

## Tables of Permitted Uses Explanation and the transition from the B3 Code to the Bastrop Development Code

The City of Bastrop is updating its development regulations to improve clarity, predictability, and compatibility between land uses. **A key change** is the transition from the current B3 form-based code to the proposed Bastrop Development Code, which uses a traditional zoning framework with a *Table of Permitted Uses*.

### What is a Table of Permitted Uses?

A Table of Permitted Uses is a chart that identifies which land uses are allowed within each zoning district. It is intended to provide a clear, consistent answer to the question: “What uses are permitted on this property?”

Uses in the table are generally labeled as:

- Permitted (P): allowed by right when all applicable standards are met
- Conditional (C): may be allowed through a Conditional Use Permit process, which includes public review and conditions to ensure compatibility
- Not Permitted (NP): not allowed in that zoning district

The use table works alongside other development standards such as building setbacks, parking, landscaping, lighting, and drainage.

### How to use the table

1. Identify your property’s zoning district on the zoning map.
2. Locate the use category in the Table of Permitted Uses.
3. Read across to your zoning district to determine whether the use is Permitted, Conditional, or Not Permitted.

4. If a use is Conditional, it may still be possible through the Conditional Use Permit process, which allows the City to add conditions to address traffic, noise, buffering, operations, and other compatibility considerations.

### What is changing from the B3 Code to the Bastrop Development Code?

B3 (Form-Based Approach):

The B3 code focused primarily on building form and site design. In many areas, it regulated:

- how a building should look (building type, scale, orientation)
- where it should sit on the lot (build-to lines, frontage design)
- how parking should be arranged (often limiting parking in front of buildings)

This approach did not always clearly distinguish which primary uses were intended in each area.

Bastrop Development Code (Use-Based Zoning with Clear Standards):

The proposed code uses a traditional zoning structure and adds a **Table of Permitted Uses**. This provides clearer guidance on:

- which uses belong in each zoning district, and
- where certain uses may be allowed only with additional review

This change improves predictability for property owners and helps prevent incompatible uses from locating in areas where they are not appropriate.

### Practical example: form regulation vs. use regulation

Under B3, a neighborhood area could be regulated primarily by form. For example, the code might require that a structure:

- resembles a house in appearance and scale
- meets build-to line and street-facing design requirements

- places parking behind or to the side, rather than in front

In this scenario, the building could comply with the neighborhood form standards, even if the primary activity inside functioned as a business.

Under the proposed Bastrop Development Code, a single-family zoning district is explicitly intended for residential living as the primary use. Commercial activity is generally limited to no-impact home businesses, meaning the activity remains clearly secondary to the residence and does not alter neighborhood conditions.

In general, no-impact home businesses are those that do not create:

- noticeable increases in traffic or parking demand
- excessive noise, vibration, glare, odors, or late-night activity
- outdoor storage, display, or commercial operations visible from outside

This approach helps ensure that neighborhoods not only maintain a residential appearance, but also function as residential areas.

### How the “crosswalk” works from placetypes to zoning districts

The transition is structured as a best-fit translation from B3 placetypes to comparable zoning districts. In general:

- lower-intensity placetypes translate to open space and residential districts
- mixed placetypes translate to mixed-use districts
- core areas translate to commercial districts
- employment areas translate to industrial districts
- civic areas translate to public institutional districts

The goal is **continuity** in the overall land use pattern, with clearer definitions and use standards going forward.

### Nonconforming uses: what it means and what it does not mean

A small number of existing uses, particularly certain commercial or industrial activities in sensitive locations, may become nonconforming under the new use table.

Nonconforming does not mean a requirement to stop operating. In general, a lawful nonconforming use may continue, but:

- expansion or intensification may be limited, and
- if the use is discontinued for an extended period, nonconforming status may end

These provisions are common in zoning codes and are intended to balance fairness to existing property owners with long-term compatibility.

If you believe your property may be affected, City staff can assist in determining status and explaining options.

### Community benefit

This update is intended to:

- protect neighborhood character and stability
- reduce land use conflicts through clearer rules
- support reinvestment by providing predictability
- ensure new development and redevelopment is compatible with surrounding areas

Most residents will experience little day-to-day change. The primary benefit is a clearer, easier-to-understand system that helps the City manage growth while protecting what makes Bastrop’s neighborhoods and districts unique.