** this designation within the Neighborhood Character Zone is used to conduct selected retail and personal services uses to meet common regular needs and for the convenience of people living in surrounding neighborhoods. Neighborhood Services must be compatible with the adjoining neighborhood fabric and must maintain the neighborhood scale.

- (b) **Building Frontage Designations** – Building Frontage designations shall classify different block frontages based on the pedestrian priority goals of the Illustrative Vision on the Regulating Plan (Attachment A). They shall be classified into one of three frontage designations: (i) Primary Frontage with the highest quality standards for pedestrian-oriented building design; (ii) Secondary Frontage that balances pedestrian-oriented building design standards while accommodating some service and parking functions; and (iii) General Frontage which mainly accommodates service, utilities, and parking functions. All frontages that are not depicted as either Primary or Secondary are to be considered General frontages.

2.2 Development Standards: The DB-FBC text portion of this Code enumerates the development standards with text and graphics for Character Zones, Frontage Designations, building form, landscape, building design, signage, and lighting.

2.3 Using This Document

The following basic steps should be followed to determine the uses and development standards applicable on property within the DB-FBC during Site Development Plan Review:

- (a) Review the Table 3-1 (p.9) to evaluate the applicability of the DB-FBC based on scope of the proposed development.
- (b) Locate the subject property on Regulating Plan (Attachment A).
- (c) Identify on the Regulating Plan (Attachment A):
 - (i) The Character Zone in which the property is located;
 - (ii) The Building Frontage designations (Primary, Secondary, or General) along all block frontages of the property.
- (d) Review the Schedule of Uses by Character Zone as listed in Table 5-1 (p.26) to determine allowed uses.
- (e) Examine the corresponding character zone Building Form and Development Standards in Section 6.0 (p.29) to determine the applicable development standards.
- (f) Refer to Section 7.0 (p.56) for Building Design Standards, Section 8.0 (p.67) for Streetscape and Landscape Standards, and Section 9.0 (p.70) for Sign Standards.

3.0 Administration

3.1 Applicability

- (a) The uses and buildings on all properties within the Downtown Bastrop Form-Based zoning classification shall conform exclusively to this Code unless specifically referenced as otherwise in this Code.
- (b) Table 3-1 (Applicability Matrix, p. 9) shall determine the extent to which different sections of the DB-FBC apply to any proposed development.
- (c) Provisions of this DB-FBC Code are activated by "shall" when required; "should" or "may" when recommended or optional.
- (d) Terms used throughout this Code are defined in *Section 4 Definitions*. For those terms not defined in *Section 4 Definitions*, Definitions in Section A-3 of Chapter 14, City of Bastrop Zoning Ordinance shall apply. For terms not defined in either section, they shall be accorded commonly accepted meanings. In the event of conflict, the definitions of this Code shall take precedence.
- (e) Where in conflict, numerical metrics shall take precedence over graphic metrics.

3.2 Relationship to other city ordinances

- (a) For all properties zoned as DB-FBC, the standards in this document shall supersede existing standards in the City of Bastrop Comprehensive Zoning Ordinance.
- (b) Development standards not addressed in this ordinance shall be governed by the City of Bastrop Zoning Ordinance to the extent they are not in conflict with the intent or text of the DB-FBC Code.
- (c) Changes to any National, State or Locally Significant or Historic Landmarks within this zoning are shall meet the Historic Landmark Preservation Standards per Chapter 14.03 of the City of Bastrop Zoning Ordinance.

Table 3-1: Applicability Matrix

Legend



= Section of the Code Applies

Code Section	Section 5: Schedule of Uses				Section 6: Building Form and Site Development Standards			Section 7: Building Design Standards		Section 8: Streetscape and Landscape Standards			Section 9: Sign Standards
	Build-to zones and setbacks	Building Frontage	Building Height	Parking and Service Access	Sidewalk, Street Trees and Streetscape	Street Screen and Parking Lot Landscaping	Street Lighting and Furniture	Utilities					
a. Change of Use/Expansion of Existing Use (without expansion of conditioned building area) (to a permitted or conditional use in the designated Character Zone)	●			●								●	
b. Expansion of Existing Buildings (regardless of size of expansion) (includes building additions and new accessory building/structure on the lot); Existing non-conforming structures or sites may be enlarged provided that such enlargement shall <u>neither create any new non-conformance nor shall increase the degree of the existing non-conformance</u> of all or any part of such structure or site. Standards in the DB-FBC applicable sections shall apply only to the building expansions. It shall allow addition of non- conditioned space such as patios, porches, arcades, canopies, private open space, recreational amenities and courtyards/forecourts. (see illustrative examples in Attachment C)	●	●	●	●	●	●	●	●	●	●	●	●	
i. Up to 10 parking spaces		●		●									
ii. 11 or more additional parking spaces		●		●					●				
iii. Refacing or changing a panel on an existing sign												●	
iv. Alteration of an existing sign (under 60% of the replacement value of sign); Existing non-conforming signs may be repaired, maintained, altered, or enlarged provided that such repair, maintenance, alteration, or enlargement shall <u>neither create any new non-conformance nor shall increase the degree of the existing non-conformance</u> of all or any part of such a sign. (applies during sign permit review only)												●	
c. New sign or alteration of a sign (over 60% of the replacement value of the sign) or complete replacement of an existing sign (applies during sign permit review only)												●	

3.3 Development Review Process

- (a) **Presubmittal Meeting Required:** All projects that meet the following criteria are required to submit a Site Development Plan under Chapter 14, Section 42 of the City of Bastrop Zoning Ordinance and shall have a presubmittal meeting with staff prior to submitting the site development plan for consideration. At the presubmittal meeting, staff shall provide information on the requirements for development and submittal within the DB-FBC Zoning District.
- i. Any nonresidential development or multifuse development;
 - ii. Any multi-family development, duplex and single family attached or multi-unit home.
- b. Any development with two (2) or more buildings per platted lot; or
- c. Any Conditional Use Permit.
- (b) **Site Development Plan Required:** An administratively approved Site Development Plan shall be required per Section 42 of the City of Bastrop Zoning Ordinance unless specified as a Conditional Use under Section 4 of this Code.
- (c) **Required Materials** are included in Section 42 of the City of Bastrop Zoning Ordinance. The applicant shall provide documents and graphics that adequately demonstrate compliance with all applicable sections of the DB-FBC.
- (d) **Administrative Review:** Projects that comply with all standards of the Code and projects that require Administrative Modifications shall be processed by the Director or designee. Please refer to the flow charts in Attachment D for information on the development review process.
- (e) **Administrative Modifications to the DB-FBC:** The Director may approve Administrative Modifications to standards in this Code per the criteria set in Table 3-2, p. 11. The Administrative Modification process may be used only to authorize a less restrictive standard and may not be used to impose a higher standard than is established under this Code on the subject property. In no circumstance shall the Director approve an administrative modification that results in:
- i. An increase in overall project intensity, density, height or impervious cover;
 - ii. A change in permitted uses or mix of uses;
 - iii. A change in the relationship between the buildings and the street; or
 - iv. A change in any required element of the Regulating Plan and the Code beyond the thresholds established in Table 3-2.

Table 3-2: Administrative Modifications Table

Code Standard	Extent of Administrative Modification Permitted	Criteria
1. Building Form and Development Standards		
a. Build-to zones/setbacks	No more than a 20% change in the maximum or minimum setback applicable or 5 feet whichever is greater.	Changes to the build-to-zones and setbacks may only occur when they effected by one or more of the following: i. Need to accommodate existing buildings and structures on the lot that meet the overall intent and vision for redevelopment in Downtown Bastrop; or ii. Need to accommodate other required modes of transportation (transit, bike, pedestrian), storm water drainage, water quality, or low impact development (LID) elements on the site; or iii. Need to accommodate overhead or underground utilities and/or easements; or iv. To accommodate forecourts, sidewalk cafes, and other pedestrian-friendly site improvements; or v. Need to preserve existing large caliper trees on the property.
b. Building Frontage	No more than a 15% reduction in the required building frontage (applicable in the designated Character Zone) along each block or subject lot with Primary Frontage designation or no more than a 25% reduction in the required building frontage (applicable in the designated Character Zone) along each block or subject lot of a Secondary Frontage designation.	Any reduction in the required building frontage shall be to address one or more of the following: i. To accommodate porte-cocheres for drop-off and pick-up, or ii. To accommodate existing buildings and site elements, or iii. To accommodate forecourts, sidewalk cafes, and other pedestrian-friendly site improvements; or iv. To accommodate other required transit, bike and pedestrian related, storm water drainage, water quality, or low impact development (LID) elements on the site.
c. Corner Lot Building Frontage	Reduction of building frontage requirements for lots with two or more Primary frontages (applicable Frontage Standard for the Character Zone of the subject corner lot)	Frontage requirement along <u>one</u> Primary designated frontage may be replaced with the corresponding standard for Secondary frontage designation instead. In determining which Primary frontage may be changed to a Secondary frontage, precedence shall be given to matching any existing building Primary frontages of adjoining blocks or lots on either side of the street.
	Reduction of building frontage requirements for lots with two or more Secondary frontages (applicable Frontage Standards for the designated Character Zone of the subject corner lot)	Frontage requirement along <u>one</u> Secondary designated frontage may be replaced with the corresponding standard for General frontage designation instead. In determining which Secondary frontage may be changed to a General frontage, precedence shall be given to matching any existing building Secondary frontages of adjoining blocks or lots on either side of the street.
d. Sidewalk and Streetscape standards	Sidewalks, Street tree planting, street lighting, and other streetscape standards may be adjusted based on the development context and street cross section.	Any changes to the streetscape standards shall be based on specific development context such as existing vegetation, natural features, drainage, and fire access and is subject to approval by the City.
e. Required Parking Spaces	Reduction in the number of required parking spaces. In no case shall the parking requirement be reduced to less than 20% of the requirement in this code	Reduction in the number of parking spaces shall be based on one or more of the following: i. A shared parking plan for parking within 1,320 feet of the subject property; or ii. A parking study for the uses proposed on the site; or iii. A combination of the above iv. Parking in adjacent ROW built to approved cross section standards.

Table 3-2: Administrative Modifications Table		
Code Standard	Extent of Administrative Modification Permitted	Criteria
2. Other		
a. Any other numerical standard in the code	A modification up to 10% (increase or decrease)	<ul style="list-style-type: none"> i. A modification of a numerical standard is needed to accommodate existing conditions. ii. The proposed development still meets the intent of the Code.
b. Phased Developments	Deferment of building frontage standards	<ul style="list-style-type: none"> i. Phased developments may defer building frontage requirements as long as they meet the build-to-zone and parking setback requirements

(f) **Major Modifications:** The City Council shall have the authority to modify any standard in the DB-FBC beyond permitted Administrative Modifications after a recommendation by the Historic Landmark Commission and the Planning and Zoning Commission (See Attachment D for review process). In reviewing such major modifications, the City Council, Historic Landmark Commission, and the Planning and Zoning Commission shall use the following criteria:

- i. The goals, intent, and vision of the adopted Illustrative Vision for Downtown Bastrop;
- ii. The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions;
- iii. The extent to which the proposal provides public benefits such as usable civic and open spaces, livable streets, affordable housing, structured and/or shared parking, and linkages to transit;
- iv. The extent to which the proposal does not hinder future opportunities for higher intensity development; and
- v. Considerations of health and welfare of the general public.

3.4 Plat Approval: The applicant shall follow the City of Bastrop Subdivision Ordinance, for plat approval, but the lot size and setback standards in this code shall supersede those in the Subdivision Ordinance.

3.5 Nonconforming Uses and Structures:

- (a) **Continuity of Existing Uses and Structures:** Where existing nonconforming uses and structures exist it is the intent of the DB-FBC to permit such nonconformities to continue, as long as the conditions within this Section and other applicable sections are met. Nonconforming uses shall not be enlarged upon, expanded or extended, intensified and not be used as a basis for adding other structures or uses prohibited elsewhere in the same district.
 - i. Any nonconforming use may be changed to a conforming use, and once such change is made, the use shall not be changed back to a nonconforming use.
 - ii. A nonconforming use may not be changed to another nonconforming use.
 - iii. Where a conforming use is located in a nonconforming structure, the use may be changed to another conforming use.
 - iv. Buildings or structures which have been vacant or abandoned for more than six (6) months and do not meet the current DB-FBC regulations shall be reoccupied by a conforming use.

- (b) **Expansion of Nonconforming Structure:** An expansion of a nonconforming structure is allowed as long as the non-conformity is not exacerbated. See Attachment C.
 - (c) **Restoration of Nonconforming Structures and Uses:** If a nonconforming structure is destroyed by an Act of God, it is recommended for the structure to be rebuilt in compliance with the approved DB-FBC regulations; however, the structure is permitted to be rebuilt in its original form provided that the rebuild does not increase the degree of any previous nonconformance, and the nonconforming use may be continued .
 - (d) **Completion of Nonconforming Structures:** Nothing herein contained shall require any change in the plans, construction, or designated use of a building or structure for which a building permit has been issued or a site plan approved prior to the effective date of these zoning regulations or a site plan or building permit filed within thirty (30) days of the effective date of these regulations - (Insert date of adoption)
- 3.6 Amendments to the Code:** Amendments and changes to the Regulating Plan, text and property boundaries beyond those expressly permitted under this Code shall be in accordance with the procedure set out in Chapter 14 Section 10 of the City of Bastrop Zoning Ordinance.

4.0 Definitions

Many terms used in this Document are defined in the Zoning Ordinance. Definitions are only included here if not defined in the Zoning Ordinance, or if the definition for this DB-FBC differs from the Chapter 14 Zoning Ordinance. In case of a conflict between the definitions under this Code and the Zoning Ordinance, the definitions in this section shall supersede.

A

Accessory Building

Means a structure that is secondary in scale to a principal building on the lot and may not exist without the principal building. Typically the Accessory Building is located to the side and/or rear of the principal building and is subject to any applicable building codes.

Act of God

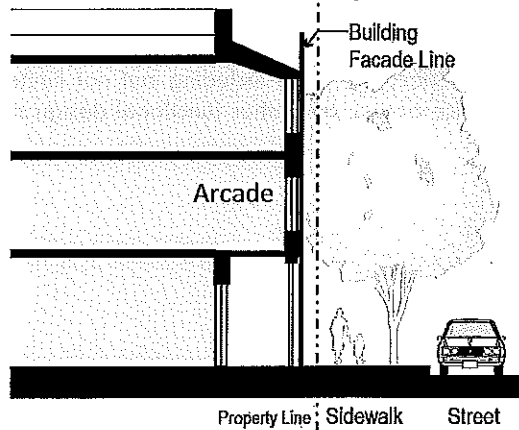
An act occasioned exclusively by violence of nature, excluding entirely all human agency or involvement in any degree. A natural necessity proceeding from physical causes alone, without any intervention or involvement of man.

Administrative Modification

Means a requested modification to DB-FBC zoning district standards per the Administrative Modifications provision of Section 3.0 - Administration. The Director shall have the authority to approve a request for an Administrative Modification as set forth in Section 3.3(e).

Arcade

Is a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories. The ground floor area within the arcade may be conditioned or non-conditioned space.



Images of arcade buildings

Attached Single Family

A building type for rent or ownership that has shared walls and often a zero lot line configuration. Also known as Townhomes or Row houses.

B

Bastrop Comprehensive Plan

Is the City of Bastrop's Comprehensive Plan which establishes the blueprint for the long-term growth and development of the City.

Build-to Zone (BTZ)

Is the area between the minimum and maximum front setbacks from the property line. The principal building façade line shall be located within this area.

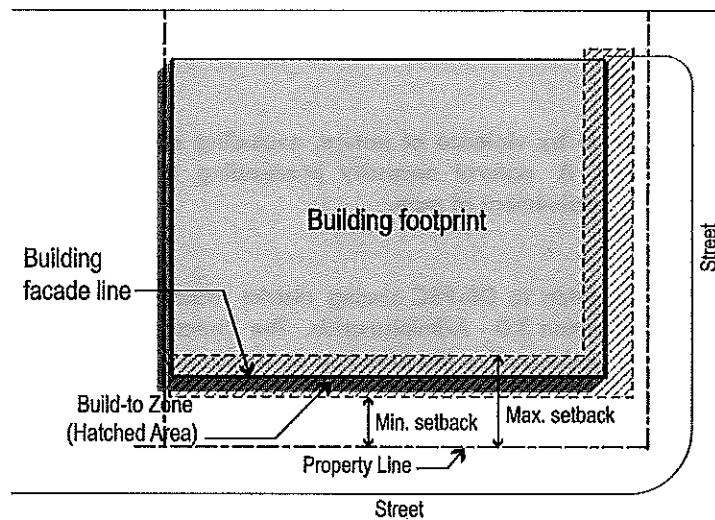


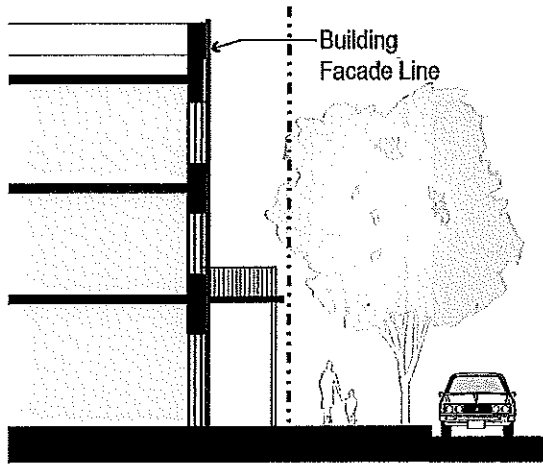
Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line

Building Form and Site Development Standards

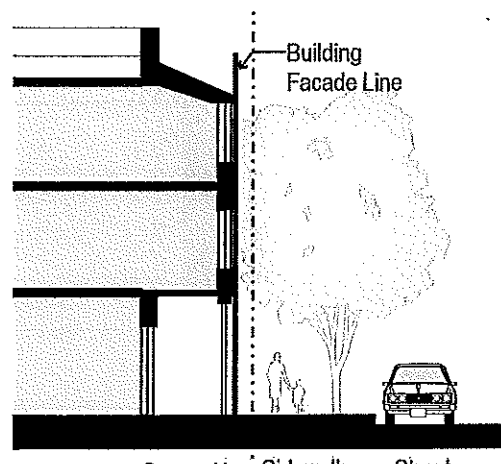
Are the standards established for each Character Zone including but not limited to building placement, building height, parking, service access, and other functional design standards.

Building Façade Line

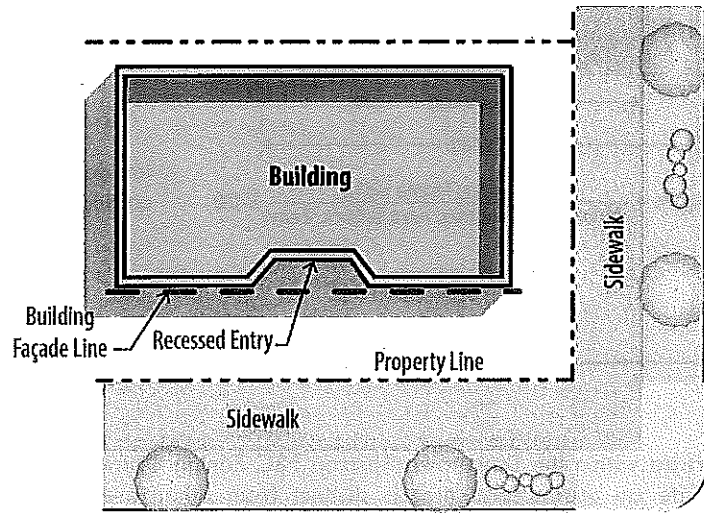
Is the location of the vertical plane of a building along a street frontage.



Property Line Sidewalk Street
Section View – Gallery Building



Property Line Sidewalk Street
Section View – Arcade Building

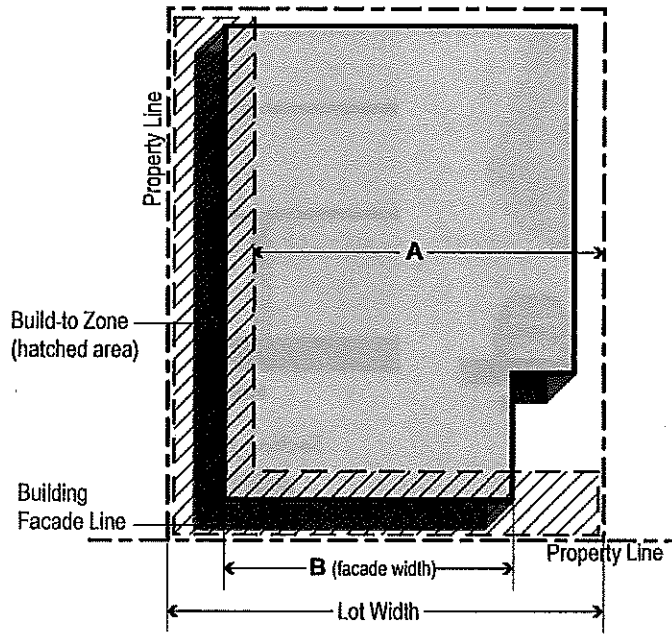


Plan View

Street
Building Façade Line Illustrations

Building Frontage

Is the percentage of a building's façade line that is required to be located within the Build-to Zone (BTZ) as a proportion of the lot's width along the fronting public street. Required stairs to access entrances, parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall count towards the required building frontage.



$$\text{Building Frontage \%} = \frac{\text{B (building facade width)}}{\text{A (lot width minus max. req'd setback, if any)}} \times 100$$

Image showing Building Frontage calculation

C

Character Zone

Means an area within the Downtown Bastrop FBC Zoning District that is intended to preserve and/or create an urban form that is distinct from other areas within Downtown Bastrop. Character Zones are identified in the Regulating Plan.

Commercial Use or Mixed Use Building

Means a building in which at least the ground floor of the building is built to Commercial Ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready

Means a ground floor space constructed with appropriate building orientation, entrance and window treatment and floor-to-floor height in order to accommodate ground floor retail/commercial uses (including but not limited to commercial, retail, restaurant, entertainment, and lobbies for civic, hotel, or multi-family uses). Standards for Commercial Ready frontage are in Section 6.1. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial Ready space, the space must comply with all building and construction codes for commercial uses. The intent of Commercial Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Complete Street

Means a street that not only accommodates various modes of transportation such as automobiles, transit, bikes, and pedestrians, but also establishes a design context that is conducive for redevelopment along the street.

D

Director

Shall be the Planning Director or designee.

Downtown Bastrop Form-Based Code (DB-FBC) Zoning District

The Downtown Bastrop Form-Based Code Zoning District is the zoning designation intended to implement the community supported Illustrative Vision. It facilitates pedestrian oriented, mixed-use, urban infill redevelopment, providing shopping, employment, housing, business and preserve historic structures. The DB-FBC zoning district supports economic development, sustainable tax base, and job creation/retention by: (a) providing a streamlined and simplified approval process, (b) establishing adjacency predictability in the built environment, (c) offering flexibility to changing market conditions, (d) reducing risk to private investment/development, (e) synchronizing private investment/development with public capital investment policies, and (f) calibrating zoning regulations with vision for redevelopment in Downtown Bastrop.

