I. The lot must be landscaped so that it is equivalent to the average amount of landscaping that exists on the adjoining lots. At a minimum, two (2) trees of the large variety and two (2) shrubs must be provided. Furthermore, the entire lot must be sodded with grass.

J. The manufactured home must have a minimum floor area of one thousand (1000) square feet.

K. A manufactured home that is not being placed within a Manufactured Home Park or subdivision must have a minimum width of at least twenty-eight feet (28').

L. A manufactured home that is not being placed within a manufactured home park or subdivision shall have a gabled entry or other such break in the facade or roof line.

IV. USE REGULATIONS

SECTION 36 USE REGULATIONS (CHARTS)

36.1 USE CHART ORGANIZATION/UNLISTED USES

A. The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the Schedule of Uses is:

__X__ Designates use is permitted in the zoning district indicated

_____ Designates use is prohibited in district indicated

__C__ Designates use may be approved by a Conditional Use Permit (also see Section 33)

See Definitions in the Appendix (A-3) for further description of uses identified with an asterisk (*).

B. If a use is not listed, it is not allowed in any zoning district.

C. Use Chart Organization:

1. Primary Residential Uses (Use Chart 36.2)

2. Accessory and Incidental Uses (Use Chart 36.3)

3. Utility and Service Uses (Use Chart 36.4)

4. Recreational and Entertainment Uses (Use Chart 36.5)

5. Education, Institutional, Public, and Special Uses (Use Chart 36.6)

6. Transportation Related Uses (Use Chart 36.7)

7. Automobile and Related Uses (Use Chart 36.8)

8. Office and Professional Uses (Use Chart 36.9)

9. Retail and Related Service Uses (Use Chart 36.10)

10. Commercial Uses (Use Chart 36.11)

11. Light Industrial and Related Uses (Use Chart 36.12)

D. Classification of New/Unlisted Uses - It is recognized that new types of land use will develop and forms of land use not presently anticipated may seek to locate in the City of Bastrop. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Charts (Sections 36.2 through 36.12) shall be made as follows:

1. Initiation

a. A person, City department, the Planning and Zoning Commission, or City Council may propose zoning amendments to regulate new and previously unlisted uses.

b. A person requesting the addition of a new or unlisted use shall submit to the Director of Planning all information necessary for the classification of the use, including but not limited to:

(1) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;

(2) The type of product sold or produced under the use;

(3) Whether the use has enclosed or open storage and the amount and nature of the storage;

(4) Anticipated employment typically anticipated with the use;

(5) Transportation requirements;

(6) The nature and time of occupancy and operation of the premises;

(7) The off-street parking and loading requirements;

(8) The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated; and

(9) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.

2. The Director of Planning shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission with a recommendation

as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts in "b" above. An amendment to this ordinance shall be required as prescribed by Section 10.

3. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted.

4. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall approve or disapprove the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the Use Charts of the Zoning Ordinance according to Section 10.

5. Standards for new and unlisted uses may be interpreted by the Director of Planning as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined above ("b") shall be followed for determination of the appropriate district. The decision of the Director of Planning may be appealed according to the process outlined in "2" through "4" above.

(Ordinance 2002-8, sec. 2, adopted 3/26/02)

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.2

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Primary Residential Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Bed and Breakfast Inn or Facility	X	C	C	C	C	C	C	X	X		X	X	X	X		X	X	X			X	
Boarding or Rooming House								X	X		X	X	X	X							X	
Community Home (per State Statue)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fraternity or Sorority House								X	X		X	X	X	X								
Housing for the Elderly/Senior								X	X		X	X	X	X							X	
Manufactured/ HUD-Code Mobile Home	C	C	C	C	C					X											X	X
Manufactured Home Park										X											X	X
Mobile Home Subdivision										X											X	X
Multiple-Family Dwelling (Apartment)									X		X	X	X	X							X	
Multiple-Family Dwelling (Quadraplex)								X	X		X	X	X	X								
Patio Home (Zero Lot Line Dwelling)																					X	
Single-Family Dwelling Attached						C	X	X	X					X							X	
Single-Family Dwelling Detached		X	X	X	X	X	X	X	X	X				X		X					X	X
Two-Family Dwelling (Duplex)						X	X	X	X												X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.3

