



BASTROP BUILDING BLOCK CODE



CITY OF BASTROP, TEXAS
ADOPTION: MONTH, YEAR

Draft B3 Code 5-24-19

simplecity.design

THE CITY OF BASTROP, TEXAS

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EXECUTIVE SUMMARY OF THE BASTROP BUILDING BLOCK CODE

The creation of the Bastrop Building Block Code was guided by the following City Council purpose statement:

“TO CREATE A FISCALLY SUSTAINABLE COMMUNITY THROUGH LAND-USE REGULATIONS THAT ARE AUTHENTICALLY BASTROP AND GEOGRAPHICALLY SENSITIVE.”

The patterns of the built and natural environment of Bastrop, the Comprehensive Plan, the Iredell map and framework, and the DNA Report were used to inform and shape the

Standards of the B³ Code. Public feedback loops were handled through a series of Rodeos focusing on B³ Code specific Standards. The Rodeos provided a fun, open platform for

participation, and for real conversations to be held in many public forums. The Standards which makeup the basic Building Blocks of Bastrop were extracted during the DNA process. The Standards were then translated into modern times and assembled in the B3 code to shape the City of the future.

Bastrop welcomes development through the B3 Code Standards.

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Article 1.1 GENERAL PROVISIONS

1.1.1 Title

The Standards contained herein will be known and may be cited as “The Bastrop Building Block (B³) Code” and will hereafter be referred to as “the Code” or “B³ Code”

1.1.2 Effective Date

The B³ Code was adopted on XXXXX and became effective on XXXXX.

1.1.3 Purpose

The B³ Code provides a set of development Standards that permit the creation of an authentic, geographically sensitive, and fiscally sustainable city.

The B³ Code regulates on the basis of physical form, with an emphasis on the relationship of private property or Private Realm to the Public Frontage.

The proper structure and organization of these elements are critical to ensure a walkable, connected, and distinct community.

1.1.4 Application of Standards

A. Authority

The development standards contained herein have been adopted pursuant to Texas Local Government Code.

B. Applicability

The B³ Code applies to all standards and procedures regarding land use and development of land, including but not limited to zoning, platting, floodplains, urban design, and historic preservation.

1. Incorporated Areas

In the City of Bastrop corporate limits, all provisions of this Code apply to all land, Buildings, structures, and uses, except as otherwise stated.

2. Extraterritorial Jurisdiction

In the extraterritorial jurisdiction, signage, and water and wastewater provisions of this Code applies to all land, Buildings, structures, and uses. Public Frontage

and Platting provisions apply to the extraterritorial jurisdiction as provided in Texas Local Government Code, Chapter 212.

C. Conflicting Provisions

1. Whenever any provision of the B3 Code imposes a greater requirement or a higher standard than is required in the Texas Local Government Code or federal law or other City ordinance or Standard, the provisions of the B³ Code shall govern to the extent permitted by state statute or federal law.
2. Whenever any provision of this Code refers to or cites a section of the Texas Local Government Code, and that section is later amended or superseded, this Code will be deemed amended to refer to the amended section or the section which most newly corresponded to the superseded section.
3. Whenever any provision of a state statute or federal law or other City ordinance or Standard imposes a greater requirement or a higher standard than required by the B³ Code, the

provision of the state statute or federal law or other City ordinance or Standard shall govern.

D. Transitional Provisions

1. New Development

- a. This Code will take full effect after the date of its adoption by City Council. Upon the effective date of the B³ Code or any subsequent amendment, any new Building or other structure or any use of land shall be constructed or developed only in accordance with all applicable provisions to the B³ Code.
- b. No excavation or filling of land or construction of any public or private improvements may take place or commence except in conformity with the B³ Code.

2. Existing Development

Any existing use, Lot, Building or other structure legally established prior to the effective date of the B³ Code that does not comply with any provision of the B³ Code shall be subject to the

provisions of Article 2.3 Nonconforming Uses & Structures.