Downtown Bastrop Regulating Plan (Regulating Plan)

Is the official Zoning Map for the Downtown Bastrop FBC zoning district. The Regulating Plan graphically depicts development standards including Character Zones, Street Designations, and Special Requirement(s) applicable to properties within the DB-FBC Zoning District.

Downtown Bastrop Illustrative Vision or Vision

The Illustrative Vision serves as a meaningful policy guide for City officials, City staff, property owners, private developers, and citizens when considering development/redevelopment decisions in Downtown Bastrop. The Downtown Bastrop Illustrative Vision includes a number of preferred redevelopment concepts such as encouraging adaptive reuse of existing buildings, encouraging new mixed use and urban residential infill growth, improving pedestrian walkability and connectivity, creating compatible physical scales and transitions, and fostering long-term economic development through the concept of "place." This Illustrative Vision is a composite of several building scale illustrations of preferred redevelopment concepts.

E

Encroachment

Means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public right-of-way, or above a height limit.

F

Façade Area

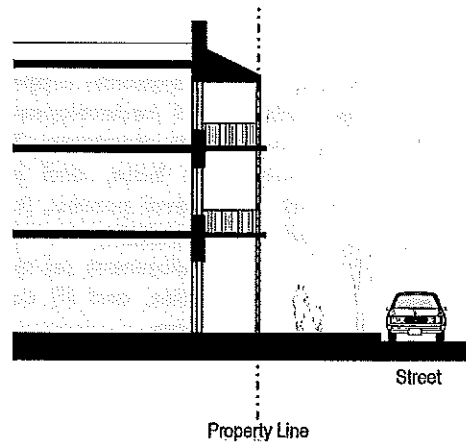
Means the surface area of a building's elevation (including all floors) not counting minor indentations fronting a particular street. Ground floor façade area is the surface area of a building's ground floor elevation not counting minor indentations fronting a particular street.

Upper floor façade area is the surface area of a building's upper floor elevations not counting minor indentations fronting a particular street.

G

Gallery

Is a roofed promenade or canopy, especially one extending along the wall of a building and supported by arches or columns on the outer side. The gallery space is unenclosed (non-conditioned) space and may be 2 or more stories tall.



Images of Galleries

H

Home Occupation

An occupation carried on in a dwelling unit, or in an accessory building to a dwelling unit, by a resident of the premises, which occupation is clearly incidental and secondary to the use of the premises zoned for residential purposes. A home occupation must comply with all of the following specific criteria.

- a. Home Occupations shall be allowed without the necessity that a Conditional Use Permit (or other special permit) be issued by the city, if such uses relate solely to the use of home areas as further detailed herein by the resident of the premises, and such use does not create on-street parking, significant neighborhood traffic, or other disruption to the residential character of the property.
- b. The occupation shall produce no alteration or change in the character or exterior appearance of the principal building from that of a dwelling and no signage or advertisement of the home occupation or property address is allowed in the yellow pages advertisements in a telephone directory nor via electronic media classified advertisements of the property where the home occupation is being conducted.
- c. The occupation shall not require or provide for the employment of more than one additional person, other than members of the household in which the home occupation occurs.
- d. Such use shall be incidental and secondary to the use of the premises for residential purposes, and shall not utilize an area exceeding twenty percent (20%) of combined gross floor area of dwelling unit and accessory building if used for the home occupation and no outdoor/ exterior storage of equipment will be allowed.

- e. Not more than two (2) business-related vehicles shall be present at one time and the proprietor shall provide adequate off-street parking for such vehicles and customer vehicles, on the property where the use is located.
- f. The operation of such an occupation must be related to indoor activities.
- g. The occupation shall not violate any rules or regulations related to Chapter 8, Offenses and Nuisances of the Code of Ordinances.
- h. The occupation shall not offer a ready inventory of any commodity for sale on the premises.

I***Incidental Sales***

Means retail with no onsite preparation of goods and materials, and sales is secondary to the primary use of the structure.

L***Live-Work Unit***

Means a residential dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Lot Width

The measurement of the front property line between side property lines where they meet the public ROW (irregular lots and cul-de-sac lots measured at a point 20' from the front property line)

M***Major Modifications***

Are any modifications to the standards of the DB-FBC Zoning District beyond those authorized under Administrative Modifications in Section 3.3 and may only be approved by the City Council after a recommendation by the Planning and Zoning Commission or Historic Landmark Commission.

Monument Sign

A monument sign is a sign attached to a contiguous structural base or berm, which base shall be of the same width as or greater width than the message portion of the sign, and is permanently affixed to the ground.

Multi-Unit Home

Means a Residential building containing between 3 and 8 units either as leasable units or individually owned. Architecturally Multiple Family Dwellings are to appear similar to single family homes with only one or two primary entrances per street frontage encouraged.



Multifamily Residential Building

Five or more units for sale or rent, under single ownership or under multiple owners within a condominium regime)

N

Nonconforming (Use or Structure)

Any use, platted lot, or structure which does not conform with the regulations of the DB-FBC and that was in existence and lawfully operating at the time of the passage of this ordinance or an amendment to this ordinance and has since been in regular and continuous use.

Numerical Standard

Means any standard that has a numerical limit (minimums and maximums) or value as established within both the text and graphic standards of the DB-FBC.

O

Open Space

Is publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, playgrounds, squares, etc. Open space may be privately or publicly owned and/or maintained.

P

Patio Homes

Are single-family detached or attached (duplex) homes of no more than two attached units, each located on a small lot that has at least some private yard space, generally in the back and/or side yards, but also possibly a small front yard. These types of homes may also be called "Villa" or "Zero Lot Line" homes if the homes are located on one of the side property lines.

Parking Setback Line

Means the distance that any surface parking lot is to be set back from either the principal building façade line or property line along any street frontage (depending on the specific standard in the Character Zone). Surface parking may be located anywhere behind the parking setback line on the property.

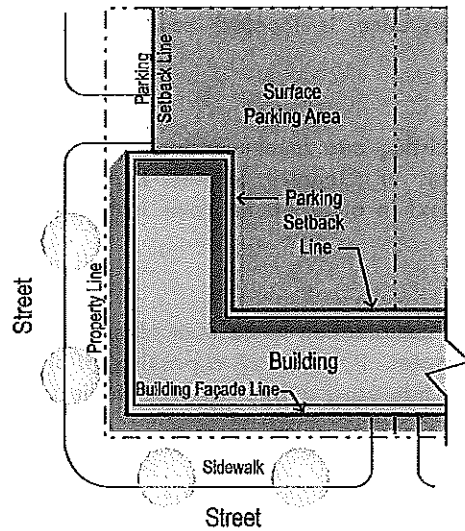


Illustration of a parking setback line

Principal Building

Means the main building on a lot.

Primary Entrance

Means the public entrance located along the front of a building facing a street or sidewalk and provides access from the public sidewalk to the building. It is different from a secondary entrance which may be located at the side or rear of a building providing private controlled access into the building from a sidewalk, parking or service area.

R

Residential Use Building

Means a building that is built to accommodate only residential uses on all floors of the building such as a detached single family home, attached single family home (i.e. townhome), Patio home/two family home (i.e. duplex), multi-unit home (3 – 8 units), Multifamily Residential building (for sale or rent under single ownership or under multiple owners within a condominium regime).

S

Service-related Uses

Means all uses that support the principal use on the lot including parking access, garbage/trash collection, utility meters and equipment, loading/unloading areas, and similar uses.

Shared Parking Agreement

A contractual agreement between two entities whereby one entity enters into an agreement to utilize another entities property to meet a parking requirement for a given period of time. Often Parking Agreements are utilized between parties that have non-concurrent peak parking demand. The city is not necessary party to a Shared Parking Agreement but in order to meet a minimum parking requirement the agreement should be approved by the Planning Director.

Side Entry Garage

A garage oriented such that the entrance is located roughly parallel, rather than perpendicular, to the street.

Street Frontage Designation

As identified on the Regulating Plan, existing and recommended streets in the DB-FBC area are designated as Primary, Secondary, or General Streets. Each frontage designation establishes a certain development context in order to improve walkability and pedestrian orientation within the DB-FBC area.

Street Screen

Is a freestanding wall or living fence or combination fence built along the frontage line or in line with the building façade along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Wall

Indicates the creation of a “wall” or a sense of enclosure along the street with buildings placed immediately adjacent to the street/sidewalk. A street wall has a “void” if there is a surface parking lot or service area adjacent to the sidewalk/street.

T

Townhome

A building type for rent or ownership that has shared walls and often a zero lot line configuration. Also known as Attached Single Family or Row houses.

U

5.0 Schedule of Permitted Uses

5.1 Applicability: Due to the emphasis on urban form over land uses in the DB-FBC Zoning District, general use categories have been identified by Character Zone (Table 5-1).

(a) **Use Determination:** The Planning Director 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 Planning Director shall place the proposed use under that use category. A use not specifically listed shall be prohibited unless it is found to be similar to another listed use as described using the criteria below. The Planning Director's decision may be appealed to the Zoning Commission for final determination. When determining whether a proposed use is similar to a listed use, the Planning Director may consider any of the following relevant criteria, especially as it relates to any direct impacts on adjoining roadways and/or neighborhoods:

- i. The actual or projected characteristics of the proposed use.
- ii. The relative number of employees.
- iii. Hours of operation.
- iv. Building and site arrangement.
- v. The relative amount of site area or floor area and equipment devoted to the proposed use or uses.
- vi. Types of vehicles used and their parking requirements.
- vii. Relative amounts of sales.
- viii. Transportation demand by all modes, including the number of vehicle, transit, and bike/walk trips generated and whether existing or proposed infrastructure is adequate to serve those trips.
- ix. The likely impact on surrounding properties.
- x. Whether the activity is likely to be found independent of the other activities on the site.

5.2 Conditional Uses: The purpose of conditional uses is to allow certain uses in districts that under most circumstances would not be compatible with other permitted uses but with certain conditions and development restrictions may be compatible. The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission that the uses are in general conformance with the Comprehensive Plan and general objectives of the City and containing such requirements and safeguards as are necessary to protect adjoining property, authorize certain uses by a Conditional Use Permit.

(a) **Conditional Use Application:** The application shall be accompanied by a site plan (see Bastrop Zoning Ordinance Section 42) drawn to scale and showing the general arrangement of the project, together with essential requirements such as: off-street parking facilities; size, height, construction materials, and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200'). The City shall make available application forms specifying drawing requirements. The Director of Planning, City Manager, Planning and Zoning Commission or City Council may require additional information or drawings (such as building floor plans), operating data and expert evaluation or testimony concerning the location, function and characteristics of any building or use proposed.

(b) **Conditional Use Permit Regulations:** In recommending that a Conditional Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and

shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested CUP, the Planning and Zoning Commission and City Council may consider the following:

- i. The use is harmonious and compatible with surrounding existing uses or proposed uses;
 - ii. The activities requested by the applicant are normally associated with the permitted uses in the base district;
 - iii. The nature of the use is reasonable;
 - iv. Any negative impact on the surrounding area has been mitigated;
 - v. Any additional conditions specified ensure that the intent of the district purposes are being upheld.
- (c) **In granting a Conditional Use Permit:** The Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a Certificate of Occupancy may be issued by the Building Official for use of the building on such property pursuant to such Conditional Use Permit and such conditions precedent to the granting of the Certificate of Occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.
- (d) No Conditional Use Permit shall be granted unless the applicant, owner and grantee of the Conditional Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Conditional Use Permit, as attached to the site plan drawing (or drawings) and reviewed by the Planning and Zoning Commission and approved by the City Council.
- (e) A building permit or Certificate of Occupancy shall be applied for and secured within one (1) year from the time of granting the Conditional Use Permit, provided however, that the City Council may authorize an extension. After one (1) year from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the site plan for compliance. If the site plan is determined to be invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Conditional Use Permit. A public hearing is required for consideration of the new site plan.
- (f) No building, premise, or land used under a Conditional Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amended Conditional Use Permit is granted for such enlargement, modification, structural alteration, or change.
- (g) Minor changes or alterations may be approved by the Director of Planning.
- (h) The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Conditional Use Permit.
- (i) When the City Council authorizes granting of a Conditional Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use prefixed by a "C" designation.
- (j) **Prior Conditional Use Permits Remain In Effect:** Prior to adoption of this Ordinance, the City Council had established various Conditional Use Permits, which shall be continued in full force and effect.

Table 5-1 – Schedule of Uses

P=Permitted

NP= Not Permitted

P/C= Permitted as a Conditional Use

Character Zone	Historic Main Street	Downtown Mixed Use	Civic / Cultural Arts	Commercial Mixed Use	Live-Work	Neighborhood	Neighborhood Transition	Neighborhood Tourism	Neighborhood Professional Office	Neighborhood Services
Land Use										
Commercial Uses (Office, Retail, Sales and Service Uses)										
Retail Sales or Service <u>with no drive through facility</u> (includes alcohol sales*).	P	P	P	P	P/C	NP	NP	P/C	NP	P/C
Retail Sales or Service <u>with drive through facility</u> (includes retail with associated fuel sales and alcohol sales*).	NP	P/C	P/C	P	NP	NP	NP	NP	NP	NP
Retail establishments with incidental sales, no onsite food preparation or alcohol sales*. Also included in this category are facilities for occasional events.	P	P	P	P	P	NP	NP	P	P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries catering and snack bars <u>with no drive through facilities</u> . Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages*.	P	P	P	P	P/C	NP	NP	P/C	NP	P/C
Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service)	P	P	P	P	P	NP	NP	P	P	NP
Theater, cinema, or music venue	P	P	P	P	NP	NP	NP	P/C	NP	NP
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u> .	P	P	P	P	P	NP	NP	NP	P	NP
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P	NP	NP	NP	P	NP
Auto-related Sales establishments ¹	P	P	P	P	NP	NP	NP	NP	NP	NP
Pet and animal sales or service ¹	P	P	P	P	P	NP	NP	NP	NP	NP
Fitness, recreational sports, gym, athletic club, dance or yoga studio	P	P	P	P	P	NP	NP	P/C	P	P/C
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P

¹No Outside Operations Permitted

*See Bastrop Zoning Code 4.100 [Art. 4.02]

Table 5-1 - Schedule of Uses

P=Permitted

NP= Not Permitted

P/C= Permitted as a Conditional Use

Character Zone	Historic Main Street	Downtown Mixed Use	Civic / Cultural Arts	Commercial Mixed Use	Live-Work	Neighborhood	Neighborhood Transition	Neighborhood Tourism	Neighborhood Professional Office	Neighborhood Services
Educational, Public Administration, Health Care and Other Institutional Uses										
Business associations and professional membership organizations	P	P	P	P	P	NP	NP	NP	P	NP
Child day care and preschools	P	P	P	P	P	NP	NP	NP	P	P/C
Schools, libraries, community/civic facilities and religious institutions	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C
Universities and Colleges and Technical, trade, and specialty schools	NP	P	P	P	NP	NP	NP	NP	NP	NP
Hospitals and nursing establishments	NP	P	P	P	NP	NP	NP	NP	NP	NP
Social, fraternal and philanthropic organizations	P	P	P	P	P	NP	NP	NP	P	NP
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	NP	NP	NP	NP	P	NP
Funeral homes	NP	P	P	P	NP	NP	NP	NP	NP	NP
Residential Uses										
Single Family Residential	NP	P	P	NP	P	P	P	P	P	P
Accessory Building Residential Unit (Garage Apt.)	P	P	P	NP	P	P	P	P	P	P
Multi-Unit Home	NP	P	P	P	P	NP	P	P	P	NP
Single-family residential attached dwelling unit (Townhomes)/ Patio Home, Duplex	NP	P	P	P	P	NP	P	P	NP	NP
Multi-family Residential Ground floor *See Section 7.4	P*	P	P	P	P	NP	P	NP	NP	NP
Multi-family Residential Upper floors	P	P	P	P	P	NP	P	NP	NP	NP
Home Occupations	P	P	P	P	P	P	P	P	P	P
HUD manufactured housing	NP	P/C	P/C	NP	P/C	P/C	P/C	P/C	P/C	P/C
Manufacturing, transportation, communication, and utility uses										
Auto Service Establishment	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Brewery, Distillery and Winery	P/C	P/C	P/C	P/C	NP	NP	NP	P/C	NP	NP

Table 5-1 – Schedule of Uses

P=Permitted
 NP= Not Permitted
 P/C= Permitted as a Conditional Use

Character Zone	Historic Main Street	Downtown Mixed Use	Civic / Cultural Arts	Commercial Mixed Use	Live-Work	Neighborhood	Neighborhood Transition	Neighborhood Tourism	Neighborhood Professional Office	Neighborhood Services
Commercial food, textile and product manufacturing	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Heavy manufacturing that may produce hazardous waste	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Miscellaneous light manufacturing (Manufacturing processes that do not create hazardous waste)	P	P	P	P	NP	NP	NP	NP	NP	NP
Wholesale trade establishment/ Warehouse and Storage Services	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Transportation services (air, rail, road, truck and freight)	NP	NP	P/C	P/C	NP	NP	NP	NP	NP	NP
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc)	P	P	P	P	NP	NP	NP	NP	NP	NP
Utilities and utility services (electric, natural gas, alternative)	P	P	P	P	P	P	P	P	P	P
Other Uses										
Hotel (45 or fewer rooms)	P	P	P	P	NP	NP	NP	P/C	NP	NP
Hotels (more than 45 rooms)	NP	NP	P	P	NP	NP	NP	NP	NP	NP
Bed and Breakfast (5 or fewer rooms and owner managed)	P	P	P	P	P/C	P/C	P/C	P/C	P/C	P/C
Parking, structured	NP	P	P	P	NP	NP	NP	NP	NP	NP
Veterinary clinic with Outdoor Services	NP	NP	NP	P	NP	NP	NP	NP	NP	NP

6.0 Building Form and Site Development Standards

All parcels within the DB-FBC Zoning District are assigned to one of following Character Zones:

1. Historic Main Street
2. Downtown Mixed Use
3. Civic/Cultural Arts
4. Commercial Mixed Use
5. Live-Work
6. Neighborhood /Neighborhood Professional Office/Neighborhood Transition/Neighborhood Tourism/Neighborhood Services

In addition to standards that apply to all Character Zones (Section 6.1), Building Form and Site Development standards applicable to each Character Zone are described in Sections 6.2 – 6.7.

The images and graphics in the first subsection of each character zone standards are provided as illustrative of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

In addition, the graphics used to illustrate the building form and development standards in each character zone are NOT intended to indicate exact conditions within each Character Zone. Rather, illustrations are conceptual and standards are to be applied based on the specific frontage types designated along the subject property or site. For example, a specific site may not have frontages along all streets as indicated in the illustrations and only the standards applicable to designated building frontages on the property should be used. In addition, the illustrations may depict other site elements to establish context and only the standards regulated by the specific subsection shall apply. For example, the Building Placement graphics may depict sidewalks for context purposes only and the graphic should only be used to establish standards for building placement on the site. Building form graphics in these sections are NOT TO SCALE.

6.1 General to All Character Zones

(a) **Building Frontage Designations:** The Building Frontage designations are established on the Regulating Plan (Attachment A) to specify certain building form and site development standards along each street based on the importance placed on pedestrian-orientation. The Regulating Plan illustrates the Building Frontage designations within the DB-FBC. For the purposes of this code, all Building Frontages are classified into one of the following three (3) categories:

- i. **Primary Frontages –** Primary Frontages are intended to provide the most pedestrian friendly and contiguous development context. Buildings and sites along Primary Frontages shall be held to the highest standard of pedestrian-oriented design and few, if any, gaps shall be permitted in the 'Street Wall'. Breaks in the street wall may be permitted for courtyards, forecourts, sidewalk cafes, and pedestrian connections between the individual sites and the public sidewalk. These street frontages are the main retail, restaurant, entertainment streets or are important neighborhood connectors as identified in the Regulating Plan.
 1. **Specific to Primary Frontages:** The area between the building facade and property line or edge of any existing sidewalk along any street with a Primary Frontage shall be designed such that the sidewalk width shall be a minimum of 6' (or as specified in Table 8-1 in Section 8.0) and the remainder of any setback area shall be paved flush with the public sidewalk. Sidewalk cafes, public art, landscaping within tree-wells or planters may be incorporated within this area.

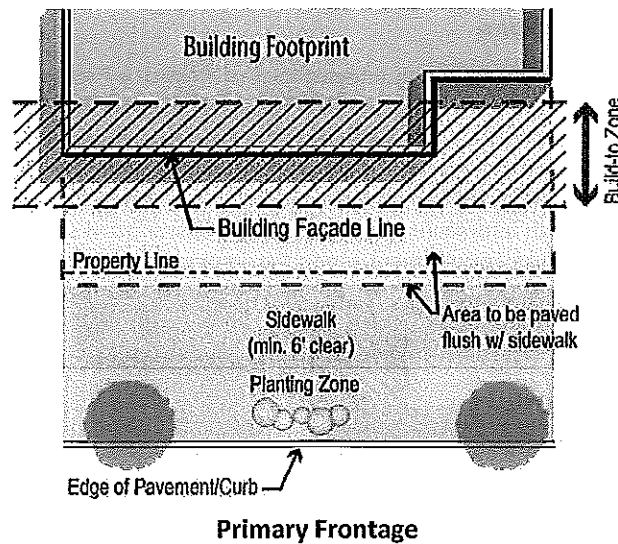
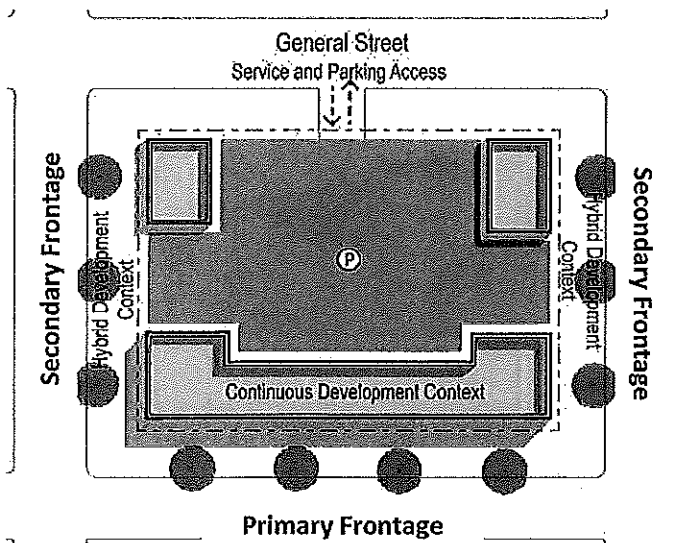


Illustration showing requirements along Primary Frontages

- ii. Secondary Frontages – Secondary Frontages are also intended to be pedestrian-oriented with a mostly contiguous development context. However, in some locations, where access to a General Frontage block or alley is not available, Secondary Frontages may need to accommodate driveways, parking, service/utility functions, and loading and unloading. In such cases, Secondary Frontages may balance pedestrian orientation with automobile accommodation. Typically, they shall establish a hybrid development context that has a more pedestrian-supportive development context at street intersections and accommodates auto-related functions and surface parking in the middle of the block. Surface parking shall be screened from the roadway with a street wall or living fence. Secondary Frontages are designated on the Regulating Plan.
- iii. General Frontages – General Frontages are intended to accommodate more auto-oriented uses, surface parking, and service functions on a site with a more suburban/automobile orientation. The General Frontages shall be building frontages not designated as either a Primary or Secondary Frontage on the Regulating Plan.