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Accessory and Incidental Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Accessory Building (Residential) +240 s	X	C	C	C	C	C	C	C	X		X	X	X	X	X	X	X	X		X	X	
Accessory Building (Residential) -240 s.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X
Accessory Building Non Residential (Bus/Ind)											X	X	X	X	X	X	X	X	X	X	X	
Caretaker's or Guard's Residence	X	C						X	X		X	X	X	X	X	X	X	X	X	X	X	X
Garage/Accessory Dwelling (See Sec 40.4)	X	X	C	C	C	C	C	X	X		X	X	X	X	X	X	X	X		X	X	
Home Occupation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	CF	C	C	C		C	C	C
Off-street Parking Incidental to Main Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Swimming Instruction as Home Occupation	C	C	C	C	C	C	C	C	C	C	X	X	X	X		X	X	X		X	X	C
Swimming Pool (Private)	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X		X	X	
Temp Field Office/Const. Yard or Office Subject to Permit issued by Building Official																						
Tennis Court (Lighted)	C	C							C		X	X	X	X	X	X	X	X		X	X	C
Tennis Court (Private) (No Lights)	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X		X	X	X

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.4

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Utility, Service and Other Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Antenna (Commercial) See Section 43	C																			C		
Antenna (Non Commercial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Electrical Energy Generating Plant	C																		C	C	X	
Electrical Substation (High Volt. Bulk Power)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Electrical Transmission Line (High Voltage)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Farm, Ranch, Crops or Orchard (Commercial)	X																					
Fire, Police, Public Health, Municipal Bldgs/Fac	X	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Franchised Private Utility (not listed)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Garden or Orchard (Non Commercial)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Gas Line and Regulating Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Local Utility Line	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Building with Shop/Yard of Local, State or Federal Agency (Outside Storage)	C													C	C	C	C	X	C	X	X	
Radio or Television Transmitting Station	C											C	C	C	C	C	C	X	C	X	X	
Sewage Pumping Station (Public)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Telephone Business Office											X	X	X	X		X	X	X	X	X	X	
Telephone Exchange/ Switching/Relay or Transmitting Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.6

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Educational, Institutional and Special Uses	**AOS**	**SF 20**	**SF 9**	**SF 8**	**SF 7**	**2F**	**SFA**	**MF 1**	**MF 2**	**MH**	**O**	**NS**	**GR**	**CBD**	**CF**	**CT**	**C-1**	**C-2**	**IP**	**LI**	**PD**	**MHO**
Art Gallery/Museum											X	X	X	X	X	X	X	X			X	
Assisted Living Facility								C	X		X	X	X	X							X	
Cemetery/ Mausoleum	C										C	C	C	C			C	C		C	X	
Cemetery, Animal	C																				X	
Child Care Center w/Church	C	C	C	C	C	C	C	C	C		X	X	X	X	X		X	X			X	
Child Care Center/Day Care Center									C		X	X	X	X	X		X	X	C	C	X	
Church, Rectory or Temple	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X		X	X	X
College/ University	C	C	C	C	C	C	C	C	C	C	X	X	X	X		X	X	X	X	X	X	C
Community Center (Public)	X										X	X	X	X	X	X	X	X			X	X
Continuing Care Retirement Community									C		X	X	X	X			X	X			X	
Convent/ Monastery	C	C	C	C	C	C	C	C	C	C	X	X	X	X			X	X			X	C
Fairgrounds/ Exhibition Area	C																			C	X	
Family Home (Child Care)	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X			X	X
Fraternal/Lodge/ Union/Hall/Civic Cente [Center]	C										C	C	X	X			X	X		X	X	
Group Daycare Center	C							C	C	C	X	X	X	X			X	X			X	C
Hospital, Acute Care	C										X	X	X	X			X	X			X	C
Hospital, Chronic Care	C										C	C	X	X			X	X			X	
Institution for Alcoholic, Narcotic, Psychiatric	C										C	C	C	C			C	C			X	
Institution for Religious, Charitable or Philanthropic Nature	C								C	C	X	X	X	X			X	X			X	