E. Previously Issued Permit & Pending Applications

1. Any Building permit issued before the effective date of the B³ Code or subsequent amendment remains in effect.
2. The provisions of this Code do not apply to zoning and plat applications that are complete and pending at the effective date of the B³ Code; such pending applications will be processed in accordance with the decided pursuant to the law existing on the date the application was filed.
1. If an application for a Development Project is accepted as complete before the effective date of this chapter or any amendment thereto, but is still pending final action as of that date, the application must be reviewed and decided, at the Applicant's option, wholly in accordance with the development standards in effect when the application was accepted, or wholly in accordance with the standards put into effect by this Code

(but not in accordance with a mix of provisions from both sets of standards).

2. If the Applicant elects to have the pending application reviewed in accordance with the prior Standards, the City must review and decide the application in good faith and in accordance with any timeframes established by the prior standards. If the application is approved, and the approval or subsequent authorization of the approved development expires or becomes invalid (e.g., for failure to comply with time limits or the terms and conditions of approval), any subsequent development of the site will be subject to the procedures and standards of this Code.
3. To the extent a pending application is approved in accordance with the prior standards and proposes development that does not comply with this Code, the subsequent development, although allowed, will be nonconforming and subject to the provisions of Article 2.3 Nonconforming Uses & Structures.

1.1.5 Development Subject to PDD and/or Development Agreement

Any application that has received approval for a Planned development District (PDD) district and/or development agreement before the effective date of this Code, or any amendment thereto, may be carried out in accordance with the master plan for the PDD and its terms and conditions of approval, and the terms and conditions of the development agreement, provided the PDD and development agreement do not expire and otherwise remain valid. If the PDD approval and/or development agreement expires, is revoked (e.g., for failure to comply with time limits or the terms and conditions of approval), or otherwise becomes invalid, any subsequent development of the site will be subject to the procedures and standards of this Code.

1.1.6 B³ Code Intent

The intent of the B³ Code is to establish the Standards which enable, encourage, and ensure the community achieves:

- ✓ **Fiscal Sustainability;**
- ✓ **Geographically Sensitive Developments; and,**
- ✓ **Walkability.**

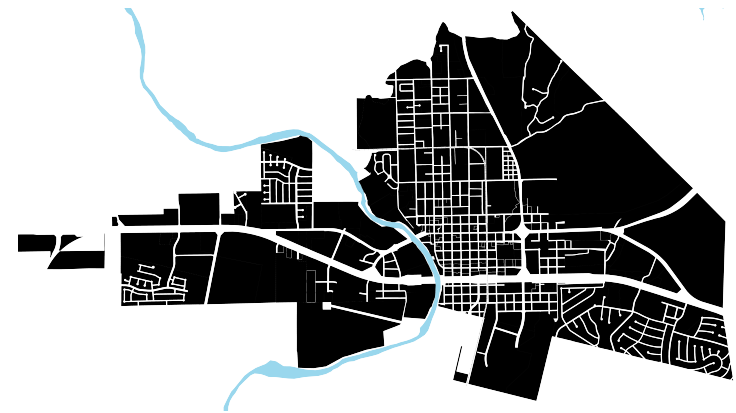
The intent Article of this Code is organized into three categories, from largest scale to smallest:

- (1) The City**
- (2) The Neighborhoods**
- (3) Building Blocks & Building**

A. The City

The City of Bastrop will:

1. Adopt Standards, Standards, and processes that result in fiscally sustainable development. They should promote Incremental development with intentional character by focusing on the intersection of the Public and Private Realms.
2. Retain its natural infrastructure and visual character derived from topography, woodlands, farmlands and waterways;
3. Encourage Infill and redevelopment growth strategies along with new neighborhoods;
4. Develop properties contiguous to an existing built environment in the pattern of Infill Traditional Neighborhood Development (TND) or Infill Village Center Development (VCD) and be integrated with the existing grid pattern;
5. Develop properties non-contiguous to an existing built environment organized in the pattern of Cluster Land Development (CLD), Traditional Neighborhood Development (TND), or Village Center Development (VCD);
6. Plan and reserve Transportation Corridors in coordination with land development;
7. Define and connect the built environment with trails and Greenways.
8. That the City will include a framework of transit, pedestrian, and bicycle systems that proved alternatives to the automobile.