Graphic Illustrating the Application of Street Type Designation Based on the Development Context

(b) Treatment of Street Intersections:

- i. Corner building street facades along intersections of Primary Frontages and Secondary Frontages shall be built to the BTZ for a minimum of 20' from the intersection along each street or the width of the corner lot, whichever is less regardless of the building frontage percentage required along that street. This requirement shall not prohibit incorporation of curved, chamfered building corners or recessed entries, or civic/open spaces at such intersections. In addition, this standard shall apply regardless of the frontage requirement along the intersecting street even if it is a General Street.

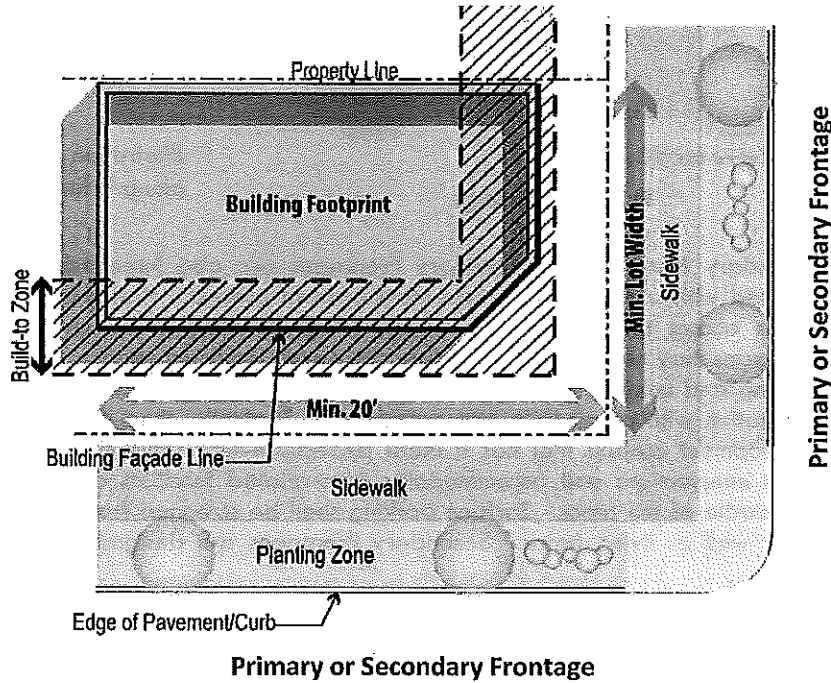


Illustration showing minimum frontage requirements at street intersections

- ii. Corner Building Height Allowance: Corner buildings may exceed the maximum building height by 25% along no more than 20% of the building's frontage along each corresponding street façade.

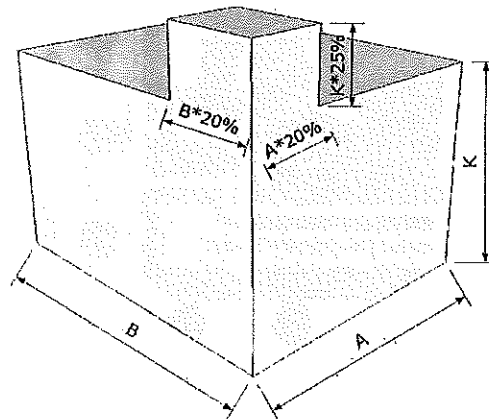


Illustration showing Corner Building Height Allowance

(c) Parking and Service Access:

- i. Location of parking (both structured and surface) shall be per the Character Zone specific building form standards (Section 6.2 – 6.7).
- ii. Required off-street parking spaces: shall be provided per Table 6-1.

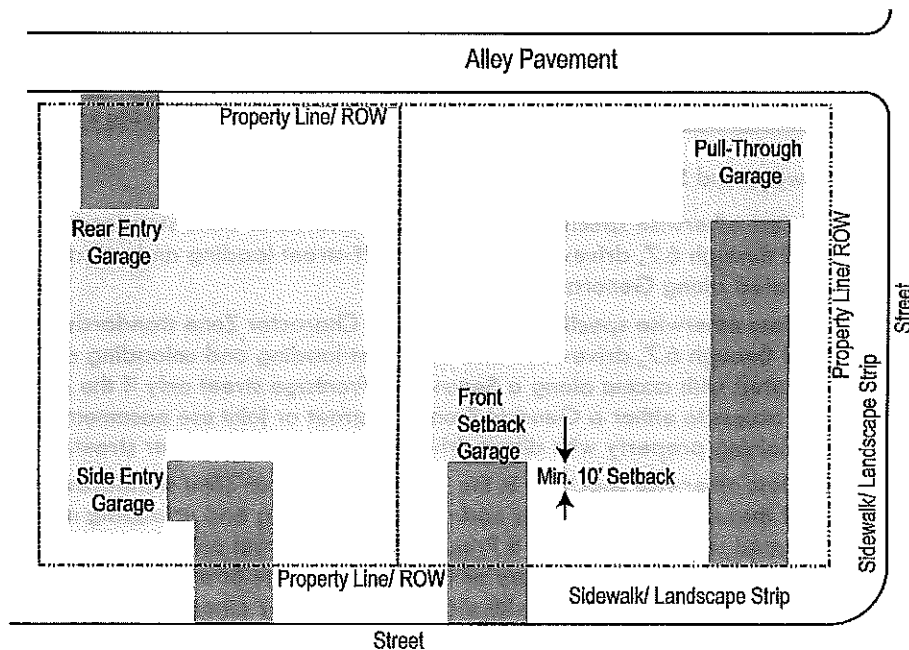
Table 6-1 Parking Ratios

Character Zone →	HMU/DMU	CMU/CCA/LW	Neighborhood (all designations)	Additional Criteria
Min. Off-Street Vehicular Parking Requirement				
All Non-Residential uses and ground floor Commercial Ready spaces	1 space per 500 sq.ft. of building area	1 space per 300 sq.ft. of building area	1 space per 300 sq.ft. of building area	1. Landscaping within surface parking lots shall meet standards in Section 8.0 of this Code. 2. A shared parking plan or alternative parking plan may be approved by the Director as a Administrative Modification (See Section 3.3) 3. On-street parking located along any public street shall not count towards the required off street parking unless improved and built according to approved cross sections.
Residential uses	0.5 spaces per each dwelling unit	1.0 space per each dwelling unit	1.0 space per each dwelling unit	
Lodging uses (hotels and motels)	0.5 spaces per guest room; all other areas shall be parked at the non-residential rate above	0.75 spaces per guest room; all other areas shall be parked at the non-residential rate above	NA	
Bed and Breakfast Uses	0.5 spaces per guest room plus 0.5 space for caretaker residence	0.75 spaces per guest room plus 1.0 space for caretaker residence	1.0 space per guest room plus 1.0 space for caretaker residence	
Min. Bicycle Parking Requirement				
All uses	5% of all provided automobile spaces	5% of all provided automobile spaces	NA	Location of Bicycle Parking: For retail and commercial ready buildings, 25% of all provided bicycle parking shall be located within 50 feet of a primary building entrance.

iii. Driveways and Service Access:

- 1. Unless otherwise specified in the specific Character Zone standards in Sections 6.2 through 6.7, driveway access and off-street loading and unloading may be located along General Frontages only.
- 2. Unless otherwise specified in the specific Character Zone standards in Sections 6.2 through 6.7, driveways and off-street loading and unloading may be located with access along a Secondary Frontage street only if the property has no access to either a General Frontage street or joint use easement to an adjoining property with direct driveway access to any other street.
- 3. Unless otherwise specified in the specific Character Zone standards in Sections 6.2 through 6.7, driveways and off-street loading and unloading may be located with access along a Primary Frontage street only if the property has no access to either a Secondary or General Frontage Street or joint use easement to an adjoining property with direct access to any other Street.
- 4. Along Primary and Secondary Frontages, driveway spacing shall be limited to one driveway per each block face or per 200 feet of block face for blocks greater than 400 feet in length.

5. Shared driveways, joint use easements or joint access easements shall be required to adjoining properties when driveway and service access is off a Primary Frontage or Secondary Frontage.
6. Service and loading/unloading areas shall be screened per standards in Section 8.0.
7. Unless required to meet minimum fire access or service access standards all commercial and mixed use driveways shall be a maximum of 24' in width. Service driveways shall be a maximum of 30' in width. Driveways wider than 24' in width shall only be located off of General Frontage Streets. Driveways along State controlled roadways shall meet TxDOT Standards or the city's adopted standards.
8. Residential Driveways:
 - a. Unless required to meet minimum fire access or service access standards, driveway curb cuts for Residential Use Buildings shall be a maximum of 12' in width.
 - b. Garages for Residential Use Buildings shall be located on streets with General Frontage, with side entry garage, or at the rear of residential buildings with pull-through garages where the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on residential uses, the garages and carports shall be no greater than 24' wide and set back at least 10' measured from the face of the main structure closest to the garage/carport.
 - c. Front-loaded garages on residential lots less than 40' wide are discouraged. Unless otherwise not feasible, garage and parking access shall be from streets with General Frontage or from alleys.



- (d) **Street Screen Required:**
- i. Any lot frontage along Primary frontages and Secondary frontages with surface parking shall be defined by a Street Screen. This required Street Screen shall be located at the street edge of the BTZ. Refer to the Section 8.0, Landscape Standards of this code for more specifications.
 - ii. Any frontage along SH 95 or SH 71 (College Street) with surface parking shall also be screened by a 3' high (min.) vegetative Street Screen and Landscape Buffer (10' min. width req'd). The Street Screen may be planted within the required Landscape Buffer. Refer to the Section 8.0, Landscape Standards of this code for more specifications.
- (e) **Commercial Ready Standards:** Ground floors of all new construction buildings with a Primary Frontage designation in a Historic Main Street or Downtown Mixed Use Character Zone per the Regulating Plan (Attachment A) shall be built to Commercial Ready standards in Section 7.0.
- (f) **Fire Separation Requirement:** Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- (g) **Recessed Entry Setbacks:** Building façade lines on recessed entries and arcade buildings shall be measured from the front of façade with the recessed entry or arcade (see Section 4.0 Definitions for illustration).
- (h) **Measuring heights:**
- i. Chimneys, vents, elevator and stair enclosures, screened HVAC equipment, other mechanical enclosures, tanks, solar energy systems and similar elements are not to be included when calculating the height of the building. Those elements should not occupy more than 25% of the overall height of the structure.
 - ii. Internal building height shall be measured from finished floor to the bottom of the structural members of the ceiling.
 - iii. Floor to floor heights shall not apply to parking structures or civic buildings.
- (i) **Encroachments:**
- i. Encroachments into R-O-W:
 1. Shall not exceed the maximum depth of the sidewalk (except blade signs which shall encroach no more than 5' from the building façade line).
 2. Minimum vertical clearance from the finished sidewalk shall be 8'
 3. In no case shall an encroachment be located over an on-street parking or travel lane.
 4. Additional license agreements may be required for all encroachments over public R-O-W.
 - ii. Encroachments over Required Setbacks: Canopies, awnings, galleries, and balconies may encroach over any required setback areas per standards established in each character zone as long as the vertical clearance is a minimum of 8' from the finished sidewalk elevation.
- (j) **Phased Developments:** Due to the infill nature of development within the DB-FBC, certain building form and site development standards may be deferred for phased development projects meeting the following criteria:
- i. Submission of a site plan that illustrates how development and any related private improvements will be phased over time. Each phase of the site plan shall

independently comply with all applicable standards of the DB-FBC Zoning District unless an Administrative Modification is granted.

- ii. Required private landscaping and open space amenities may also be phased with the building.
- (k) **Required Public Improvements:** All site plans that require public improvements such as sidewalk and streetscape improvements may be deferred through the payment of a proportional fee-in-lieu, per approval from the Director.
- (l) **Residential Building Setback Requirements:** Residential building types like Single Family Attached or Patio Homes with a zero lot line allowance must conform with exterior minimum setback requirements on property lines adjacent to parcels not associated with the subject property.

Historic Main Street Character Zone

Planning and Zoning Commission Recommended

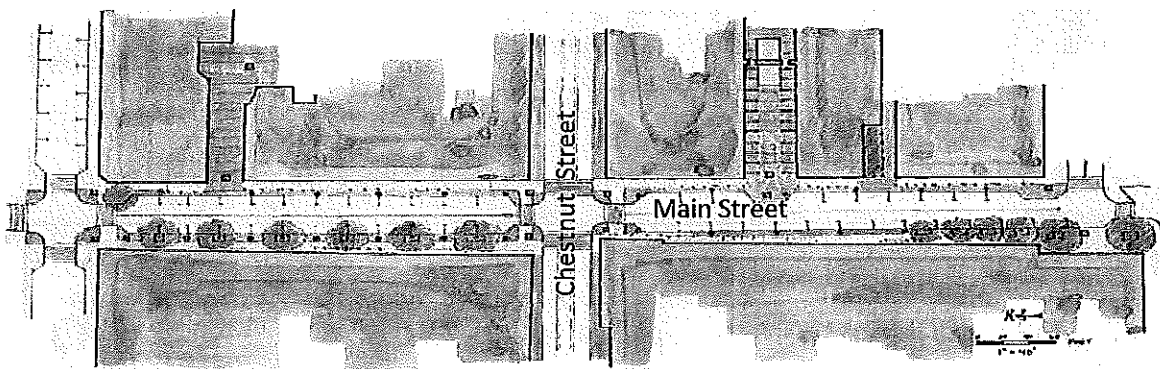
February 26, 2015

6.2 Historic Main Street (HMS) Zone

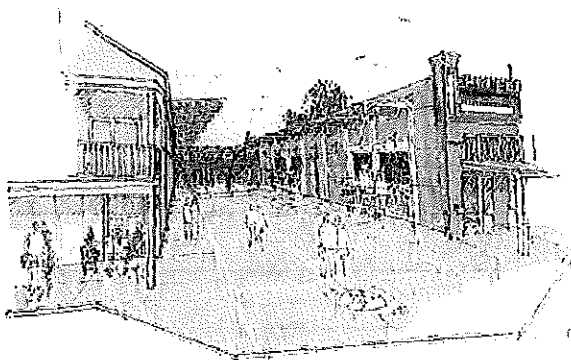
(a) Illustrations and Intent

This Character Zone is generally located in the Historic 800 through 1100 blocks of Main Street. This character zone is intended to preserve and enhance the existing historic character of these Main Street blocks.

To that end, development standards in this zone will require any improvements (public and private) and reconstruction (including any infill) to be consistent with the historic architecture of the block. Changes to the any Significant or Historic Landmarks within this zone shall meet the Historic Landmark Preservation Standards per Chapter 14.03 of the City of Bastrop Zoning Ordinance Standards in this section shall only apply to new construction or additions to existing buildings.



Illustrative Redevelopment Vision for the Historic Main Street Zone

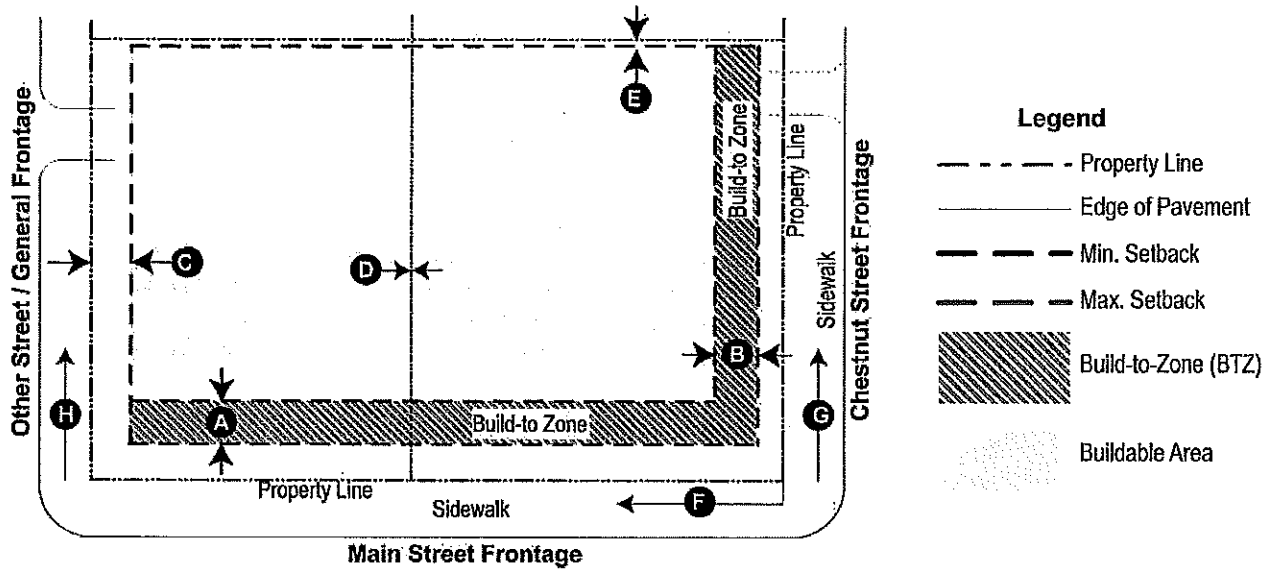


Conceptual view of Main Street Pocket Space



Main Street Existing Historic Buildings

(b) Building Placement



Legend

- - - - - Property Line
- Edge of Pavement
- — — — — Min. Setback
- - - - - Max. Setback
- ▨ Build-to-Zone (BTZ)
- Buildable Area

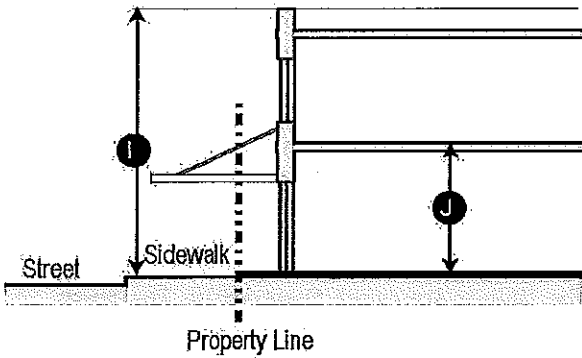
(i) Build-to Zones (BTZ) and Setbacks
(Distance from property line to edge of the zone)

Main Street (BTZ)	0' min. setback – 5' max. setback	A
Chestnut Street (BTZ)	0' min. setback – 10' max. setback	B
Other Streets (BTZ)	5' min. setback; no max. setback	C
Side	0'	D
Rear	0'	E

(ii) Building Frontage

Main Street	80% min.	F
Chestnut Street	60% min.	G
All other streets	None required	H

(c) Building Height

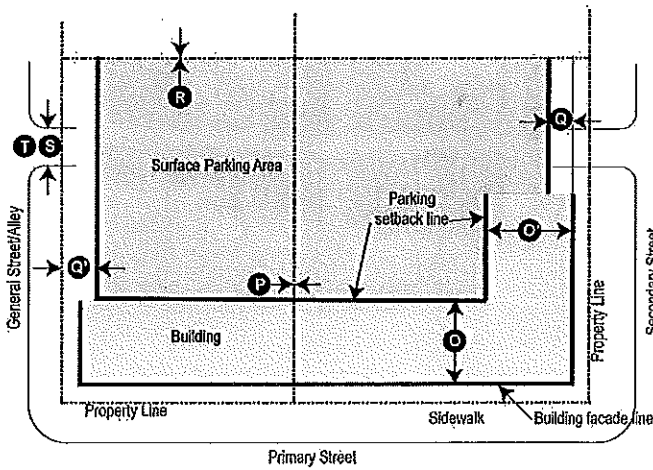


(i) Principal Building Standards

Building maximum	▪ 2 stories or 30' max.	I
First floor to floor height (fin. floor to fin. floor)	▪ 12' min. for all buildings or matching the historic facades along either side of an infill lot	J

(d) Parking & Service Access

(i) Surface Parking Setbacks (with existing or new building)



Main Street	▪ Shall be located behind the principal building along that street frontage	O
All other streets (except alleys)	▪ Shall be located behind the principal building along that street frontage;	O'
	▪ 3' behind the building façade line along that street or ▪ 3' behind the min. setback line along that frontage	Q'
Side	▪ 0'	P
Rear	▪ 0'	R

(ii) Driveways and Service Access

1. Parking driveway width	Section 6.1 shall apply	S
2. Driveways and off-street loading and unloading standards	Section 6.1 shall apply	T

Downtown Mixed Use Character Zone

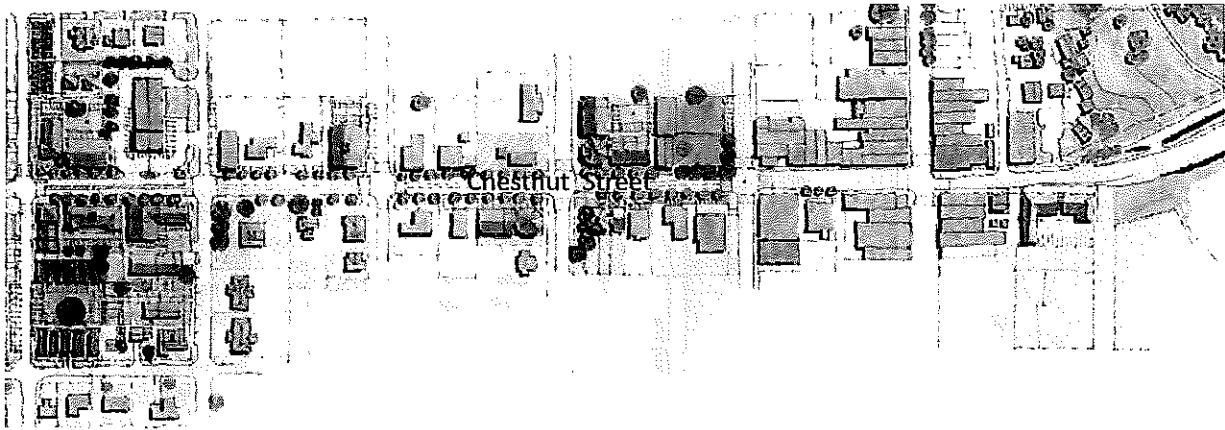
Planning and Zoning Commission Recommended

February 26, 2015

6.3 Downtown Mixed Use (DMU)

(a) Illustrations and Intent

Intended to encourage compatible mixed use redevelopment and reuse of historic and contributing buildings along the blocks east and west of Historic Main Street and along Chestnut Street. Development standards will emphasize maintaining a pedestrian orientation and continuous building context along Church, Water, and Chestnut Streets. This Character Zone is generally located one block deep east and west of the Historic blocks of Main Street and 3 blocks along Chestnut Street (west of Haysel Street). Changes to the any Significant or Historic Landmarks within this zone shall meet the Historic Landmark Preservation Standards per Chapter 14.03 of the City of Bastrop Zoning Ordinance. Uses within this Character Zone include commercial (office, retail, restaurant) on any floor, commercial-ready frontage required on ground floors of Main Street and Chestnut Street, with residential uses permitted by right on upper floors along Main and Chestnut Streets and on any floor on other frontages. Design standards will limit auto-oriented frontages along specific Main Street and Chestnut Streets.