Educational, Institutional and Special Uses	**AOS**	**SF 20**	**SF 9**	**SF 8**	**SF 7**	**2F**	**SFA**	**MF 1**	**MF 2**	**MH**	**O**	**NS**	**GR**	**CBD**	**CF**	**CT**	**C-1**	**C-2**	**IP**	**LI**	**PD**	**MHO**
Kindergarten/ Nursery School (Private)	C							C	C	C	C	X	X	X			X	X			X	C
Non Profit Activities by a Church	C							X	X	X	X	X	X	X	X	X	X	X			X	X
Rehab Care Facility (Halfway House)								C	C		C	C	C	C			C	C			X	
Retirement Housing for the Elderly							X	X	X		X	X	X	X							X	
School Driving/Defensive Driving													X	X			X	X		X	X	
School Private (Primary/ Secondary)	C							C	C	C	C	X	X	X			X	X			X	
School, Business													C	C			X	X	C	C	X	
School, Commercial Trade													C	C			X	X	C	C	X	
School, Federally Funded Preschool Pgrm.	C	C	C	C	C	C	C	C	X		X	X	X	X			X	X		X		
School, Public/Parochial	X	C	C	C	C	C	C	C	X	X	X	X	X	X		X	X	X		X	X	X
Seasonal Uses (Temporary)	C										C	C	C	C	C	C	C	C		C	C	
Skilled Nursing Facility									C		X	X	X	X		C	X	X			X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.7

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Transportation Related Uses	**AOS**	**SF 20**	**SF 9**	**SF 8**	**SF 7**	**2F**	**SFA**	**MF 1**	**MF 2**	**MH**	**O**	**NS**	**GR**	**CBD**	**CF**	**CT**	**C-1**	**C-2**	**IP**	**LI**	**PD**	**MHO**
Airport/Landing Field	C																			C	X	
Bus Station/Other Terminal of Similar Nature														C		C	X	X		X	X	
Hauling/Storage Co w/outside Storage																		X		X	X	
Heliport	C																	C		C	X	
Helistop	C														C		C	C	C	C	C	
Motor Freight Company																		X	C	X	X	
Parking Lot/Structure Commercial-Auto													C	C	X	C	X	X		X	X	
Parking Lot, Truck/Trailers															X			X		X	X	
Tractor Sales																		X		X	X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.8

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Automobile and Related Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Auto Accessory Installation, Minor														C			C	X		X	X	
Auto Financing/ Leasing (No outdoor lot/display)											C	C	X	X			X	X		X	X	
Auto Glass/Seat Cover/Upholstery /Muffler Shop																	C	X		X	X	
Auto Laundry/Car Wash																	C	X		X	X	
Auto Painting/Body Rebuilding Shop																		X		X	X	
Auto Parts/Accessory Sales (Indoor)													C	X			X	X		X	X	
Auto Rental														C			C	X		X	X	
Auto Repair, Major																		X		X	X	
Auto Repair, Minor														C			C	X		X	X	
Auto Storage/Auto Auction																					X	
Automotive Gasoline/Motor Fuel Service Station														C			C	X		X	X	
Boat Sales																	C	X		X	X	
Motorcycle Sales/Repair																	C	X		X	X	
New/Used Auto Sales																	C	X		X	X	
RV/Camper Sales																	C	X		X	X	
Tire Dealership														C			C	X		X	X	
Trailer/Heavy Load Vehicle Repair																		X		X	X	
Trailer/Truck Rental																		C		X	X	
Used Auto Sales																		X		X	X	
Window Tinting, Auto																	C	X		X	X	

Utility, Service and Other Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Utility Shop/Storage Yards/Buildings	C																	X	C	X	X	
Water Reservoir Well/Pumping Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water stand Pipe/Elevated Water Stora [Storage]	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.5