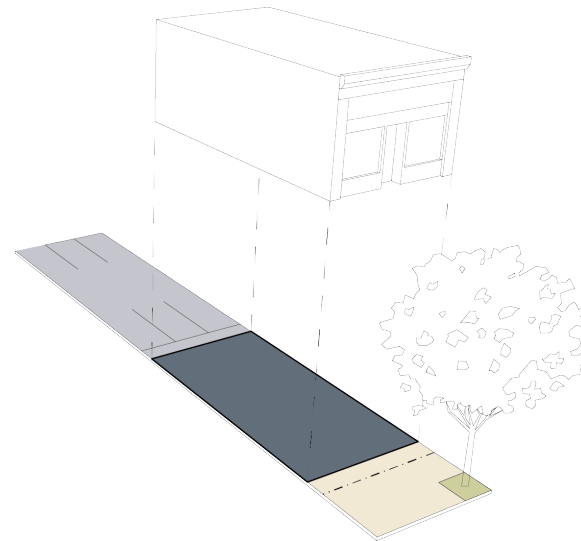
B. The Neighborhoods

1. This code builds complete neighborhoods not residential subdivisions.
2. Traditional Neighborhood Development should be the preferred pattern of development where the nature landscape allows for the pattern.
3. The Colorado River is the greatest and most attractive natural feature of the city and development along the Frontage of the river should use the natural topography as a public amenity.
4. Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
5. Interconnected networks of Streets should be designed to disperse traffic and reduce the length of automobile trips.
6. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
7. Civic, institutional, and commercial activity should be embedded in P4 Mix and P5 Core, not isolated in remote single-use complexes.
8. Schools should be sized and located to enable children to walk or bicycle to them.
9. A range of Civic Spaces including Parks, Squares, Plazas, and playgrounds should be distributed within neighborhoods and P5 Core.



C. The Building Block and the Building

1. The Building Block scale is key to creating walkable, timeless places which can evolve with shifting trends.
2. Buildings and landscaping should contribute to the physical definition of streets as Civic Spaces.
3. Development should adequately accommodate automobiles while respecting the pedestrian in the Public Frontage.
4. The design of streets and Buildings should reinforce safe environments, but not at the expense of accessibility.
5. Architecture and landscape design should grow from local climate, topography, history, and Building practice.
6. Public gathering places should be provided as locations that reinforce community identity and ownership.
7. Civic Buildings should be distinctive and appropriate to a role more important than the other Buildings that constitute the fabric of the city.
8. The preservation and renewal of historic Buildings should be facilitated, to affirm the continuity and evolution of the City.



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Article 2.1 General Process

2.1.1 Intent

The Process is intended to support the Standards of this Code with flexibility and consistency for each development. The 3-step approach provides clear Standards for each stage of development.

2.1.2 General Provisions

A. All territory hereinafter annexed to the City of Bastrop shall be classified within an adjacent Character District and with a Place Type of P2 Rural until another Character District and/or Place Type is established by the City, or; The property is annexed with an approved Regulating Plan. The procedure for establishing a Character District and a Place Type other than P2 Rural on annexed territory shall conform to the procedure set forth in 2.12.B. Concurrently with or immediately upon annexation, the Director of Planning and Development shall schedule public hearings to establish the Character District and Place Type.

B. Place Type changes shall follow the procedures outlined in the Texas Local Government Code Sec. 211.006 and 211.007.

1. The affirmative vote of at least three-fourths of all members of City Council is required to overrule a recommendation of the Planning and Zoning commission that a proposed change to a Standard or boundary be denied.

C. The application for development is a three-step process:

Step One: Regulating Plan

Step Two: Public Realm Standards & Platting

Step Three: Private Realm Standards

2.1.3 Development Review Committee

A. The City of Bastrop hereby creates a Development Review Committee ("DRC") comprised of a member from each department having jurisdiction over the

permitting of a project, to process administratively applications and plans for proposed projects.

- B. The geographic location and Standards of future Character Districts and Place Types shall be determined as set forth through a process of public consultation with review and recommendation of the Planning and Zoning Commission and approval by the City Council. Once these determinations have been incorporated into the B³ Code and its associated plans, then projects that require no Variances or Warrants, or only Warrants, shall be processed administratively without further recourse to public consultation.
- C. An owner may Appeal a decision of the DRC to the Planning and Zoning Commission and may Appeal a decision of the Planning and Zoning Commission to the City Council.
- D. Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Site Development Plan, the Planning and Zoning

Commission has the right to require the owner to stop, remove, and/or mitigate the violation, or to secure a Variance to cover the violation.