Illustrative Redevelopment Vision for the Downtown Mixed Use Zone

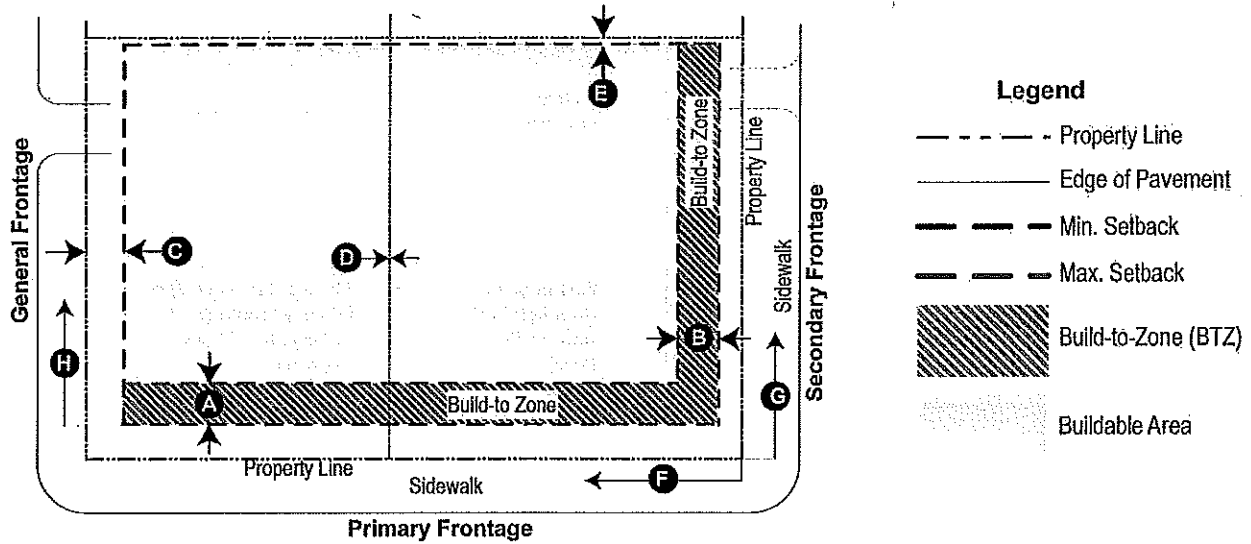


Downtown Mixed Use Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(b) Building Placement



(i) Build-to Zones (BTZs) and Setbacks
(Distance from property line to edge of the zone)

Primary Frontage (BTZ)	0' min. setback – 10' max. setback	A
Secondary Frontage (BTZ)	5' min. setback – 20' max. setback	B
General Frontage	5' min. setback; no max. setback	C
Side	0' min.; no max. setback	D
Rear	0' min.; no max. setback ¹	E

(ii) Building Frontage

Primary Frontage	60% min.	F
Secondary Frontage	40% min.	G
General Street or Alley Frontage	None Required	H

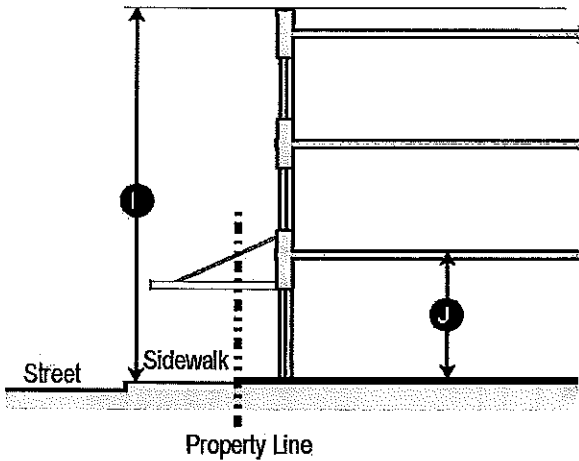
¹ Where the rear property line abuts publically assessable river frontage/trail, if topography allows, access shall be provided from the primary structure to the river frontage/trail.

Downtown Mixed Use Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(c) Building Height

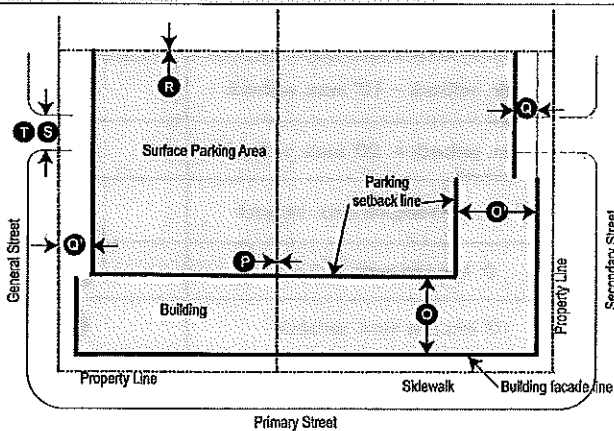


(i) Principal Building Standards

Building maximum	• 3 stories or 40' max.	I
First floor to floor height (fin. floor to fin. floor)	<ul style="list-style-type: none"> ▪ 12' min. for all buildings with Primary Frontage designation ▪ 10' min. for all other frontages 	J

(d) Parking & Service Access

(i) Surface Parking Setbacks



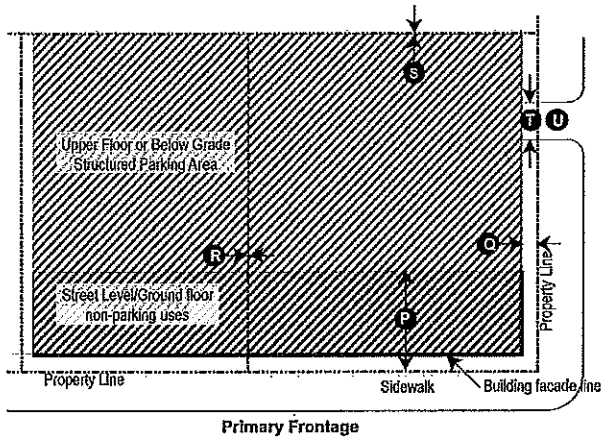
Primary Frontages	▪ Shall be located behind the principal building along that street frontage	P
Secondary Frontages/ General Frontages/ Alley	<ul style="list-style-type: none"> ▪ Shall be located behind the principal building along that street frontage ▪ If no building is located along the street frontage; then surface parking shall be setback a minimum of 6' from the property line. 	Q Q'
Side	▪ 0'	R
Rear	▪ 0'	S

Downtown Mixed Use Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(ii) Structured Parking



Primary Frontages	▪ Shall be located behind the principal building;	P
Secondary Frontages/ General Frontages/ Alley	▪ May be built up to the minimum setback line along that street frontage	Q
Side	▪ 0'	R
Rear	▪ 0'	S

(iii) Partially Below and Above Grade Parking

May be built up to the building façade line along all streets

(iv) Below Grade Parking

May be built up to the property line along all street frontages

(v) Driveways and Service Access

3. Parking driveway width	Section 6.1 shall apply	T
4. Driveways and off-street loading and unloading standards	Section 6.1 shall apply	U

Civic/Cultural Arts Character Zone

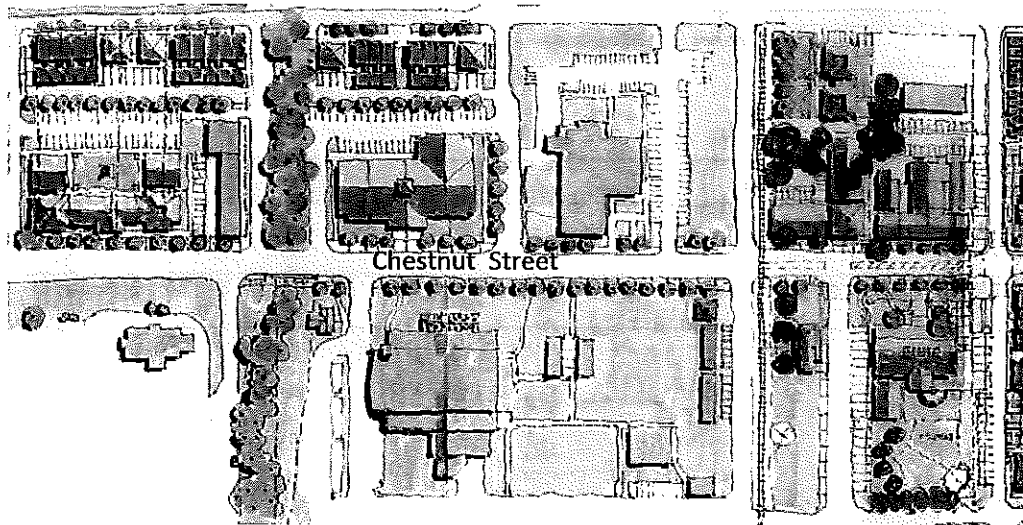
Planning and Zoning Commission Recommended

February 26, 2015

6.4 Civic/ Cultural Arts (CCA)

(a) Illustrations and Intent

Intended to reinforce a civic and arts district character with the Convention Center, City Hall, and planned Bastrop Fine Arts Guild development on the eastern end of Chestnut Street. Development standards will emphasize the prominent architecture of the civic buildings by requiring deeper setbacks and larger building massing and architectural elements that announce the public/civic nature of buildings along Chestnut Street. This Character Zone is generally located East of Haysel Street along Chestnut Street (except the Hwy 95 frontage). Appropriate uses include larger scale mixed use (retail, office, and institutional) and civic use buildings, surface parking limited to side yards or rear yards (large surface parking lots are discouraged from fronting along Chestnut Street), screening of parking lots, wider sidewalks and shade elements along Chestnut Street.



Illustrative Redevelopment Vision for the Chestnut Street Civic Arts Zone

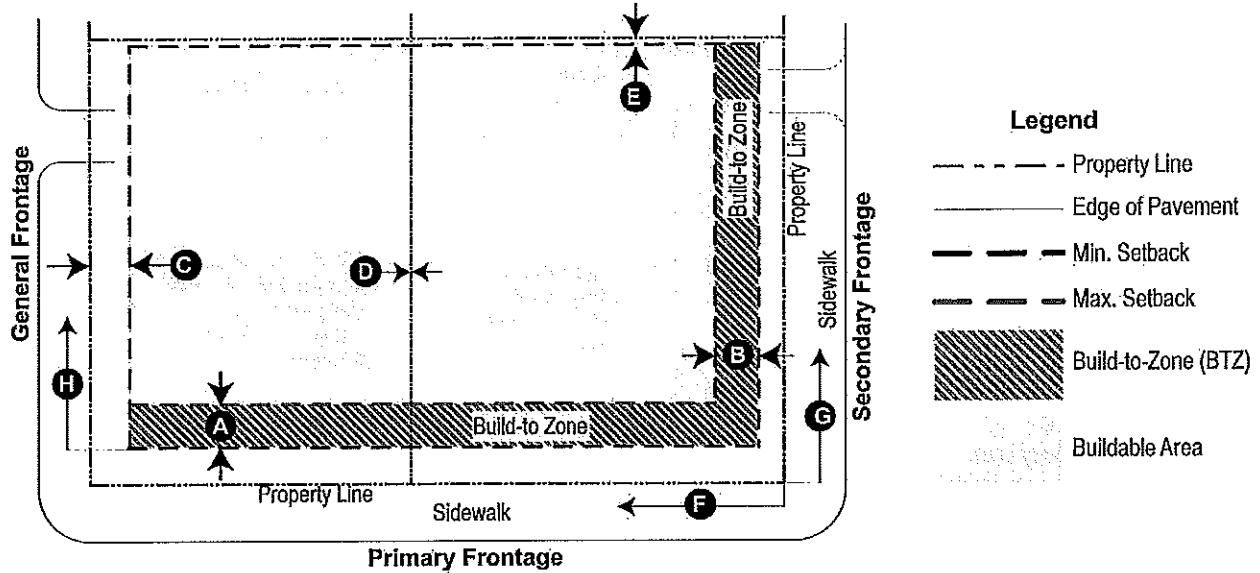


Civic/Cultural Arts Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(b) Building Placement



- Legend**
- - - - - Property Line
 - Edge of Pavement
 - Min. Setback
 - - - - - Max. Setback
 - ▨ Build-to-Zone (BTZ)
 - Buildable Area

(i) Build-to Zones (BTZs) and Setbacks
(Distance from property line to edge of the zone)

Secondary Frontage (BTZ)	10' min. setback – 35' max. setback	B
General Frontage	20' min. setback; no max. setback	C
Side	10' min.; no max. setback	D
Rear	10' min.; no max. setback	E

(ii) Building Frontage

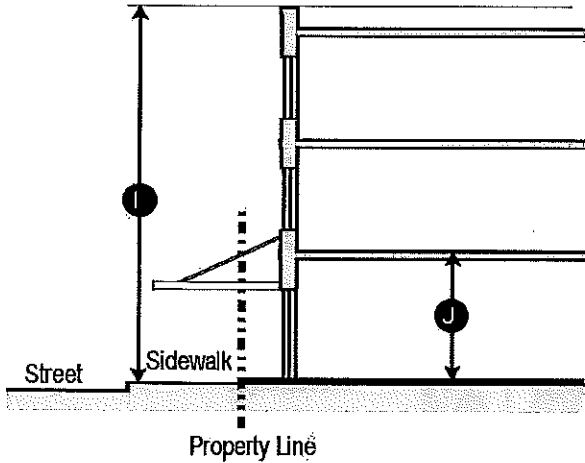
Secondary Frontage	40% min.	G
General Frontage	None Required	H

Civic/Cultural Arts Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(c) Building Height

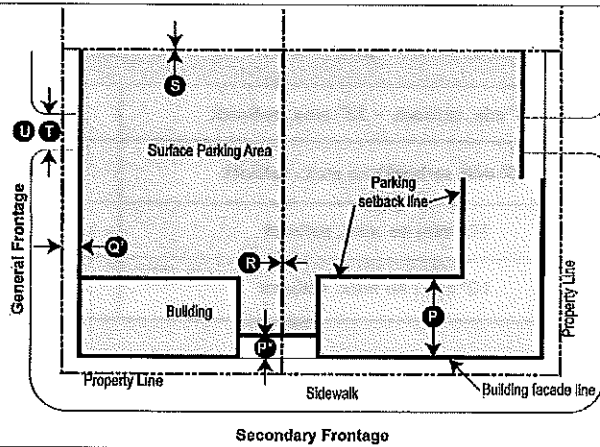


(i) Principal Building Standards

Building maximum	▪ 3 stories or 40' max.	I
First floor to floor height (fin. floor to fin. floor)	▪ 12' min. for all buildings with a Secondary Frontage designation ▪ 10' min. for all other frontages	J

(d) Parking & Service Access

(i) Surface Parking Setbacks



Secondary Frontage	▪ Shall be located behind the principal building along that street frontage; or ▪ Min. 10' behind the property line along that street	P P*
General Frontage	▪ Min. 3' behind the property line along that street	Q
Side	▪ 0'	R
Rear	▪ 0'	S

(ii) Driveways and Service Access

1. Parking driveway width	Section 6.1 shall apply	T
2. Driveways and off-street loading and unloading standards	Section 6.1 shall apply	U

Commercial Mixed Use Character Zone

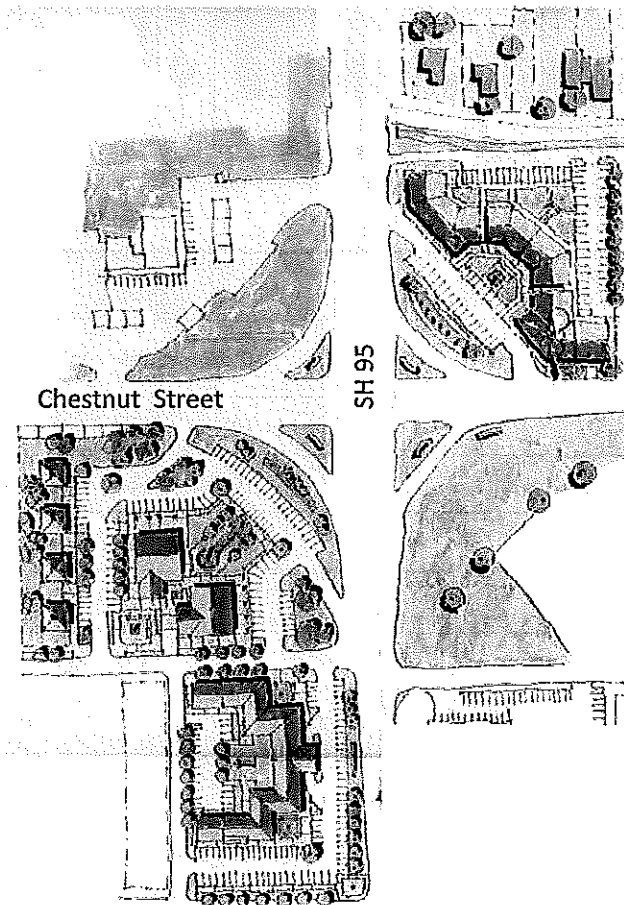
Planning and Zoning Commission Recommended

February 26, 2015

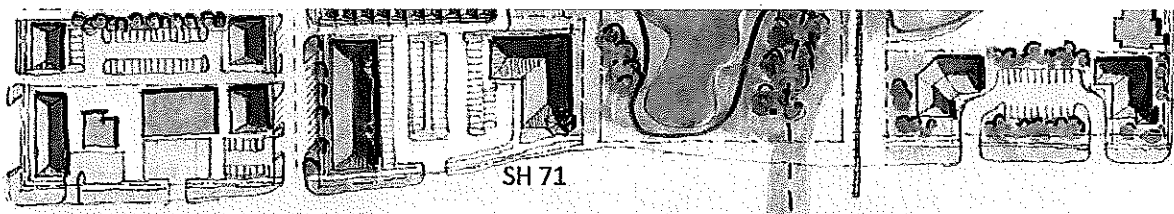
6.5 Commercial Mixed Use (CMU)

(a) Illustrations and Intent

Intended to provide for small to mid-scale commercial (retail, restaurant, office) uses with appropriate transitions to the auto-oriented corridors of SH 71 and SH 95. Development standards will emphasize shared parking, cross-access driveways/easements and creating appropriate buffers or transitions to the adjoining Live-Work and Neighborhood Districts. This Character Zone is generally located in Lots fronting on SH 71 and on SH 95 south of Cedar Street. This Character Zone would allow a range of uses including commercial (office, retail, restaurant) on any floor, commercial-ready ground floors along the Hwy frontage, residential uses permitted by right on any floors; and specific design standards for auto-oriented site elements along the Hwy frontages.



Illustrative Redevelopment Vision for the 95 Frontage Commercial Mixed Use Zone



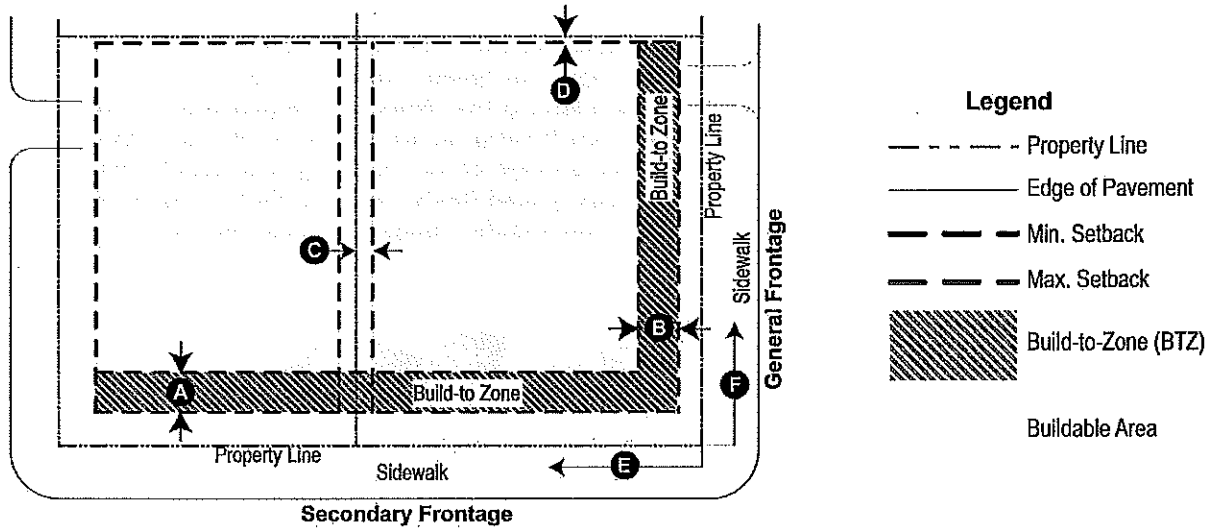
Illustrative Redevelopment Vision for the 71 Frontage Commercial Mixed Use Zone

Commercial Mixed Use Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(b) Building Placement



**(i) Build-to Zones (BTZs) and Setbacks
(Distance from property line to edge of the zone)**

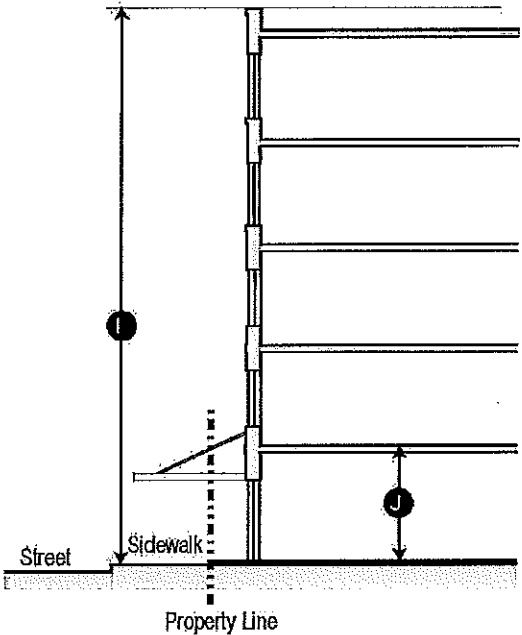
Secondary (BTZ)	10' min. setback – 35' max. setback	A
General Frontage	10' min. setback; no max. setback	B
Side	10' min. setback; no max. setback	C
Rear	10' min. setback; no max. setback	D

(ii) Building Frontage

Secondary	50% min.	E
General Frontage	None Required	F

Commercial Mixed Use Character Zone
 Planning and Zoning Commission Recommended February 26, 2015

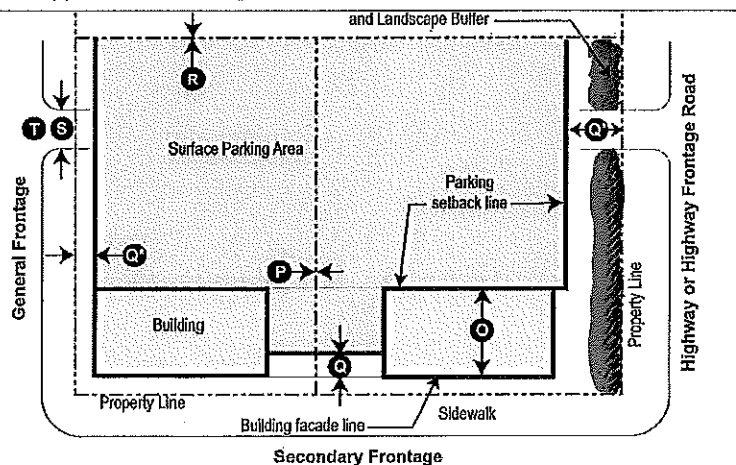
(c) Building Height



(i) Principal Building Standards		
Building maximum	▪ 5 stories or 60' max.	I
First floor to floor height (fin. floor to fin. floor)	▪ 12' min. for all buildings	J

(d) Parking & Service Access

(i) Surface Parking Setbacks



Secondary	<ul style="list-style-type: none"> ▪ Shall be located behind the principal building along that street frontage; or ▪ Min. 3' behind the building façade line along that street; ▪ If no building is located along the street frontage; then surface parking shall be setback a minimum of 6' from the property line. 	O Q
General Frontage	▪ Min. 3' behind the property line	Q*
Side	▪ 10'	P
Rear	▪ 10'	R

(ii) Driveways and Service Access

1. Parking driveway width	Section 6.1 shall apply	S
2. Driveways and off-street loading and unloading	Section 6.1 shall apply	T

Commercial Mixed Use Character Zone

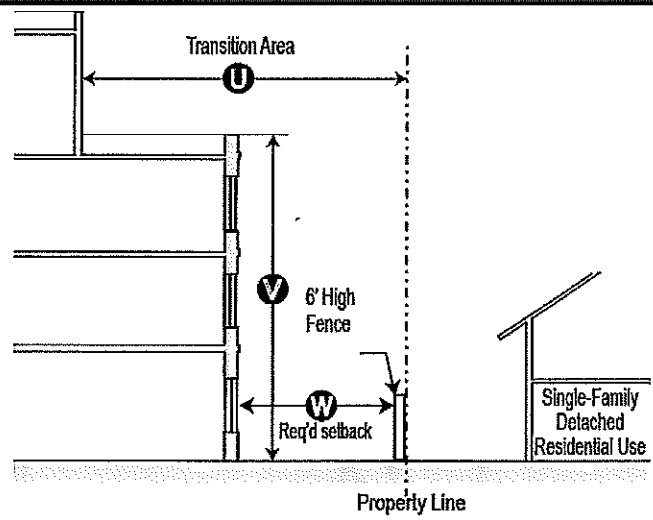
Planning and Zoning Commission Recommended

February 26, 2015

(e) Residential Transition Standards

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to the Live-Work or Neighborhood Character Zone. This requirement shall NOT apply if an alley or other similar R-O-W separates the subject lot and adjoining Live-Work or Neighborhood Character Zone lot.

i.	Transition Area	25' min.	U
ii.	Max. Building Height at within Transition Area	3 stories or 40'	V
iii.	Required setback	Min. 10'	W
iv.	A minimum 6' high fence shall also be required. The required fence shall NOT be chain link or vinyl.		