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Recreational and Entertainment Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Amusement Arcade													C	C	C		X	X		X	X	
Amusement Arcade (Indoor)													C	C	C		X	X		X	X	
Amusement Arcade (Outdoor)																	C	C		X	X	
Ballroom Dancing														X	X		X	X			X	
Carnival, Circus or Tent Services (Temp) See City of Bastrop Code of Ordinances																						
Country Club (Private)	X	C	C	C	C	C	C	C	C	C	X	X	X	X		C	X	X		X	X	X
Day Camp for Children	C							C	C	C	C	C	X	X	X	C	X	X			X	C
Golf Course (Commercial)	C	C	C	C	C	C	C	C	C	C	C		C	C		C	X	X		X	X	C
Park/Playground (Private) Non Commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Playfield/Stadium (Public)	C										C	C	X	X	X		X	X	X	X	X	C
Private Club (See Article 4.100 [Art. 4.02])																						
R.V Park																		X		X	X	
Rodeo Grounds	C																			X	X	
Roller/Ice Rink																	X	X		X	X	
Stable (Commercial)	C																			X	X	
Stable (Private)	X	C	C	C	C															X	X	
Swim/Tennis or Handball Club	C	C	C	C	C	C	C	C	C	C	C	C	X	X		X	X	X		X	X	C
Swimming Pool (Commercial)											C	C	C	C	X		X	X		X	X	
Theater (Open Drive-In)																				X	X	
Theater/Playhouse (Indoor)											X	X	X	X	X		X	X		X	X	
Zoo (Private)	C																			C	X	
Zoo (Public)	C																			X	X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.9

Legend for interpreting the Schedule of Uses

X — Designated use permitted in District

_____ — Designated use prohibited in District

C — Use may be allowed with a Conditional Use Permit

Office and Professional Uses	**AOS**	**SF 20**	**SF 9**	**SF 8**	**SF 7**	**2F**	**SFA**	**MF 1**	**MF 2**	**MH**	**O**	**NS**	**GR**	**CBD**	**CF**	**CT**	**C-1**	**C-2**	**IP**	**LI**	**PD**	**MHO**
Accountant/ Bookkeeping Office											X	X	X	X	X	X	X	X			X	
Architect's Office											X	X	X	X	X	X	X	X			X	
Armed Services Recruiting Center											X	X	X	X		X	X	X			X	
Bank/Savings & Loan/Credit Union/Brokerage											C	C	X	X		X	X	X			X	
Check Cashing Service/Loan Agency												C	C	C		C	X	X			X	
Dental Clinic/ Laboratory/Office											X	X	X	X		X	X	X			X	
Medical Clinic or Office											X	X	X	X		X	X	X			X	
Medical Laboratory												C	C	C		C	X	X			X	
Minor Medical Emergency Clinic											C	C	X	X		X	X	X			X	
Mortgage/Loan Agency											C	X	X	X		X	X	X			X	
Offices, General Business/ Professional											X	X	X	X		X	X	X			X	
Optician/ Optometrist											X	X	X	X		X	X	X			X	
Radio/TV Broadcasting w/o Tower											C	X	X	X		X	X	X			X	
Real Estate Office											X	X	X	X		X	X	X			X	
Telemarketing Agency											C	C	C	C		C	C	C			X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.10

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Retail and Service Type Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Animal Humane Society	C																	C		X	X	
Antique Shop/Sales Indoor												C	X	X		X	X	X			X	
Appliance Rental													X	X			X	X			X	
Art Supply Store												X	X	X		X	X	X			X	
Bakery/ Confectionery Shop (Retail)											X	X	X	X		X	X	X			X	
Banking, Automatic Teller Only											X	X	X	X	X	X	X	X			X	
Barber Shop/Hair Salon											X	X	X	X		X	X	X				
Book/Stationery/ Newsstand Shop												X	X	X	X	X	X	X			X	
Building Material/ Hardware/Home Improvement (Indoor)																	X	X		X	X	
Building Material/ Hardware/Home Improvement (Outdoor)																	C	X		X	X	
Cellular Phone/Pager Sales (Indoor)												C	X	X		X	X	X		X	X	
Cleaning Plant (Commercial/ Wholesale)																		X		X	X	
Cleaning Shop/Laundry Pick-up Self-Service (Small Shop)												X	X	X		X	X	X			X	
Computer Sales												C	X	X		X	X	X			X	
Consignment Store												C	X	X		X	X	X			X	
Copy Shop											C	C	X	X		X	X	X			X	
Custom Personal Service Shop											C	C	X	X		X	X	X			X	
Discount/ Department Store													X	X		X	X	X			X	