2.1.4 Warrants and Variances

The DRC has the discretion to approve any Regulating Plan, Public/Private Frontage, Site Development and/or Building Plan plan that deviates less than five percent (5%) from any specific numerical standard prescribed in the B³ Code. When this deviation is not approved and for all other proposed deviations, there shall be two types of deviation from the requirements of the B³ Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the DRC.

- A. A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of the B³ Code, but is justified by the provision of Article 1.1.6 B3 Code Intent. The DRC shall have the authority to approve or disapprove administratively a request for a Warrant pursuant to Standard established by the DRC.

1. An Appeal of a Warrant denial by the DRC shall be heard by the Planning and Zoning Commission.
 2. A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only in accordance with Texas State Statute 211 or 212, and as amended.
- B. The request for a Warrant or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific Standard requiring the relief.

Article 2.2: Three-Part Development Process

2.2.1 Intent

- A. The intent of the Regulating Plan is to:
1. Ensure the City, Applicant, and the community have the necessary information about the land systems, proposed development, and infrastructure to make informed decisions on how to apply the Standards of the Code
 2. Establish the geographically appropriate pattern of the development for the land.
- B. Promote a collaborative and informed process with clear intent and flexible and predictable Standards.

2.2.2 Pre-Submittal Meeting

- A. A site tour with the Applicant team and the City staff shall be the first step prior to preparing or submitting a Regulating Plan. The site tour should identify the geographic center of the development, key features to be preserved, constraints and the placement of mandatory street network should be reviewed.

2.2.A Step One: Regulating Plan

2.2.A.1 Intent

Regulating Plans are the primary method to establish the detailed future of neighborhoods. A Regulating Plan ensures that new development meets the intent and Standards of this code by establishing the design of the built environment. They may be prepared for Administrative Review by a land owner(s), a developer, or the City of Bastrop.

2.2.A.2 Applicability

A Regulating Plan shall be required for all sites greater than 3.4 acres. Sites smaller than 3.4 acres shall show compliance with the Public and Private Realm Standards through platting, Site Development Plan, and/or Building permit.

2.2.A.3 Application Contents

A. The Regulating Plan shall consist of one or more maps showing the following compliance with the Standards set forth in the B³ Code:

1. Legal Description and Geographic Map
2. Pedestrian Sheds
3. Mandatory Street Network
 - a. Internal Street Types
 - (1) Place Types shown by Pedestrian Shed
 - (2) Blocks
 - (3) Public Frontage Plan
2. Geographic Sensitivity Survey:
 - a. Floodplain,
 - b. Topography
 - c. Tree Survey

B. The Regulating Plan shall be processed by Administrative Review. Regulating Plans requiring rezoning shall comply with the public process of the Texas Local Government Code Chapter 211.

C. See diagrams 1-4 beginning on following page.

2.2.A.4 Criteria

The Regulating Plan shall meet Public and Private Realm Standards as established in the Section 2.2.B and 2.2.C..

The level of details will become more specific the further in the process the development progresses.

Graphic Example

Representing 5 Pedestrian Sheds



2.2.B Step Two: Public Realm & Platting

2.2.B.1 Intent

The Public Realm and Platting Standards are intended to promote well defined transitions as development intensity shifts from rural to urban. The interaction between the Public and Private Realm will be clearly observed once development is completed with the use of these Standards.

2.2.B.2 Authority and Jurisdiction

Under the authority of the Texas Local Government Code Chapter 212, which is hereby made a part of these Standards, the City Council of the City of Bastrop does hereby adopt the following Standards to hereafter control the division of land within the corporate limits of the City of Bastrop and in the unincorporated areas lying within the extraterritorial jurisdiction of the City of Bastrop, in order to provide for the orderly development of the areas and to secure adequate provision for traffic, light, clean air, recreation, transportation, water, drainage, sewage and other facilities.