Live-Work Character Zone

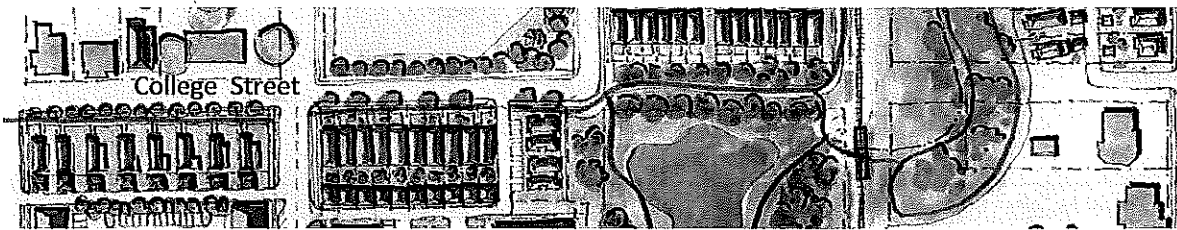
Planning and Zoning Commission Recommended

February 26, 2015

6.6 Live-Work (LW)

(a) Illustrations and Intent

Intended to provide for a range of small scale office, live-work, and urban residential transitions between areas of commercial or high activity and a more traditional neighborhood scale. Development standards will emphasize the use of urban residential building types (live-work buildings, townhomes, row houses, and cottage homes) to be compatible with the fabric of the adjoining neighborhoods. This Character Zone is generally located Approximately 1 – ½ block north and south of the Emile Street between Main Street and Hwy 95, 1 – ½ block south of Pine Street between Haysel and Chambers and blocks surrounding Bastrop High School west of SH 95. This Character Zone uses include small scale commercial (retail, office, and institutional) and urban residential, and surface parking limited to side yards or rear yards and limited auto-oriented site elements.



Illustrative Redevelopment Vision for the Emile Street Live Work Zone

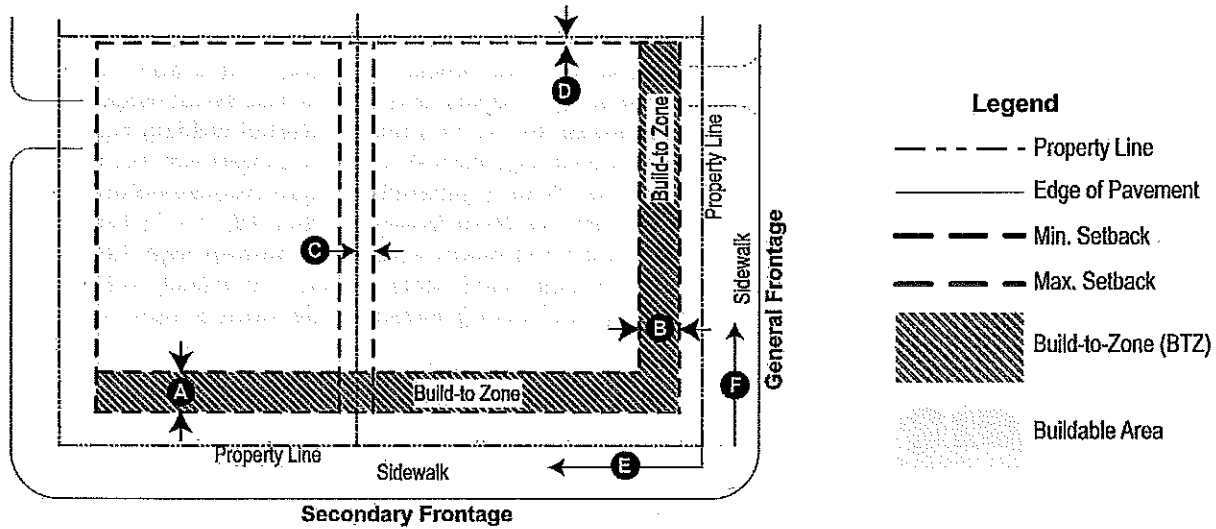


Live-Work Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(b) Building Placement



(i) Build-to Zones (BTZs) and Setbacks
(Distance from property line to edge of the zone)

Secondary Frontage (BTZ)	5' min. setback – 15' max. setback	A
General Frontage	5' min. setback - 25' max. setback	B
Side	0' (interior) 5' (exterior)	C
Rear	5' min. setback; no max. setback	D

(ii) Building Frontage

Secondary Frontage	40% min.	E
General Frontage	None Required	F

(c) Lot Standards

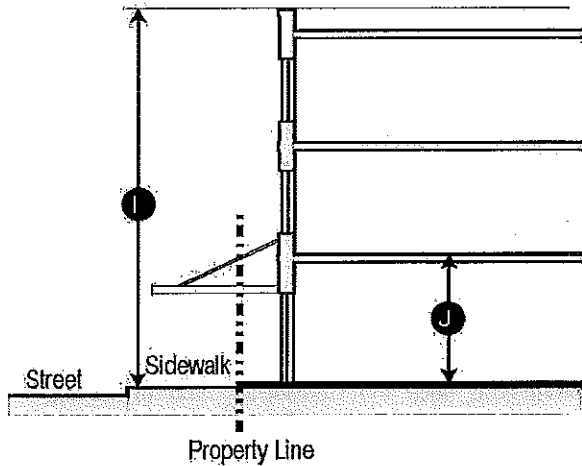
Lot Width	<ul style="list-style-type: none"> ▪ Min. 20' for single-family attached/townhome buildings ▪ Min. 40' for single-family detached buildings
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Live-Work Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(iv) Building Height



(i) Principal Building Standards

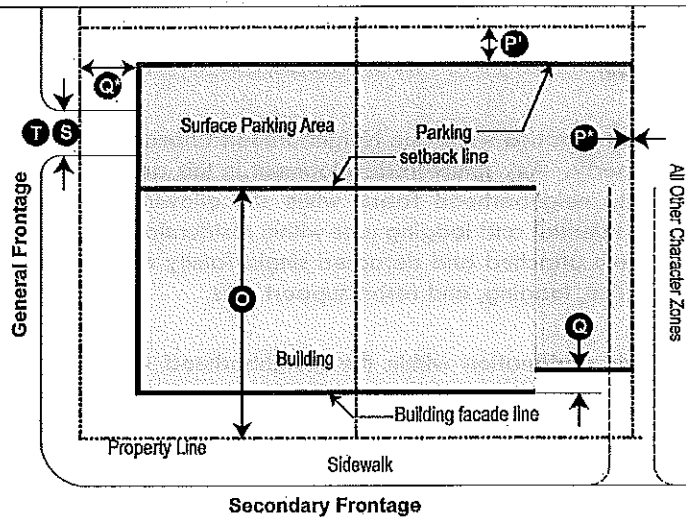
Building maximum	▪ 3 stories or 40' max.	K
First floor to floor height (fin. floor to fin. floor)	▪ 10' min. for all frontages	M

(ii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Live-Work Zone.

(v) Parking & Service Access

(iii) Surface Parking Setbacks



Secondary Frontage	▪ Shall be located behind the principal building along that street frontage; or ▪ Min. 3' behind the building façade line along that street; ▪ If no building is located along the street frontage; then surface parking shall be setback a minimum of 6' from the property line.	O Q
General Frontage	▪ Min. 3' behind the property line	Q*
Neighborhood	▪ 5'	P'
Other Character Zones	▪ 0'	P*

(iv) Driveways and Service Access

3. Parking driveway width	Section 6.1 shall apply	S
4. Driveways and off-street loading and unloading	Section 6.1 shall apply	T

Neighborhood Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

6.7 Neighborhood**(a) Illustrations and Intent**

Neighborhood (N): Intended to preserve, enhance, and encourage reuse of existing historic homes and allow compatible infill in the blocks north and south of Chestnut Street. Development standards focus on preserving the existing residential neighborhood scale and to allow for appropriately scaled infill of generally residential buildings. The Neighborhood Character Zone has 4 different locations with special designations that implement slightly different outcomes, but all within the existing neighborhood fabric:

- i. **Neighborhood-Professional Office (N-PO):** this designation within the Neighborhood Character Zone applies to the blocks adjacent to Downtown Mixed Use and is intended to preserve existing historic homes by allowing their adaptive reuse into professional offices and compatible retail uses. This area also preserves the integrity of the existing neighborhood fabric by focusing such conversions near the Courthouse and in blocks adjacent to Downtown Mixed Use areas as they transition to Neighborhood scale.
- ii. **Neighborhood – Transition (N-TT):** this designation within the Neighborhood Character Zone generally applies to blocks between areas of Mixed Use or Live Work as they transition to areas of Neighborhood scale. This area is generally intended for single-family building types that are compatible with the adjoining neighborhood, but with allowances for attached single family such as townhomes and rowhouses that are better transitions to commercial development.
- iii. **Neighborhood – Tourism (N-T):** this designation within the Neighborhood Character Zone applies to the tourism oriented property. Any future redevelopment in this area needs to be compatible with the adjoining neighborhood fabric while still allowing for an enclave of tourism/resort related residential and lodging uses within residential building types. This zone would allow for both attached and detached single-family residential types with a range of residential, office, lodging, and resort support uses.
- iv. **Neighborhood – Services (N-S):** this designation within the Neighborhood Character Zone is used to conduct selected retail and personal services uses to meet common regular needs and for the convenience of people living in surrounding neighborhoods. Neighborhood Services must be compatible with the adjoining neighborhood fabric and must maintain the neighborhood scale.

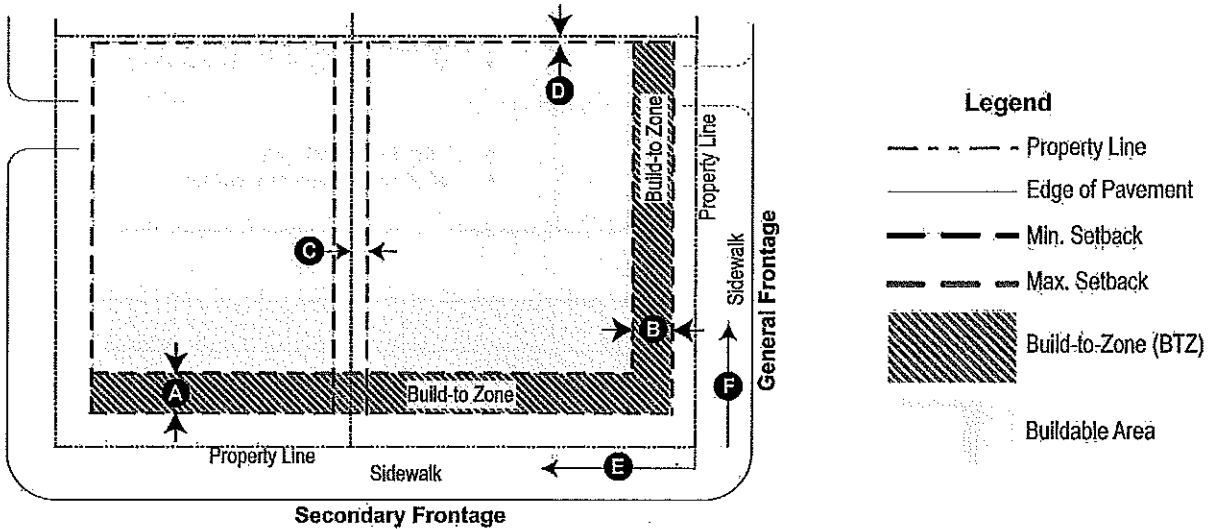


Neighborhood Character Zone

Planning and Zoning Commission Recommended

February 26, 2015

(b) Building Placement



(i) Build-to Zones (BTZs) and Setbacks
(Distance from property line to edge of the zone)

Secondary Frontage (BTZ)	5' min. setback – 25' max. setback	B
General Frontage	+ or - 5' of the average front setback of the two structures on either side of the subject property on the same block face (where applicable)	C
Side	10' min. setback for detached SF on lots 50' or greater; 5' min for lots less than 50' wide, attached SF and non-residential (N-PO, N-TT and N-T)	D
Rear	5' min. setback; no max. setback ²	D*

(ii) Building Frontage

Secondary Frontage	40% min.	F
General Frontage	None Required	

²Where the rear property line abuts publically assessable river frontage/trail, if topography allows, access shall be provided from the primary structure to the river frontage/trail.

Neighborhood Character Zone

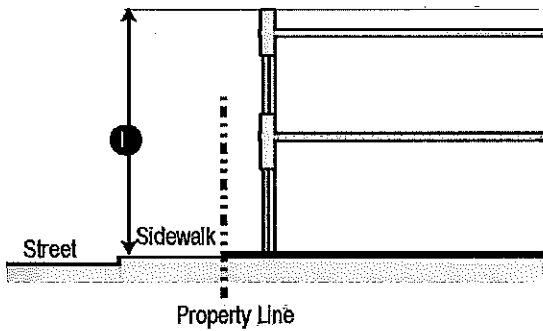
Planning and Zoning Commission Recommended

February 26, 2015

(c) Lot Standards

Lot Width	<ul style="list-style-type: none"> Min. 20' for single-family attached/townhome buildings (N-TT and N-T) Min. 40' for single-family detached buildings
Lot Building Coverage	<ul style="list-style-type: none"> 75% for 20'-39' lots 60% for 40' and greater lots

(d) Building Height



(i) Principal Building Standards

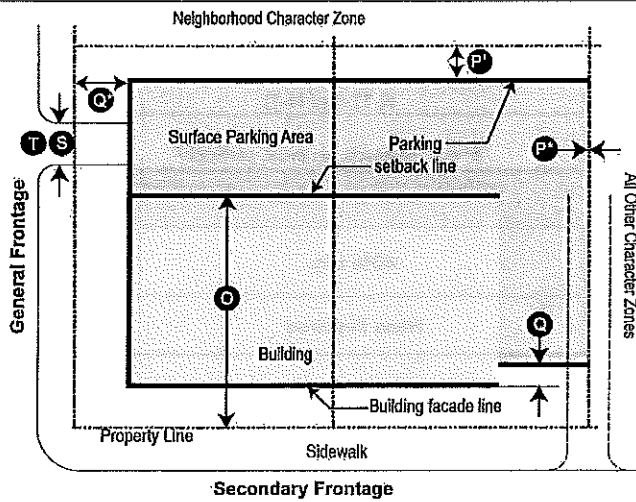
Building maximum	2.5 stories or 35' max.	I
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(ii) Accessory Building Standards

Accessory buildings shall meet the standards for a Principal Building in the Neighborhood Zone.

(e) Parking & Service Access (Residential Parking Standards 6.1(c)iii 8 on p.33)

(i) Surface Parking Setbacks



Secondary Frontage	<ul style="list-style-type: none"> Shall be located behind the principal building along that street frontage; or Min. 10' behind the building facade line along that street 	O
General Frontage	Min. 6' behind the property line along that street	Q*
Neighborhood	0' Min.	P'
Other Character Zones	6' Min.	P*

(ii) Driveways and Service Access

1. Parking driveway width	Section 6.1 shall apply	S
2. Driveways and off-street loading and unloading	Section 6.1 shall apply	T

7.0 Building Design Standards

7.1 Purpose and Intent

The Building Design Standards for the Downtown Bastrop form-based code shall establish a coherent urban character, preserve Bastrop's historic heritage, and encourage enduring and attractive development. Site and/or building plans shall be reviewed by the Director or designee for compliance with the standards below.

The key design principles establish essential goals for the redevelopment within the DB-FBC area to be consistent with the vision for a vibrant and walkable downtown with a range of commercial, civic, educational and residential uses serving the neighborhoods and the region. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- (a) New and redeveloped buildings and sites shall utilize building and site elements and details to achieve a pedestrian-oriented public realm with glazing, shading, and shelter;
- (b) Design compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
- (c) Designs strengthen and celebrate Bastrop's unique architectural traditions, and specifically Downtown Bastrop's historic character;
- (d) Building facades shall include appropriate architectural details and ornament to create variety and interest;
- (e) Open space(s) shall be incorporated to provide usable public areas integral to the urban environment; and
- (f) Designs increase the quality, adaptability, and sustainability in Bastrop's building stock.

7.2 Building Orientation and Entrances

- (a) Buildings shall be oriented towards Primary Frontages, where the lot has frontage along a Primary Frontage. If a building has no frontage along a Primary Frontage, then it shall front a Secondary Frontage. All other buildings may be oriented towards General Frontage Streets or Civic Spaces.
- (b) Primary entrances to buildings shall be located on the street along which the building is oriented (See Figure 7-1). At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. Building entrances shall be provided for all separate ground floor commercial use tenant spaces that are located along Primary or Secondary frontages.
- (c) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from parking areas or alleys.
- (d) Primary Entrance Design: Primary building entrances along Primary Frontages and Secondary Frontages shall consist of at least two of following design elements so that the main entrance is architecturally prominent and clearly visible from that street (see Figures 7-2):
 - i. Architectural details such as arches, friezes, awnings, canopies, arcades, tile work, murals, or moldings, or
 - ii. Integral planters or wing walls that incorporate landscape or seating elements, or
 - iii. Prominent three-dimensional, vertical features such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets, or

- iv. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.

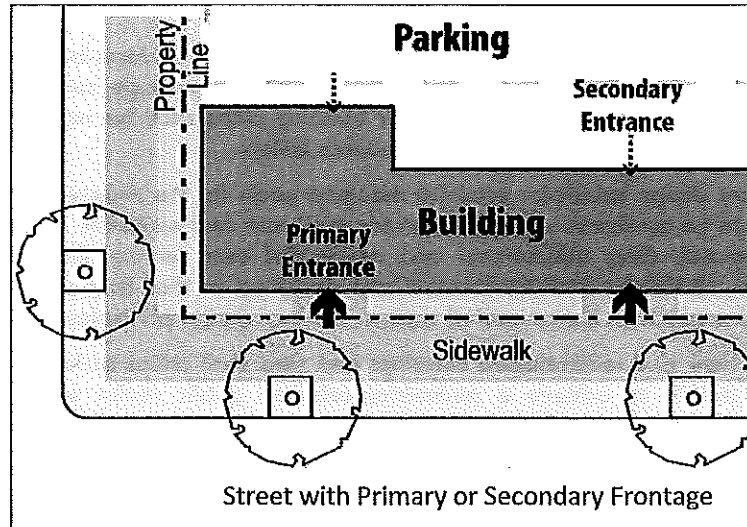
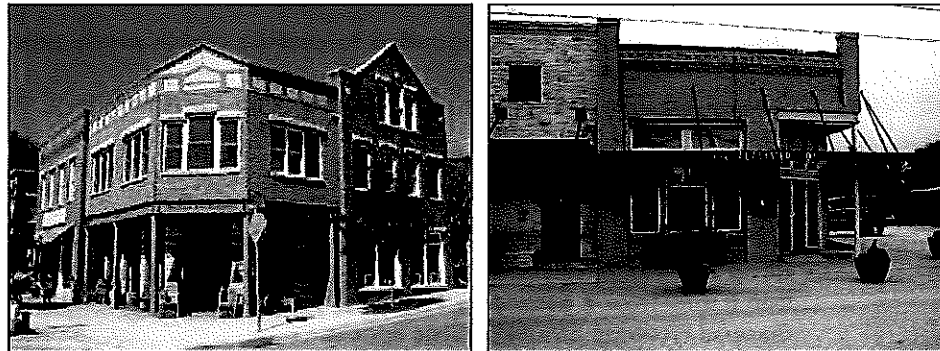


Figure 7-1 Figure showing required building orientation and location of primary entrances



Figures 7-2 Examples of Primary Entrance Designs

7.3 Façade Composition

- (a) Commercial Use and Mixed Use Buildings (Not required for Commercial Mixed Use Character Zone):
 - (i) Buildings shall maintain the traditionally prevalent façade rhythm of 20' – 30'.
 - (ii) This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade. (See Figures 7-3):
 1. Changes in material, color, and/or texture either horizontally or vertically at intervals not less than 20 feet and not more than 30 feet; or
 2. The construction of building entrances, bay windows, display windows, storefronts, arcades, façade relief, panels, balconies, cornices, bases, pilasters, or columns.
 - (iii) Building facades shall be designed with a distinct base, middle, and top.