Retail and Service Type Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Donut Shop												X	X	X		X	X	X			X	
Drapery/ Needlework/ Weaving Shop													X	X		X	X	X			X	
Drug Store/Pharmacy											C	X	X	X		X	X	X			X	
Florist Shop											C	X	X	X	X	X	X	X			X	
Food/Beverage Sales Store w/Gasoline												C		C			X	X		X	X	
Food/Beverage Sales Store w/o Gasoline												X	X	X		C	X	X		X	X	
Food Store												C	X	X	X	X	X	X		X	X	
Funeral Home/Mortuary												C	C	X			X	X			X	
Furniture, Home Furnishings/ Appliance														X		X	X	X			X	
Garden Shop												C	C	X		X	X	X			X	
Greenhouse/Plant Nursery w/Outside Display of Plants (Retail)														X		X	X	X			X	
Handicraft/Art Object Sales Shop												C	X	X	X	X	X	X			X	
Hardware Shop/Store													C	X		X	X	X			X	
Hobby Shop												C	X	X		X	X	X			X	
Household Appliance Service/Repair														X		X	X	X			X	
Ice Cream/Yogurt Sales												X	X	X	X	X	X	X			X	
Incidental/ Accessory Retail/Service Uses												X	X	X	X	X	X	X			X	
Key Shop												X	X	X		X	X	X			X	
Kiosk											C	C	C	C	X	C	C	C			X	
Laundromat/Self Service Washateria												C	X	X		C	X	X			X	
Medical Appliances, Fitting, Sales/Rental											X	X	X	X		C	X	X			X	
Metal Recycling Center																		C		C	X	
Mini-Warehouse																		C		X	X	
Off-Premises Sales Office													X	X		X	X	X				
Pawn Shop																		X		X		
Pet Shop/Grooming												C	X	X		C	X	X			X	
Restaurant/Drive Thru													C			C	X	X			X	
Restaurant/ Cafeteria (Not a Drive Thru)												C	X	X	X	X	X	X			X	

Retail and Service Type Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MU
Restaurant/Eating Place (Drive In Service)													X	X		X	X	X			X	
Retail Shop/Apparel/ Gift/Accessory Similar												X	X	X	X	X	X	X			X	
Security Systems Installation Company													X	X		X	X	X			X	
Silk Screening Studio/Tee-Shirt Shop													X	X		X	X	X			X	
Studio/Decorator/ Artist/ Photographer											C	X	X	X	X	X	X	X			X	
Studio/Health/ Reducing Service (or Similar)											C	X	X	X	X	X	X	X			X	
Studio/Music/ Dance/Drama											C	X	X	X	X	X	X	X			X	
Temp Outdoor Retail Sales Commercial													C	X	X	X	X	X			X	
Tool/Light Equipment Rental (Indoor)													C	X		C	X	X			X	
Travel Bureau/Travel Consultant											X	C	X	X	X	X	X	X			X	
Trophy Sales/Engraving													X	X		C	X	X			X	
Used Merchandise/ Second Hand Thrift														C		C	X	X			X	
Used Merchandise/ Second Hand (non profit)														C		C	X	X			X	
Vacuum Cleaner Sales and Repair													C	X		C	X	X			X	
Variety Store/Similar Retail Outlet													X	X		X	X	X			X	
Vet Hospital (Inside Animal Pens Only)	C												X	X		C	X	X			X	
Vet Hospital (Outside Animal Pens Only	C																C	X		X	X	
Veterinarian Office (No Animal Hospital)	C										C	X	X	X		C	X	X			X	
Wallpaper/ Flooring/Carpet Store													C	X		C	X	X			X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.11

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Commercial Type Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Alcoholic Beverage Establishments (Beer Wine) See Bastrop Code 4.100 [Art. 4.02]																						
Alcoholic Beverage Establishments (Liquor) See Bastrop Code 4.100 [Art. 4.02]																						
Ambulance Service																	X	X			X	
Bakery/ Confectionery Shop (Commercial)														C			X	X		X	X	
Bakery/ Confectionary Ship (Wholesale)														C			X	X	X	X	X	
Book Binding																		X	X	X	X	
Bottling Works																		X	X	X	X	
Cabinet Shop														C				X	X	X	X	
Clothing/Similar Light Manufacturing																		X	X	X	X	
Contractor Shop w/Outside Storage Yard																		C		C	X	
Distribution Center																			X	X	X	
Drapery/ Furniture Upholstery Shop														C			X	X	X	X	X	
Dyeing/Laundry Plant (Commercial)																		X	X	X	X	
Equipment Rental (Heavy)																		C		X	X	
Equipment Sales (New/Used)																		C		X	X	
Feed/Grain Store																	X	X		X	X	
Flea Market (Indoor)																	C	X		X	X	
Food Processing Plant																		C		X	C	