2.2.B.3 General Provisions

- A. Plats requiring approval of the Planning and Zoning Commission shall be submitted not less than thirty (30) days prior to the meeting at which approval is asked. Prior to the plat being placed before the Commission for consideration, the plat must be accepted as administratively complete by the Director of Planning and Development.
- B. Application requirements and technical Standards for plats are located in the Development Manual.
- C. See the adopted Fee Schedule for applicable fees.
 - 1. Incomplete Submittals: The DRC will review and certify that all required information is on the plat submitted, and incomplete submittals will be returned to the Applicant prior to submittal to the City's Planning and Zoning Commission.

2.2.B.4 Platting Exceptions

A. A plat is required for any tract of land divided into two or more parts, except as provided in the Texas Local Government Code or in the following:

1. A division of land that results in the creation of two or more parcels, each of which is greater than five acres inside the City limits, or each of which is greater than ten acres within the City's extraterritorial jurisdiction, when each parcel has direct access to an existing public street, and no dedication of public facilities is required under this Code in connection with the division;
2. A division of land created by order of a court of competent jurisdiction; and,
3. Acquisition of land for governmental purposes by dedication, condemnation, or easement.
4. Requests for Building permits for unplatted properties located within the city limits for the following:
5. Accessory Buildings (as otherwise permitted in accordance with this Code);

6. The construction or repair of a fence;

7. Remodeling or repairs which involve no expansion of square footage;

B. Requests for Building permits for new construction and/or Building Additions on unplatted properties or properties within the city limits if the following criteria are met:

1. The property has legal access to a public street; and
2. The property has access to utilities; and
3. A Lot of record that has boundary lines that were either:
 - a. Through a partition or platting procedure; or
 - b. By a deed that establishes the Lot was in the current size, shape and configuration prior to April 20, 1981.

2.2.B.5 Major Land Divisions

A Major Land Division permits the division of a tract into two or more Lots and/or tracts where public improvements such as streets will be required. The process is used to create legal Lots, if the subject property is not eligible for the Short Form Land Division (minor plat) process.

2.2.B.6 Preliminary Plat

A. Intent

1. Determine the general layout and the adequacy of public facilities needed to serve the intended development and the overall compliance of the land division with applicable requirements of this Code.
2. Approval of a preliminary plat establishes a mutual commitment on behalf of the City and the Applicant to the layout for purposes of final plat approval, including the location and width of proposed streets, Lots, Blocks and easements.

B. Applicability

A Preliminary Plat is required when Public Improvements are required, or when a development is proposed in phases.

C. Process

1. The Planning and Zoning Commission shall approve requests for Preliminary Plats when criteria are met. The Commission may add conditions to a plat approval in order to insure consistency with this Code.

B. Criteria

1. The preliminary plat shall be consistent with the approved Regulating Plan
2. The platted area shall meet minimum Public Realm Standards of this code.

- #### C. Effect of Preliminary Plat Approval: Approval of the preliminary plat grants authority to proceed with the preparation of Public Improvement Construction Plans and the Final Plat. Any work done on the

development before the final plat is accepted and recorded is done at the risk of the Applicant.

1. Expiration: Approval of a preliminary plat expires at the end of one hundred eighty (180) days from the date of Planning and Zoning Commission approval.

2.2.B.7 Public Improvement Construction Plans

A. Intent

1. To assure that public improvements required to be installed in order to serve a development are constructed in accordance with all Standards of this Code.
2. Public Improvement Construction Plans are complete and detailed construction plans and written specifications indicating the design, method of construction, and the materials to be used for the installation of public improvements (including, but not limited to, water distribution system, sanitary sewer system, stormwater drainage system, proposed bridges or culverts,

existing and proposed streets, Alley, sidewalks, trails, electrical distribution system, and street lighting).

B. Criteria

1. The plans shall be consistent with the approved Preliminary Plat and Regulating Plan
2. The plans shall conform to the Standards of this Code, City Standards, the Development Manual, and other Federal and State criteria.
3. All construction plans must be approved or adequate fiscal surety posted prior to Planning and Zoning Commission consideration of a Final Plat.