- (iv) For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized (see Figure 7-4).

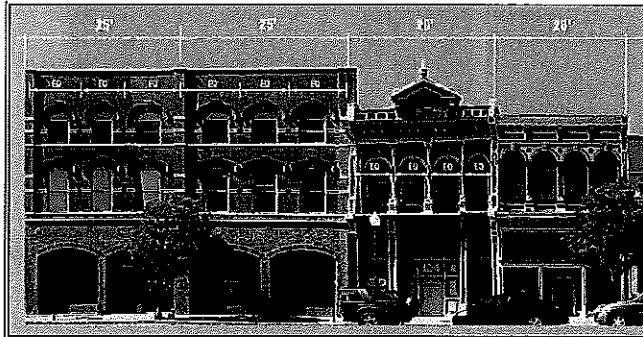
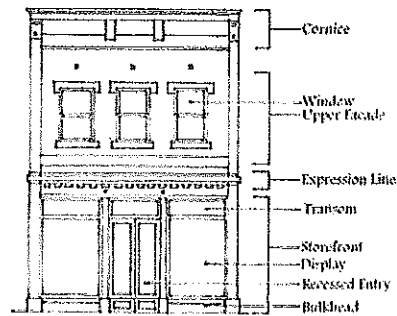


Figure 7-3 Illustration showing building articulation requirement



Figures 7-4 Images showing examples of appropriate storefront design

- v. Infill buildings shall generally maintain the alignment of horizontal elements along the block (Figure 7-5).

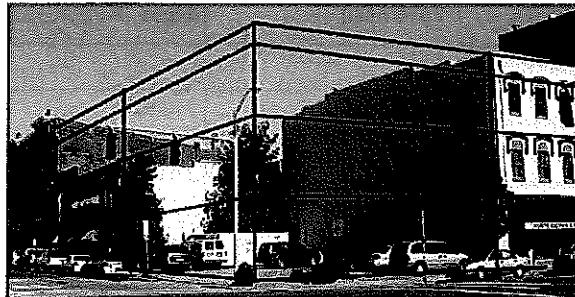
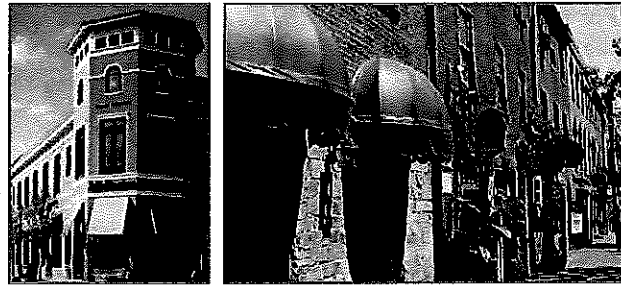


Figure 7-5 Figure showing how horizontal elements should match in the design of infill buildings.

- vi. Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts to add pedestrian interest (Figures 7-6).



Figures 7-6 Buildings with architectural features and storefront elements that add interest along the street.

vii. Façade Transparency Required:

1. All ground floor front facades of buildings along designated Primary and Secondary Frontages shall have windows with a Visible Transmittance (VT) of 0.6.
2. All facades shall meet the minimum requirement for façade transparency (percentage of doors and windows) as established in Table 7-2 below. Ground floor windows and doors along Primary and Secondary facades shall have a Visible Transmittance (VT) of 0.6 or higher.

Table 7-2 Required Minimum Façade Transparency by Façade Frontage Type

Façade Frontage Type →	Primary or Secondary Frontage	General Frontage	Commercial Mixed Use	All other facades
Commercial Use or Mixed Use Buildings				
Ground Floor	40% (min.)	None	25% (min.)	None
Upper Floor(s)	25% (min.)	None	25% (min.)	None
Residential Use Buildings				
Ground Floor	25% (min.)	None	NA	None
Upper Floor(s)	20% (min.)	None	20% (min.)	None



Figures 7-7 Images showing appropriate transparency required along Primary and Secondary Frontages

(b) Residential Use Buildings

- (i) At least one of the following shall be added along residential building facades to add pedestrian interest along the street (Figures 7-8):
 - porches,
 - stoops,

- eaves, or
 - balconies
- (ii) If a residential use building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the front property line and is not elevated at least 18 inches above the grade of the sidewalk, a low fence (no higher than 3 feet) shall be provided at the front property line.
- (iii) Windows and Doors: All building facades of residential use buildings shall meet the transparency requirements established in Table 7-2.



Figures 7-8 Residential buildings with porches, fencing, balconies, and stoops to add interest along the street.

7.4 Commercial Ready Standards

- (a) Ground floors of all new construction buildings with a Primary Frontage designation per the Regulating Plan (Attachment A) shall be built to Commercial Ready standards. Such ground floor space shall be constructed to accommodate, at a minimum, Business Occupancy and/or Mercantile Occupancy groups as defined by the currently adopted Commercial Building Code. If residential use is provided immediately above the ground floor level (i.e., second floor residential), horizontal occupancy separation shall be provided to accommodate future Business or Mercantile Occupancies as required by the currently adopted Commercial Building Code at the time of construction. In addition, the following standards shall apply (See Figure 7-9):
- i. An entrance that opens directly onto the sidewalk according to Section 7.0;
 - ii. A height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the ceiling;
 - iii. Minimum leasable width of 20 feet wide;
 - iv. A front facade that meets the window glazing requirements in Section 7.0; and
 - v. Off-street surface parking shall be prohibited between the sidewalk and the building along Primary frontages.

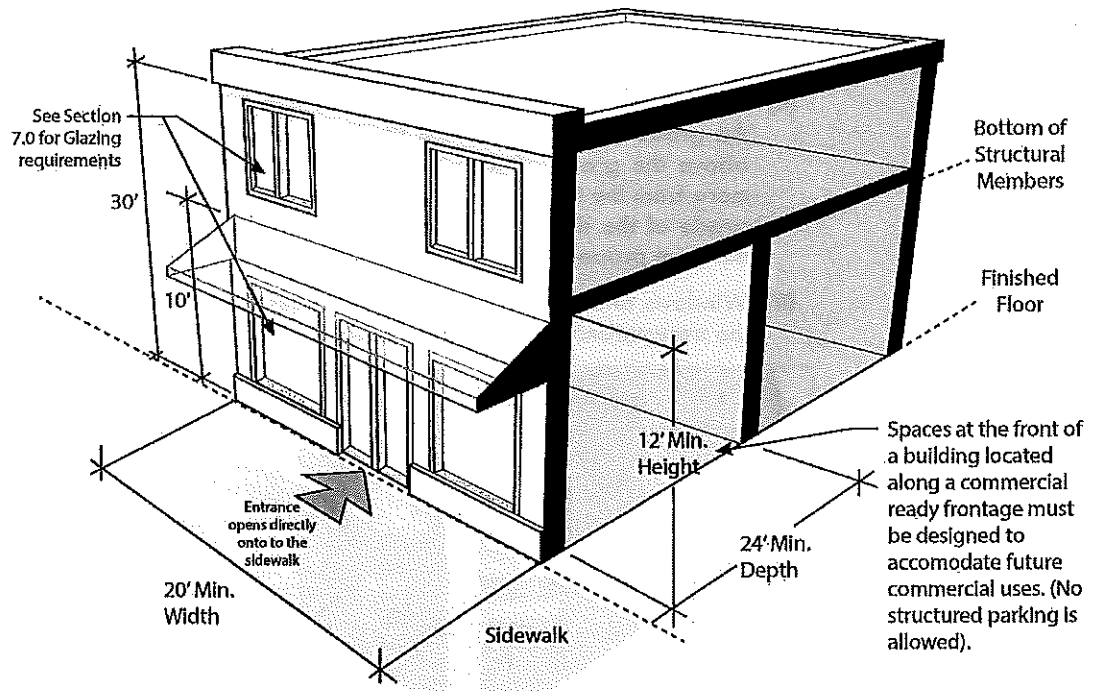


Figure 7-9 Illustration showing application of Commercial Ready Frontage Requirements

7.5 Shading Requirement: Shading of public sidewalks, especially, sidewalks located along Primary and Secondary frontages shall be important to implementing the vision for walkable mixed use within Downtown Bastrop. Shading may be achieved through any combination of canopies, awnings, street trees, and other similar devices. To this end, the following standards shall apply (see Figure 7-10):

- (a) Shaded sidewalk shall be provided alongside at least:
 - (i) 50 percent of all building facades with a Primary Frontage designation per the Regulating Plan (Attachment A).
 - (ii) 25 percent of all building facades with frontage along an off-street surface parking lot
- (b) When adjacent to a surface parking lot, the shaded sidewalk shall be raised above the level of the parking lot by way of a defined edge, such as a curb. ADA ramps along the building must also be shaded.
- (c) A shaded sidewalk must meet the following requirements:
 - (i) Along a street, a shaded sidewalk shall comply with the applicable sidewalk standards for its designated street type. If not otherwise required, the shaded sidewalk shall provide trees planted no more than 30 feet on center.
 - (ii) Along any surface parking adjacent to the building (both off-street or on street), the shaded sidewalk shall consist of a minimum 5 foot clear zone and 5 foot planting zone, planted with trees no more than 30 feet on center, or a 5 foot clear zone with a minimum 5 foot wide over-head weather protection.
 - (iii) Building entrances along Primary and Secondary frontages shall be located under a shade device, such as an awning or portico.

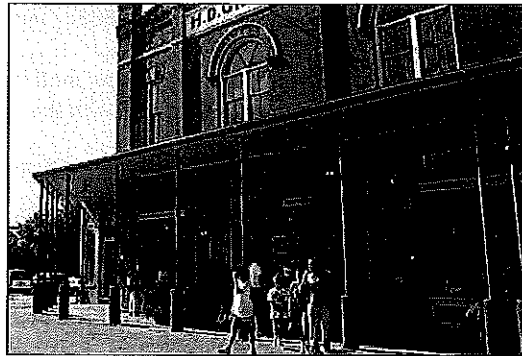


Figure 7-10 Images showing examples of shading along sidewalks

7.6 Exterior Building Materials

(a) Commercial and Mixed Use Buildings

(i) Specific to Historic Main Street:

1. At least 75% of each street facing façade (except alleys) of all new buildings (excluding doors and windows) shall be externally finished with the traditionally used material of masonry (brick, stone, marble, granite, etc.). Additions to existing buildings, to the extent possible, shall match the existing external finish materials and corresponding proportions of the same.
2. All other non-traditional materials will be considered on a case-by-case basis and may only be approved by the Historic Landmarks Commission (HLC). When any other materials are used, they should appear similar in character to those used traditionally. Such alternative materials should also have demonstrated durability.

(ii) All other Character Zones:

1. At least 60% of each Primary and Secondary street facing (except alleys) façade, of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
 - Masonry (brick, stone, cast stone, rock, marble, granite, or glass block).
 - Pre-cast concrete panels made to look like stone.
2. Additions to existing buildings, to the extent possible, shall match the existing external finish materials and corresponding proportions of the same.
3. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the Planning and Zoning Commission.
4. No more than 40% of each Primary and Secondary Frontage street facing facade shall use accent materials such as wood, split-face concrete block, tile, stucco, or Exterior Insulating Finishing System (EIFS).

(b) Residential Use Buildings: At least 75% of all Primary and Secondary Frontage street fronting facades (except alleys) of residential buildings shall be finished with one or more of the following materials. No more than three different materials shall be used on any single facade:

- (i) Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty (hardiplank);
- (ii) Lap-sided wood;

(iii) Masonry (brick; stone; man-made stone, or stucco utilizing a three-step process).

Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.

7.7 Design of Automobile Related Building and Site Elements

- (a) Where permitted under Section 5 of this Code, drive-through lanes, auto service bays, and gas station canopies for commercial uses shall not be located with frontage along any Primary Frontage. Drive-through lanes may be permitted along Secondary Frontages only if the property has no General or alley frontage. Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3' high Street Screen along both Secondary and General Frontages (see illustrations below). The Street Screen shall be made up of (i) a living screen or (ii) a combination living and primary building material screen (See Section 8.0 for details).
- (b) No more than 60% of a lot's frontage along a Secondary Frontage may be dedicated to drive through lanes, canopies, service bays, and other auto-related site elements. There shall be no such limitation along General Frontage, alley frontages and along highway frontage roads.

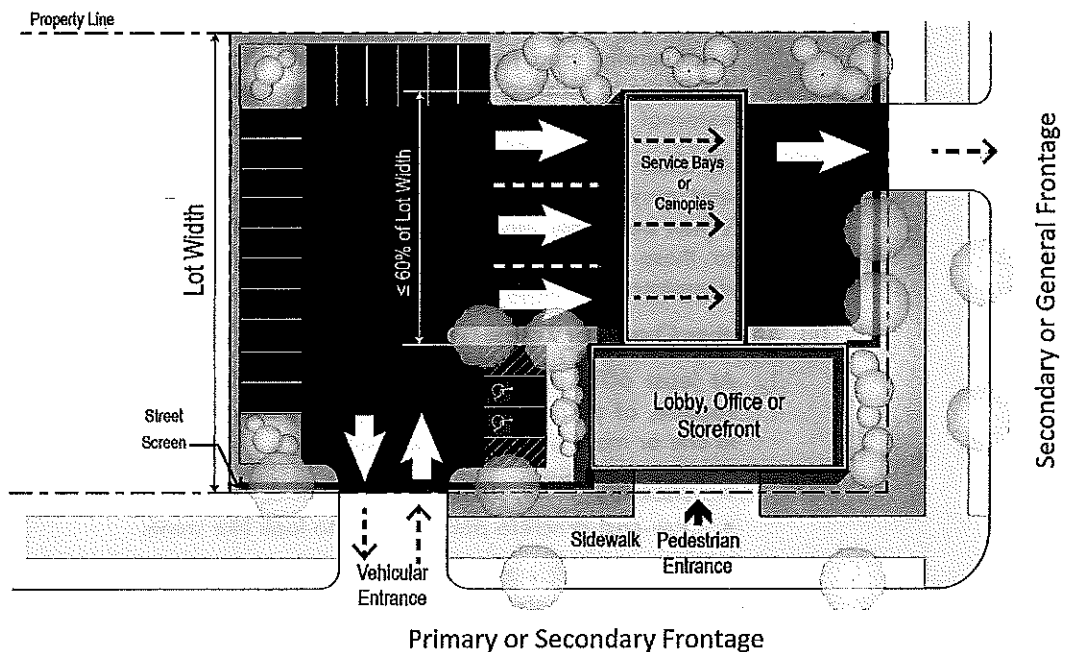


Image illustrating the appropriate design of auto-related site elements (Gas stations, auto-service uses, and bank drive-throughs)

- (c) Any automobile related retail sales or service use of a site or property with Primary or Secondary Frontage designation shall have a primary building entrance along its Primary Frontage. A primary building entrance may be along a building's Secondary Frontage only if the site has no Primary Frontage designation.
- (d) Drive through access (driveways only) may be from a Primary Frontage only if the lot has no access to any Secondary Frontage, General or Highway access road frontage. Drive through access may be from a Secondary Frontage only if the lot has no access to any General or Highway access road frontage. In cases where drive through access is provided from a Primary Frontage, a joint access easement shall be required

to adjoining properties providing alternative access to a Secondary or General Frontage.

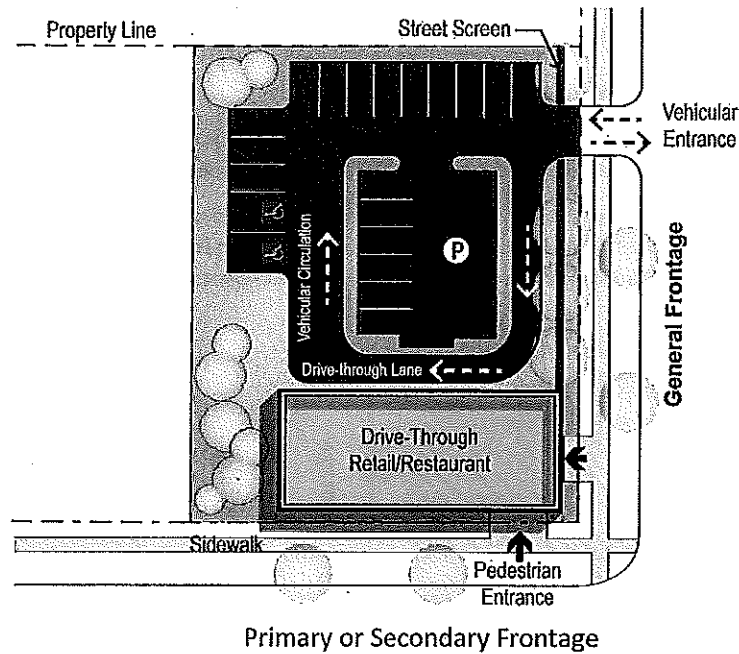


Image illustrating the appropriate design of retail/restaurant drive-throughs (Corner Lot)
Street with Primary or Secondary Frontage

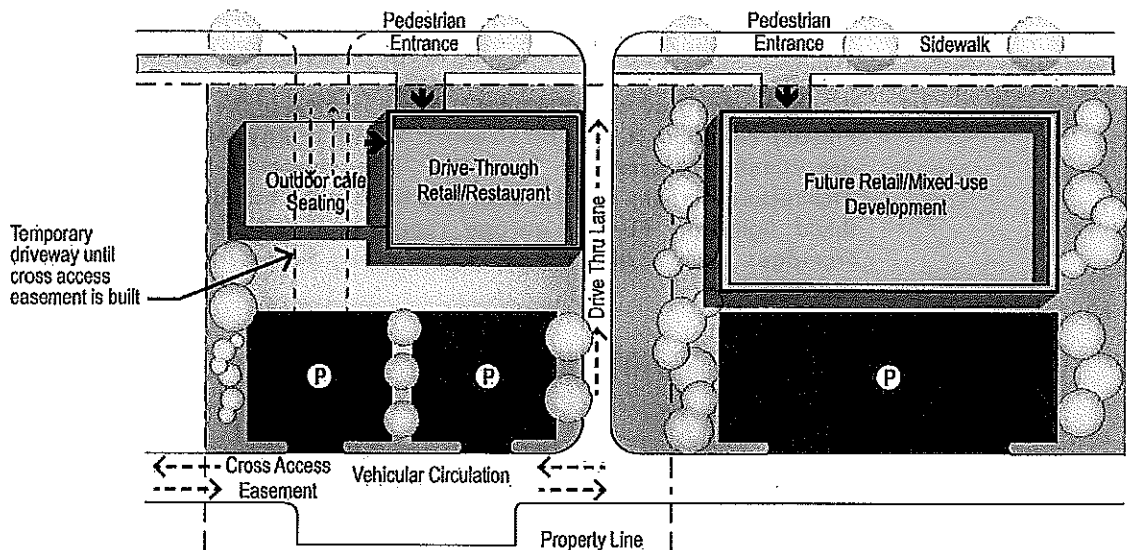


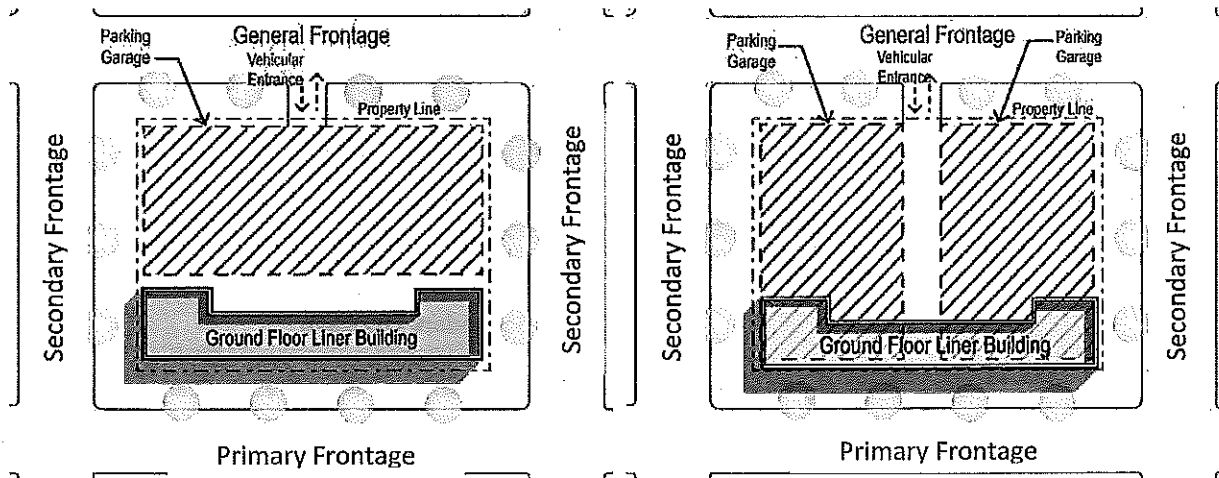
Image illustrating the appropriate design of retail/restaurant drive throughs (Interior Lot)

- (e) All off-street loading, unloading, and trash pick-up areas shall be located along alleys or General Frontages only unless permitted in the specific building form and development standards in Section 6 of this code. If a site has no General frontage or Alley access, off-street loading, unloading, and trash pick-up areas may be permitted along a Secondary Frontage.

- (f) All off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment. The Street Screen shall be made up of (i) a living screen or (ii) a combination living and primary building material screen.

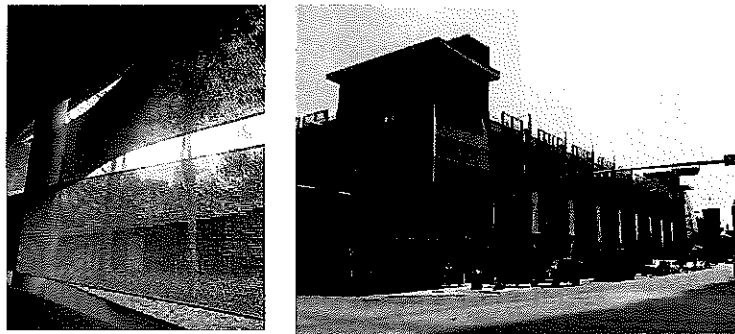
7.8 Design of Parking Structures

- (a) All ground floors of parking structures located on Primary Frontages shall be built to Commercial Ready standards to a minimum depth of 24 feet.
- (b) To the extent possible, the amount of Primary Frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the Primary Frontage edge(s) (see Figures 7-11 for illustrations below).



Figures 7-11 Allowed Parking Garage Configurations

- (c) Where above ground structured parking is located at the perimeter of a building with Primary Frontage, it shall be screened in such a way that cars on all parking levels are completely screened from view (see Figures 7-12 for illustrative images). Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. Parking garage ramps shall not be visible from any Primary Frontages. Ramps shall not be located along the exterior perimeter of the parking structure.