Commercial Type Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Furniture Manufacture/ Refinishing Shop														C				X		X	X	
Heating/AC Sales																	X	X		X	X	
Heavy Machinery Sales Storage																		X		X	X	
Kennel (Indoor Pens)	C																X	X		X	X	
Kennel (Outdoor Pens)	C																	C		X	X	
Laboratory Equipment Manufacturing																		X	X	X	X	
Laboratory Scientific/ Research																		X	X	X	X	
Landscaping Service/ Construction																		X		X	X	
Light Manufacturing/ Assembly Processes																		X	X	X	X	
Lithorgraphic/ Print Shop														C			X	X	X	X	X	
Maintenance/ Repair Service for Buildings																		X		X	X	
Manufactured or Lt. Industrialized Home New																		C		X	X	
Manufactured or Lt. Industrialized Home Used																		C		X	X	
Milk Depot, Dairy/Ice Cream Plant																		X	X	X	X	
Motel/Hotel (Less than 75 Rooms)													C	C		X	X	X			X	
Motel/Hotel (More than 75 Rooms)														C		C	X	X			X	
Newspaper Printing																		C	X	X	X	
Office Showroom														C		C	C	X	C	X	X	
Office Warehouse																		X	X	X	X	
Open Storage/Display/ Work Area for Merchandise or Machinery																		X		X	X	
Paint Shop														C			C	C	C	X	X	
Palm Reader/Card Reader																		X		X	X	
Plumbing Shop																		X		X	X	
Portable Building Sales (Outdoor Display)																		C		X	X	
Printing Company														C			C	X		X	X	

Commercial Type Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Propane Sales (Retail)																	C	X		X	X	
Taxidermist																	X	X		X	X	
Tinsmith/Sheet Metal Shop																		X		X	X	
Welding/Machine Shop																		X		X	X	

USE CHART
ZONING ORDINANCE
CITY OF BASTROP, TX

SECTION 36.12

Legend for interpreting the Schedule of Uses

X Designated use permitted in District

_____ Designated use prohibited in District

C Use may be allowed with a Conditional Use Permit

Industrial and Related Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Animal Rendering Plant																				C		
Any Use Which Could Potentially Create A Problem To The Environment Due To Emissions, Odor, Noise, Etc																				C		
Cement/Hydrated Lime Plant																				C		
Concrete/Asphalt Batching Plant (Perm)																				C		
Concrete/Asphalt Batching Plant (Temp) With 6 Month, With One Extension																		C		C		
Grain Elevator	C																			C		
Hatcheries	C																			C		
High Risk/Hazardous Industrial Mnfctrng. Wholly Enclosed Within a Bldg See 31.2																				C		
High Risk/Hazardous Industrial Mnfctrng. Not Wholly Enclosed Within Building																						
Light Manufacturing/ Industrial Use as Defined in Appendix A-3																			X	X	X	
Livestock Auction Facilities	C																			C		
Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building																				C	X	

Industrial and Related Uses	AOS	SF 20	SF 9	SF 8	SF 7	2F	SFA	MF 1	MF 2	MH	O	NS	GR	CBD	CF	CT	C-1	C-2	IP	LI	PD	MHO
Low Risk Industrial Manufacturing Wholly Enclosed Within A Building																			C	C	X	
Petroleum Storage/ Collection Facilities																				C		
Sand/Topsoil/ Gravel/Stone/ Petroleum Extraction or Storage	C																			C	X	
Sexually Oriented Business (See [Sec.] 43.9)																				C		
Slaughtering Facilities																				C		
Smelter/Refinery/ Chemical Plant																				C		
Storage/ Wholesale Warehouse																				X	X	
Wrecking Yard																				C		

(Ordinance 2010-1 adopted 1/12/10)