C. Construction prior to Recordation

1. If the Applicant chooses to construct the required improvements prior to recordation of the final plat, all such construction shall be inspected while in progress by the appropriate City department and must be approved upon completion by the DRC, City Staff, and any other

public utility if that utility provides service to the development. Written notification by such officials stating that the construction conforms to the specifications and Standards contained in or referred to in this chapter must be presented to the Planning Director prior to recordation of the final plat.

D. Fiscal Surety

1. If the Applicant chooses to file security in lieu of completing construction prior to the recording of the plat the Applicant may provide a:
 - a. Performance bond or surety bond, or
 - b. Escrow funds equal to the total installation cost of the required improvements.
2. Security shall be in an amount equal to 100 percent of the estimated cost of completion of the required public improvements. The issuer of any surety bond shall be licensed and approved to conduct business in the State of Texas and subject to the approval of the DRC and the City Attorney.

3. Further requirements for surety are contained in the Development Manual.

2.2.B.8 Guarantee of Materials and Workmanship

- A. The Applicant or developer shall require the construction contractors to be responsible for guaranteeing that all materials required under this code and workmanship in connection with such improvements are free of defects for a period of one year after acceptance of the improvements by the DRC and any other utility provider.
- B. Prior to the acceptance of public improvements or approval of private improvements for each phase a maintenance bond or other surety instrument shall be accepted by the City in compliance with the process described in the Development Manual.
- C. The City shall inspect all required improvements to ensure that construction is being accomplished in accordance with the plans and specifications approved by the City. The City shall have the right to inspect any construction work being performed to

ensure that it is proceeding in accordance with the intent of the provisions of this chapter. Any change in design that is required during construction should be made by the licensed professional engineer whose seal and signature are shown on the plans. Another engineer may make revisions to the original engineering plans if so authorized by the owner of the plans, and if those revisions are noted on the plans or documents. All revisions shall be approved by the DRC. If the DRC finds, upon inspection, that any of the required public improvements have not been constructed in accordance with the plans and specifications approved by the City then the developer shall be responsible for completing and correcting the deficiencies at the developer's expense.

- D. The developer/Applicant shall pay for testing services that verify conformance with the approved plans and specifications. All expenses for tests that fail to meet these specifications shall also be paid for by the developer.
- E. Upon completion, inspection, and acceptance of the required utility improvements, utility provider(s) shall

submit a letter to the DRC and the developer/ applicant stating that all required utility improvements have been satisfactorily completed and accepted by the utility provider.

- F. The City may withhold all City services and improvements of whatsoever nature, including the maintenance of streets and the furnishing of all other City services from any property until all of the street, utility, storm drainage and other public improvements are properly constructed according to the approved construction plans, and until such public improvements are dedicated to and accepted by the City.
- G. If the surety on any performance bond furnished by the Applicant is declared bankrupt, or becomes insolvent, or its right to do business is terminated in the state, or the surety ceases to meet the requirements listed in Circular 570, the developer shall, within 20 business days thereafter, substitute another performance bond and surety, both of which must be acceptable to the City.

H. When all of the improvements are found to be constructed and completed in accordance with the approved plans and specifications and with the City's Standards, and upon receipt of one set of "record drawing" plans, and a digital copy of all plans (in a format as determined by the Development Manual) the DRC shall accept such improvements for the City, subject to the guaranty of material and workmanship provisions in this section. The DRC may withhold approval for reasonable cause to include;

1. Failure to construct public improvements to code or City specifications or;
 - a. Failure to provide accurate or complete data as required or;
 - b. Failure to correct public improvements which fail within a year of their acceptance in accordance with this chapter.

2.2.B.9 Deferral of Obligation

A. Upon request of the Applicant or property owner to the hearing body, the obligation to dedicate or

improve thoroughfare rights-of-way or to make intersection improvements imposed on an application may be deferred to a later stage of the development process. As a condition of deferring the obligation to dedicate rights-of-way for or to improve thoroughfares, which deferral shall be in the sole discretion of the City, the City shall require the developer to execute a development improvement agreement specifying the amount and timing of the rights-of-way dedication or improvements to thoroughfares, including the posting or depositing of fiscal surety, in a form and under terms acceptable to the City, in advance of approval of the development application.