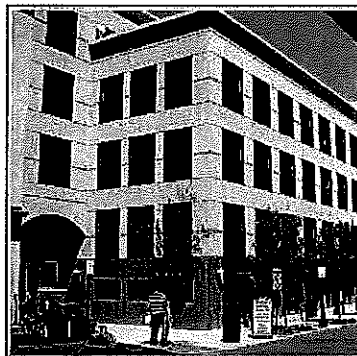
Figures 7-12 Illustrative Examples of Parking Garage Screening

- (d) Ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all Primary Frontages (see Figures 7-13).



Figures 7-13 Images showing required façade treatment of parking garages along Primary Frontages

- (e) When parking structures are located at street intersections, corner emphasizing elements (such as towers, pedestrian entrances, signage, glazing, etc.) shall be incorporated.
- (f) Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting automobiles.

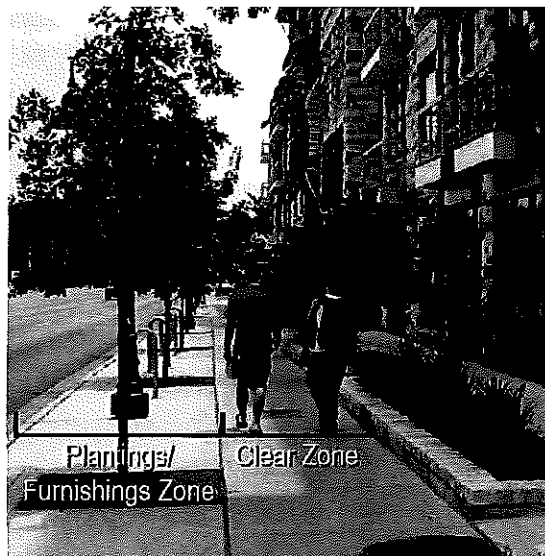
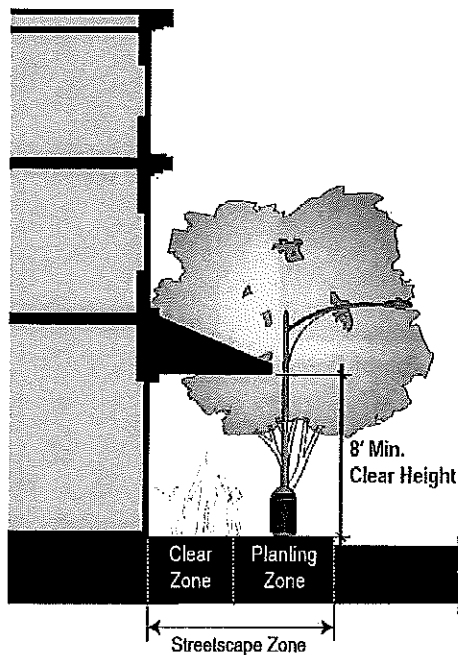


Images showing appropriate design of Parking Structures

8.0 Streetscape and Landscape Standards

8.1 Pedestrian Accommodation: Public sidewalks and/or trails are required or recommended for all new development along streets or corridors as identified with Primary or Secondary Frontages in the Regulating Plan (Attachment A). Standards in Table 8-1 shall apply for sidewalks and trails. The minimum width requirements shall apply regardless of the available right-of-way. If necessary to meet the required width, the sidewalk shall extend onto private property to fulfill the minimum requirement, with a sidewalk easement provided. Sidewalks shall consist of a clear zone and may also include a planting zone (see Figures 8-1).

- (a) **Planting Zone:** The planting zone is intended for the placement of street trees, where feasible, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility (see Figure 8-1).
- (b) **Clear Zone:** The clear zone shall be hardscaped, shall be located adjacent to the planting zone, and shall comply with ADA and Texas Accessibility Standards and shall be unobstructed by any permanent or nonpermanent element for the required minimum width as shown in Figure 8-1 and a minimum height of eight (8) feet. Accessibility is required to connect sidewalk clear zones on adjacent sites.
- (c) **Fee In-Lieu Option:** An applicant may opt to pay a proportional fee in-lieu for the required sidewalk if the development project is phased or the sidewalk improvements need to match the timing of a programmed City capital project affecting that street frontage, per approval from the Director.



Figures 8-1 Illustrations delineating the Streetscape Zone elements

Table 8-1 Required Public Sidewalk Standards by Street Classification

Street	Hill, Pecan, Farm, Main (from Emile to Walnut) Streets	Emile Street	Chestnut Street and Main Street (from Walnut to Farm)	Fayette Street/Rail ROW/Creek (Gill's Branch)
Standard				
Min. clear zone width (feet)	4' – 8'	6' – 10'	6' – 10'	10'
Min. Planting Zone width (feet) (if provided)	3'-6'	3'-6'	3'-6'	NA
Street Trees or shade elements (see Section 8.2 for standards)	Recommended	Recommended	Required	NA

8.2 Street Trees, Shade Elements, and Streetscape:

- (a) Street trees or shade elements shall be required or recommended as stated in Table 8-1. Shade elements may include awnings, canopies, arcades, or galleries and shall meet the standards in Section 7.0.
- (b) Street trees, if planted, shall be centered within the Planting/Furnishings Zone and be planted a minimum of 3' from the face of curb.
- (c) Spacing shall be an average of 30 feet on center (measured per block face).
- (d) The minimum caliper size for each tree shall be 2" and shall be a minimum of 8 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet.
- (e) Species shall be selected from Chapter 14 Zoning Ordinance Appendix A-4 Approved Plant List.
- (f) Maintenance of all landscape materials shall meet the requirements in Chapter 14 Zoning Ordinance Section 39 Landscape Requirements.

8.3 Screening Standards

- (a) **Street Screen Required:** Any frontage along all streets (except alleys) with surface parking at the BTZ shall be defined by a 3-foot high Street Screen (see Figure 8-2). Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street (see Figure 8-3). Required Street Screens shall be of one of the following:
 - The same building material as the principal structure on the lot or
 - A vegetative screen composed of shrubs planted to be opaque at maturity, or
 - A combination of the two.
- i. Species shall be selected from the Planting List in Chapter 14 Zoning Ordinance Appendix A-4. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.
- ii. Street Screens cannot block any required sight triangles along a cross street or driveway.
- iii. Street Screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

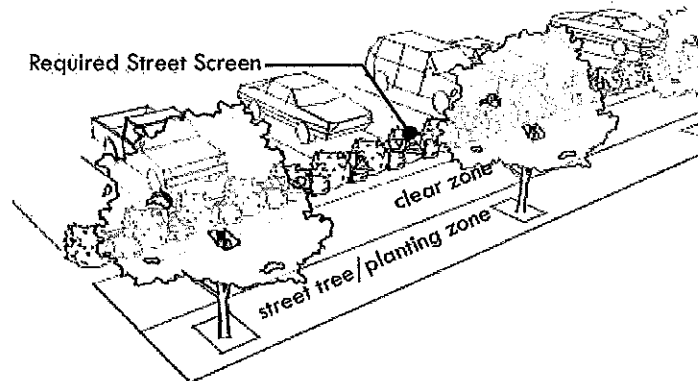


Figure 8-2 Illustration showing required Street Screen along all frontages without a Building within the BTZ

- (b) Screening of Roof Mounted Equipment: All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street (see Figure 8-3). The screening material used shall be the same as the primary exterior building material used.

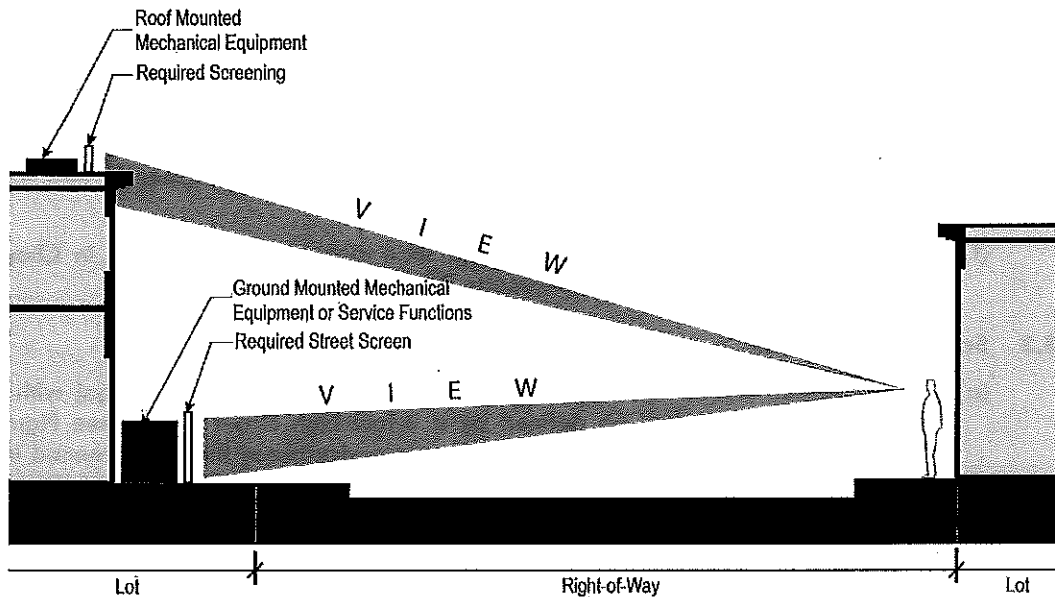


Figure 8-3 Illustration showing required screening of roof and ground mounted equipment

- (c) Locations on private property must be found for switchgear and transformer pads needed to serve that property. Such locations shall be either along General Frontages or at the side or rear of the property and screened from view of a person standing on the property line on the far side of any adjoining street (see Figure 8-3).

8.4 Parking Lot Landscaping: All surface parking shall meet the standards for parking lot landscaping in the City of Bastrop Zoning Ordinance Section 39.6 D.

9.0 Sign Standards

9.1 Applicability: Except for sign types, sign dimensional standards, and as specifically listed below, all other signage and sign standards shall comply with the City of Bastrop Sign Ordinance Chapter 3 Article 3.20.

9.2 Prohibited Sign: The following types of Signs shall be prohibited in the DB-FBC District:

- (a) Any sign that flashes, blinks, revolves, or is put into motion will not be permitted
- (b) Streamers and inflatable mascots
- (c) Portable or wheeled signs and advertising devices on the site other than sandwich board signs permitted in Table 9-1

9.3 Sign Types Permitted: All development to which this Section is applicable shall comply with the Sign Regulations in Table 9-1 below.

Table 9-1 Permitted Standards by Character Zone

Character District	HMS	DMU, CCA	N, LW	CMU	Standard
Permanent Signs					
(1) Attached Building Signs	P	P	P	P	<ul style="list-style-type: none"> • For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.0 sq. ft. per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft. • Second floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.0 sq. ft. per linear foot of second or upper floor frontage along that public street with a maximum of 120 sq.ft. • Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.0 sq. ft. per linear foot of public street frontage with a maximum of 100 sq. ft. • Live-Work: One sign limited to an area of 12 sq. ft. max. • Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. • Building signs may be internally or externally lit. However, translucent cabinet box signs shall not be permitted. • If a sign uses an electrical raceway or conduit, they shall be hidden from public view. It shall be mounted internally behind the finished exterior wall or integrated into the overall design of the sign. • In L-W, N, NPO,NS districts, wall signs are only permitted for commercial and institutional uses (including the "work" component of live-work uses). • Changeable copy signs shall only be permitted as follows: <ul style="list-style-type: none"> o Institutional and educational uses may be permitted to have a nonflashing changeable copy sign subject to the sign area and number limitations above. o Marquee signs as permitted below.
(2) Monument Signs	NP	P	NP	P	<ul style="list-style-type: none"> • One monument sign per lot per street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 6 ft. max. in height.
(3) Building Blade Signs	P	P	P (commercial uses only)	P	<ul style="list-style-type: none"> • One per building (commercial and mixed use buildings only) • Area = 30 sq. ft. maximum per sign face. • May encroach a maximum of 6 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. • Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.

Character District	HMS	DMU, CCA	N, LW	CMU	Standard
Sign Type					
(4) Tenant Blade Signs	P	P	P (commercial uses only)	P	<ul style="list-style-type: none"> One per commercial tenant space (retail, office, or restaurant use) Area = 16 sq.ft. maximum per sign face May encroach a maximum of 3 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
(5) Marquee Signs	P	P	NP	P	<ul style="list-style-type: none"> Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more Marquee signs shall be attached to the building or located above or below a canopy only Area = 100 sq.ft. maximum Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing. If LED signs are used for the Marquee, they shall be covered by a lens or diffuser.
(6) Window Signs	P	P	P (commercial and live/work uses only)	P	<ul style="list-style-type: none"> Limited to 10% of the window area. The following shall be exempt from this limitation: <ul style="list-style-type: none"> Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; Mannequins and storefront displays of merchandise sold; and Interior directory signage identifying shopping aisles and merchandise display areas.
(7) Permanent menu boards	P (restaurants and cafes only)				<ul style="list-style-type: none"> Permanent menu boards may be mounted on the railing of the sidewalk café or on the wall next to the entrance door into the restaurant or café. The menu board and framing shall not exceed a total of 240 sq. inches. Such menu boards may be illuminated by the smallest light fixture needed to provide appropriate illumination.
(8) Directory signs	P	P	P (commercial and live/work uses only)	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant commercial and mixed use buildings only mainly to provide signage to upper floor tenants. One directory sign per multi-tenant building limited to 12 sq. ft. in area. The directory sign shall be affixed on the ground floor façade of the building next to the doorway or entrance that provides access to the upper floor tenants.
Temporary Signs					
(9) Sandwich board signs	P	P	P (commercial and live/work uses only)	P	<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses and sign shall be placed in front of the respective tenant space. Limited to 12 sq. ft. per sign face per storefront. Sign may not exceed 4 ft. in height. A minimum of 6 ft. of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.
(10) Light Pole Banners	P	P	P	P	<ul style="list-style-type: none"> 10 sq. ft. per sign face. Limited to one per light pole All light pole banners shall be approved by the appropriate utility company prior approval by the City. Light pole banners shall be limited to publicize community-wide events, festivals, holiday celebrations, public art, and other city sponsored events.

Attachment A
Regulating Plan

Planning and Zoning Commission Recommended

February 26, 2015



February 26, 2015 GATEWAY P&Z Recommended PLANNING

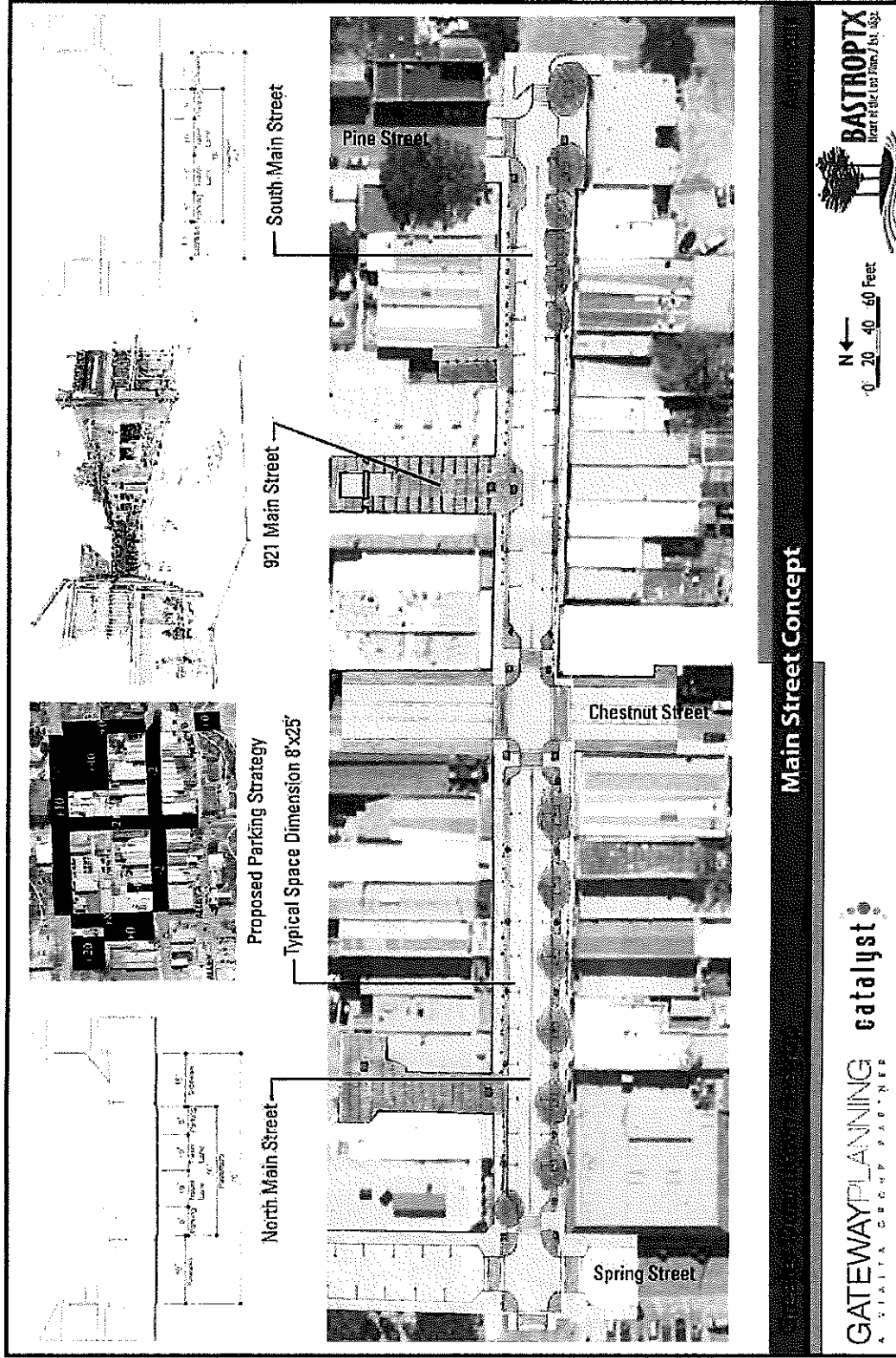
Downtown Bastrop Regulating Plan



Attachment B
Illustrative Vision

Planning and Zoning Commission Recommended

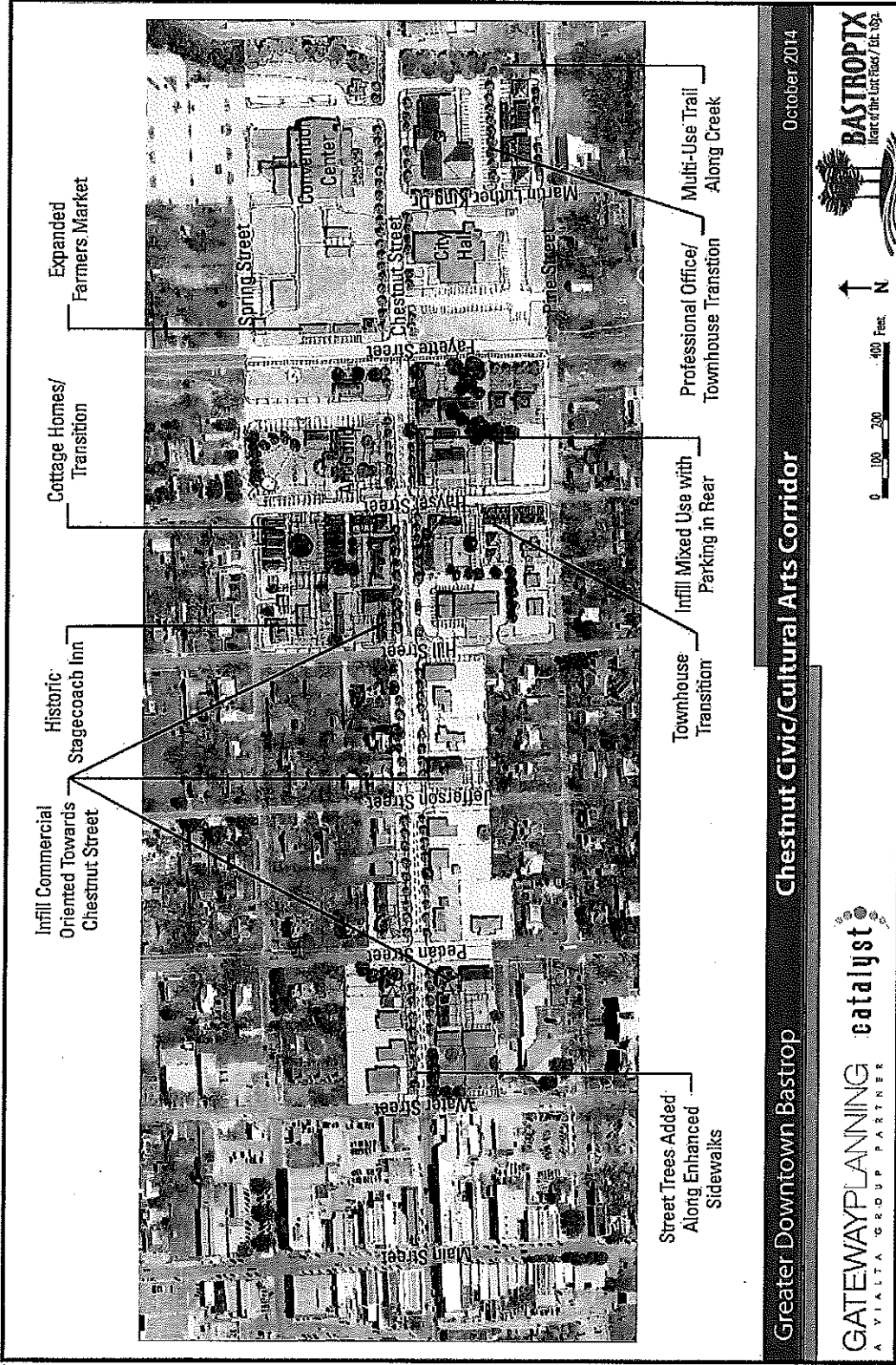
February 26, 2015



Main Street Concept

Planning and Zoning Commission Recommended

February 26, 2015



Greater Downtown Bastrop

Chestnut Civic/Cultural Arts Corridor

October 2014

GATEWAYPLANNING
A VIALTA GROUP PARTNER

catalyst




0 100 200 400 Feet


Planning and Zoning Commission Recommended

February 26, 2015

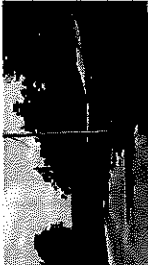
Existing Context




Neighborhood School and Parks



Historic and Cottage Homes



Opportunity for Infill and Street Improvements



Infill Housing to Transition Between Commercial Mixed Use and Neighborhood

Townhomes/Cottages Facing Neighborhood Park


Regional Trail Along Creek and Railroad ROW

Regional Stormwater Detention/Open Space


Highway Oriented Commercial with Shared Parking Access

Sidewalk/Bike Facility Connection to River and Park


Proposed Building Types



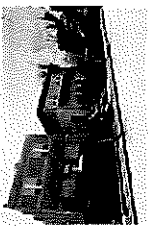
Townhomes



Multi-Unit House

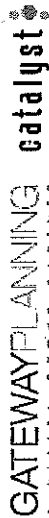





Cottage Court



Live/Work

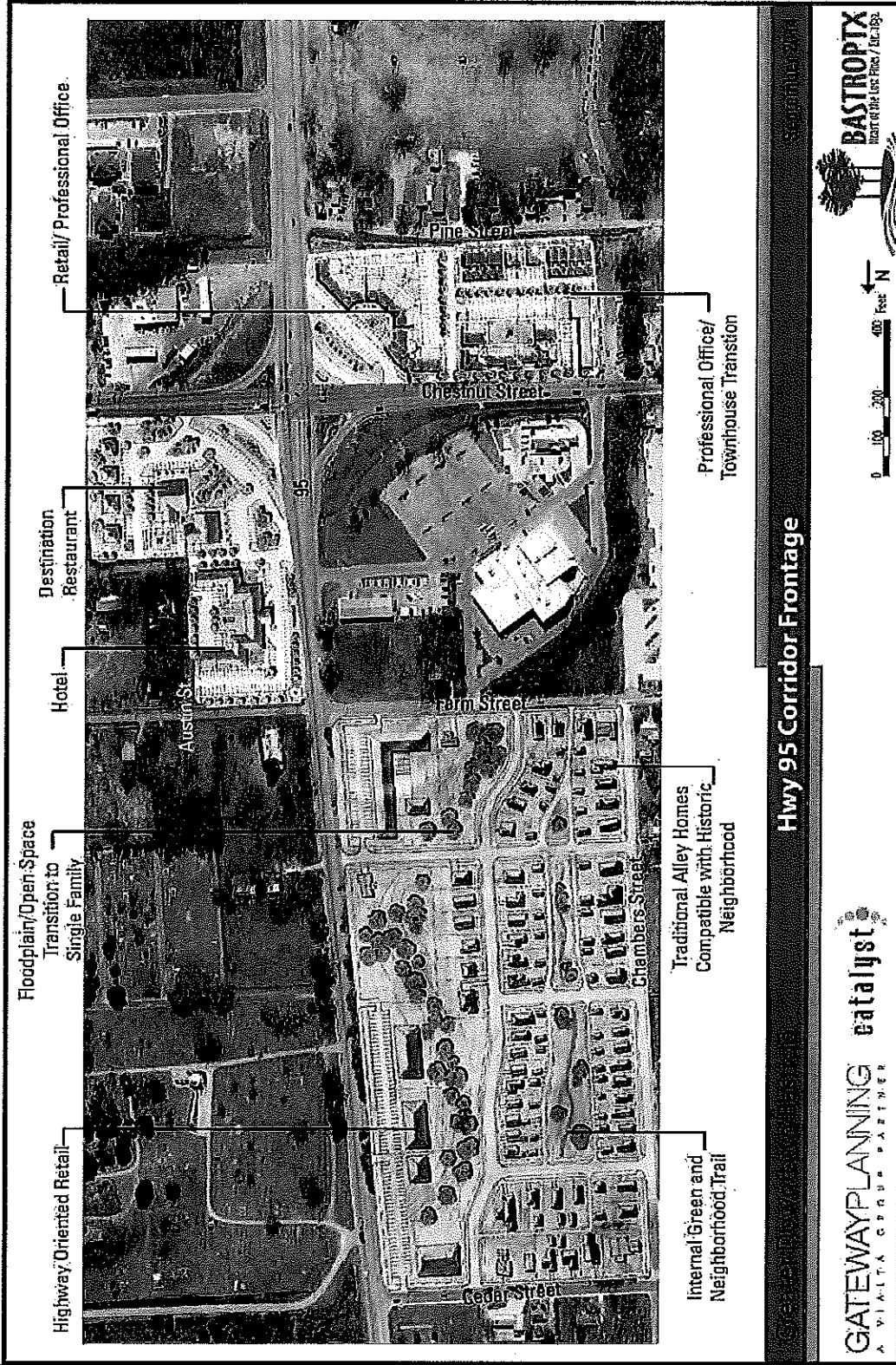
Emile School/College Street Neighborhood

Planning and Zoning Commission Recommended

February 26, 2015



Hwy 95 Corridor Frontage

GATEWAY PLANNING
A VIALLTA GROUP PARTNER
catalyst

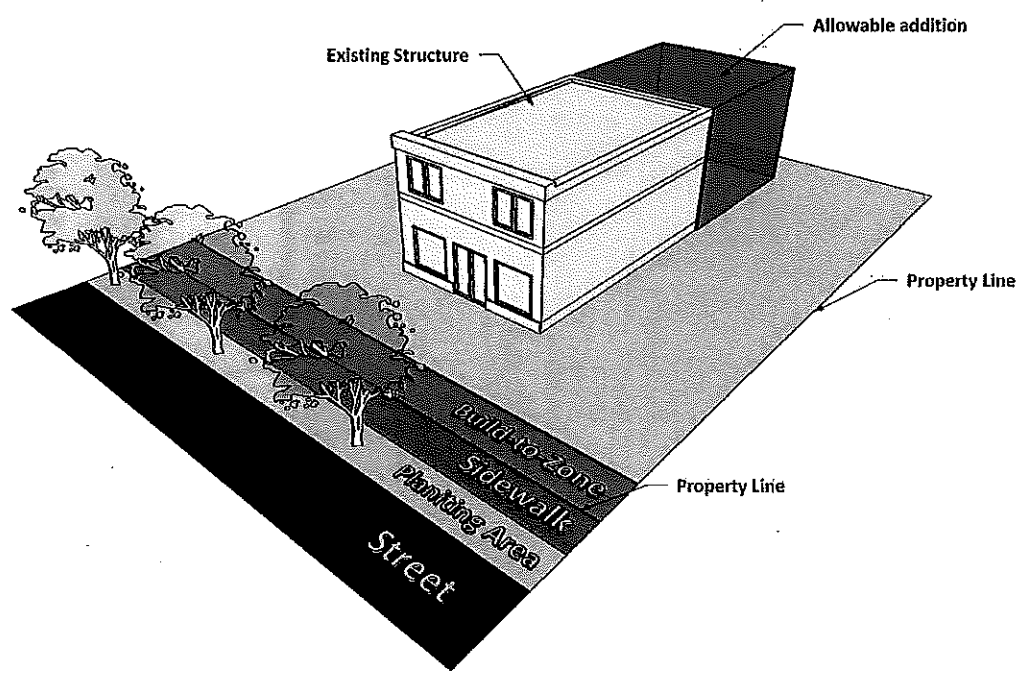
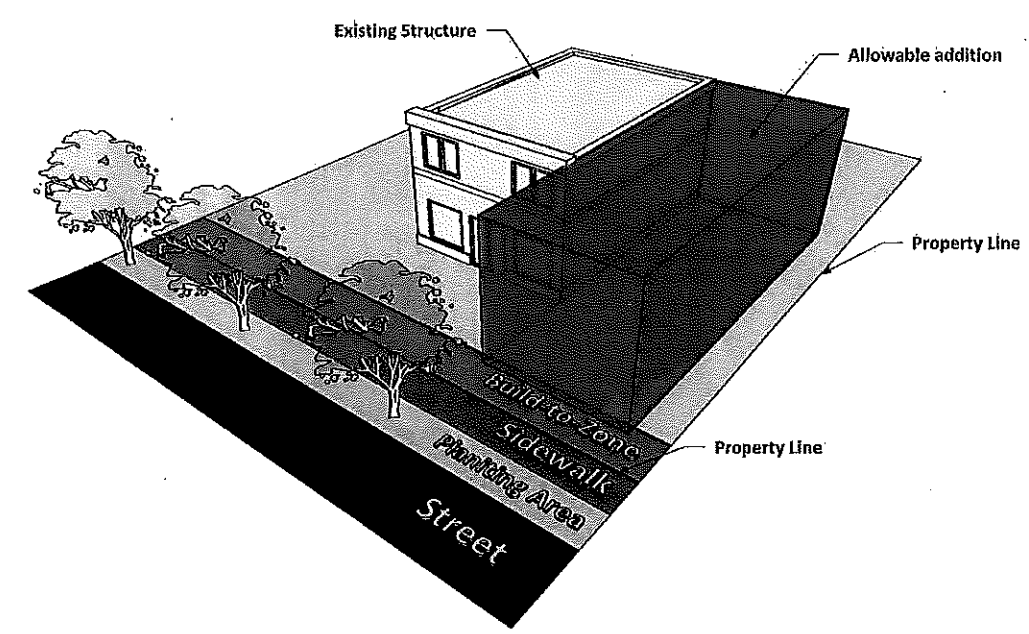


Attachment C

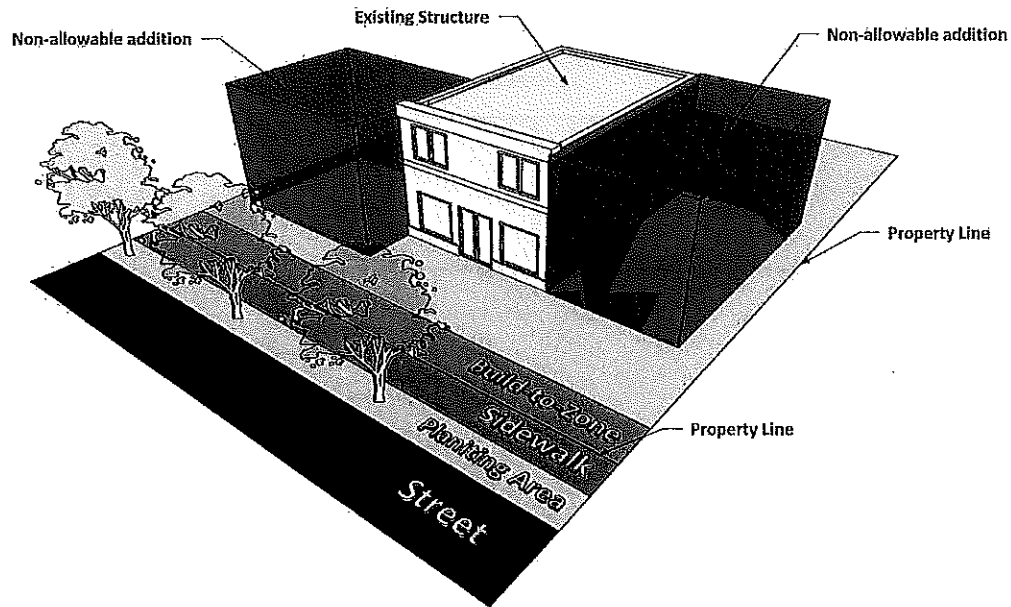
Illustrations of Changes to Non-Complying Structures

The following illustrations shall provide guidance to property owners on the allowed and prohibited modifications to existing nonconforming structures and sites.

- (a) **Allowable Additions:** The following illustrations show potential allowable additions to noncomplying structures and sites. Additions shall meet the build-to-zone standards of the character zone they are located in.

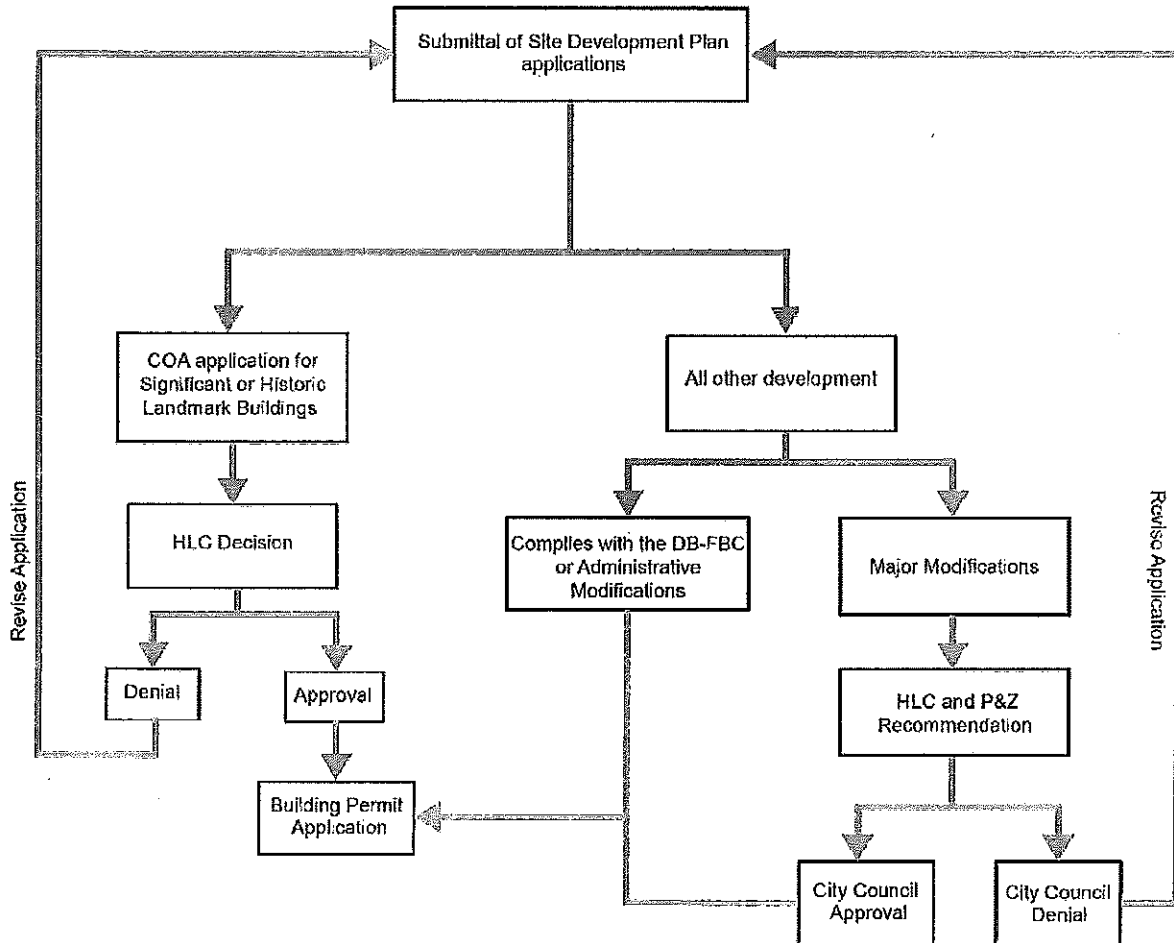


- (b) **Non-Allowable Additions:** The following illustrations show potential non-allowable additions to noncomplying structures and sites since the additions do not comply with the build-to zone standards of the character zone.



Attachment D

Development Review Flow Chart

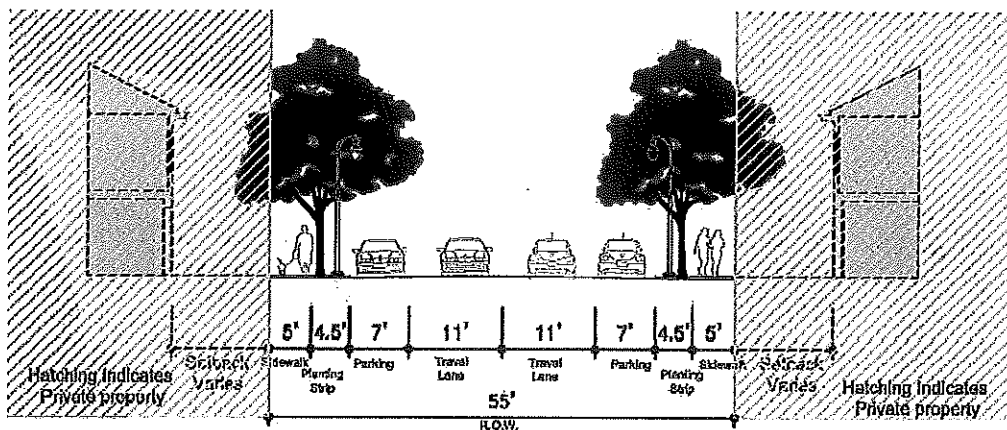


Attachment E

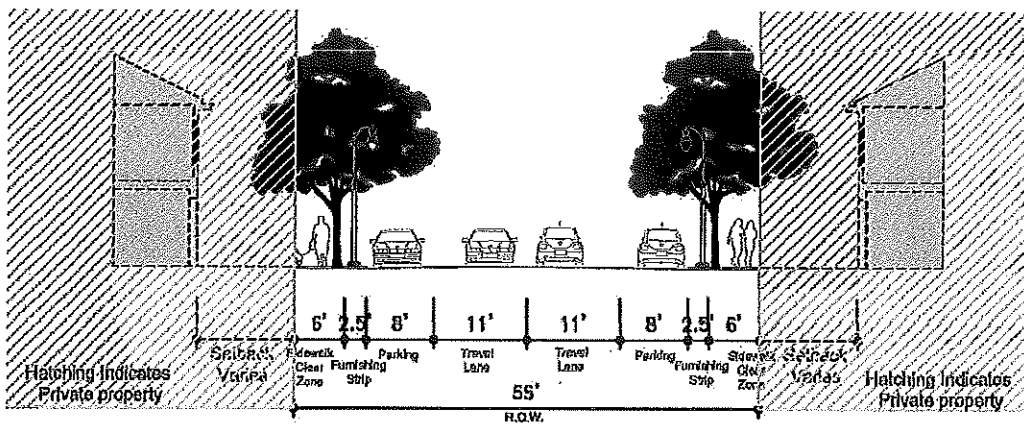
Street Cross Sections

The cross section diagrams in this Section may be adjusted to fit existing and future utility locations, landscaping and unique development contexts with the approval of the Director and City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

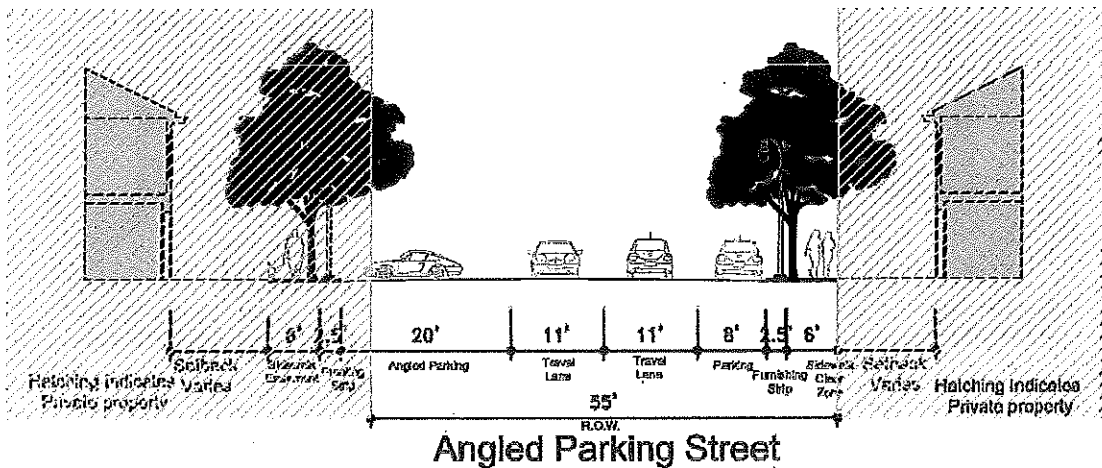
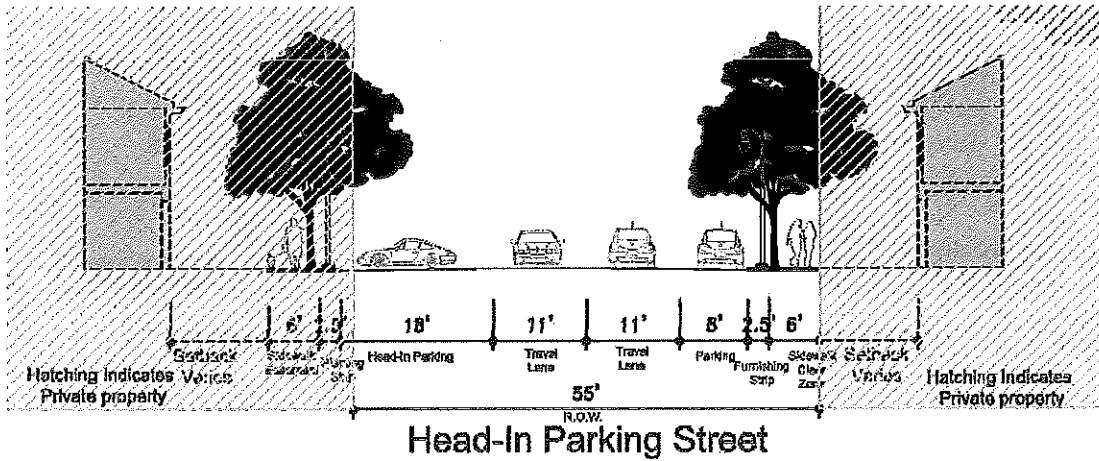
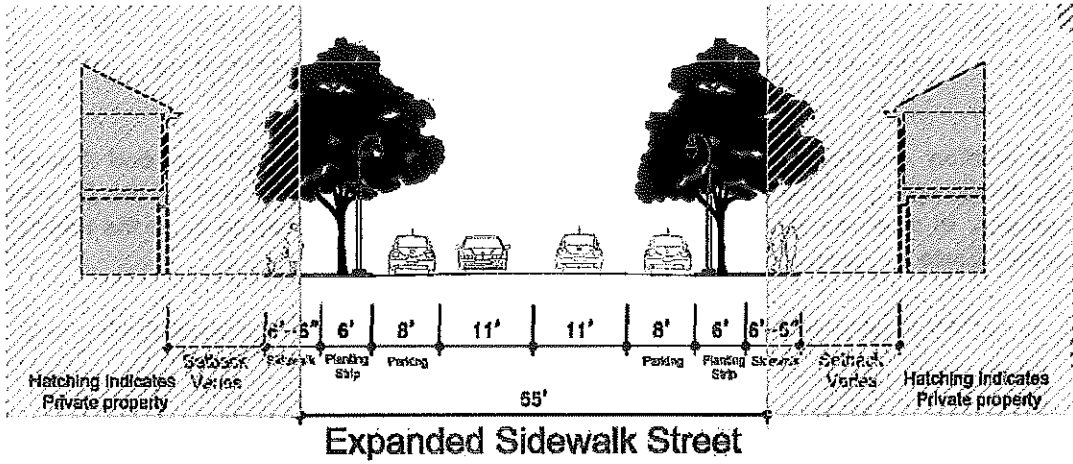
Note: All dimensions are measured from the face-of-curb and the center of stripe



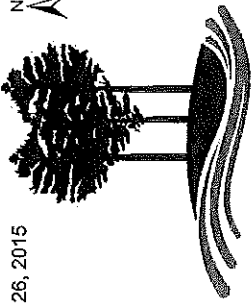
**Residential Parallel Parking
Both Sides of Street**



**Commercial Parallel Parking
Both Sides of Street**



February 26, 2015



BASTROPTX
Heart of the Lost Pines
Est. 1832

In Favor, No Objection, Opposed
Downtown FBC Map

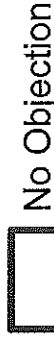
Legend



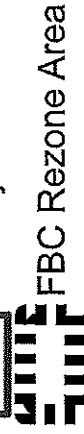
In Favor



Opposed



No Objection



FBC Rezone Area