2.2.B.10 Final Plat

A. Intent: The intent of the Final Plat:

1. To create legal Lots, Blocks, and streets consistent with both the approved Preliminary Plat and Public Improvement Construction Plans and to ensure compliance with this Code and adequate public facilities.

B. Criteria

1. The Final Plat shall be consistent with the approved Preliminary Plat and Regulating Plan.
2. The Final Plat shall meet minimum Public and Private Realm Standards of this code.
3. Public Improvements shall either be completed and accepted by the city or surety posted prior to consideration of a Final Plat.

C. Process

1. The Planning and Zoning Commission shall approve requests for Final Plats when criteria are met. The Commission may add conditions to a plat approval in order to insure consistency with this Code.
2. No Final Plat shall be considered until a Preliminary Plat has been approved by the Planning and Zoning Commission.
3. Disapproved Plats: Should the final plat as submitted fail to meet the conditions and requirements of this Ordinance, the Planning

Commission shall disapprove said plat. If requested by the developer, the City Manager or designee will provide a written statement of the reasons for disapproval. In the event of disapproval, the City may withhold all City improvements of whatsoever nature including the furnishing of sewerage facilities and water service from all Additions which have not been approved as provided by law and further, permits may not be issued by the Building official of the City on any piece of property other than an original or a resubdivided Lot in a duly approved and recorded plats.

- D. Procedures for recording Final Plats shall be as described in the Development Manual.

2.2.B.11 Short Form Land Divisions

General: Administrative procedures may be followed for the approval of an Amending Plat, replat or in any other situation when the land proposed to be subdivided or resubdivided meets the the conditions and requirements as written in the Texas Local Government Code, Chapter 212 as may be amended.

2.2.B.12 Parkland/Civic Space Dedication

- A. The Civic Spaces shall be dedicated as defined in the Public Realm section code and the Pattern Book.
- B. The land dedicated as Civic Space shall not just be land unsuitable for development.
- C. Definitions: For the purposes of this section, the following terms, phrases and words shall have the meaning ascribed to them in this subsection.
 - 1. "Park" means any Civic Space, such as a public park, playground, recreation or open space area together with parking Lots, which is operated, maintained and controlled by the City, and heretofore platted, dedicated, or designated as a public park within the City.
- D. General
 - 1. Whenever a final plat is filed of record with the County Clerk of Bastrop County for development within the City of Bastrop or an area outside the city that will be requesting annexation, the plat shall contain a clear fee simple dedication of an area of land to the City for park purposes. The

proposed park and its location must be approved during the preliminary plat stage and shall be consistent with the approved Regulating Plan. This area shall equal the amount of Civic Space as required by the Public Realm Standards. Any proposed plat submitted to the City for approval shall show the area proposed to be dedicated under this section. Upon the approval of the Planning Commission, the dedication required by this section may be met by the payment of money instead of land when permitted or required by the provisions of this section, or by a combination of both.

- 2. The City reserves the right to require either parkland dedication or a cash payment to a special park fund in lieu of dedication for all submitted plats. If the City determines that sufficient park area is already in the public domain in the area of the proposed development, or if the parkland recreational needs of the area would be better served by expanding or improving existing parks, the City

will require payment of money in lieu of dedication of parkland.

3. The dedication required by this section shall be made by the filing of the final plat clearly showing such parkland or Civic Space dedication.
4. Whenever payment of money instead of park dedication is determined to be appropriate, the location of the park where the funds will be spent shall be determined within two (2) years of the final acceptance of the completed subdivision. If the funds will be used to acquire land for a park, the general location where the park is being proposed must be identified within three (3) years of the final acceptance of the completed subdivision.
5. The developer shall be responsible for all improvements including but not limited to playground equipment, parking, trails, lighting, landscaping, trash receptacles, etc.

E. Private Parkland Dedication. Up to 50 percent of the required parkland dedication and park development requirements may be satisfied through the

dedication of private parkland, subject to a recommendation by the Planning and Zoning Commission for approval. Either public dedication or fees in-lieu-of dedication and development, to be determined by the City, may satisfy the remaining portion. Requirements for private parkland are as follows:

1. At a minimum, parkland dedication shall be in accordance with the approved Regulating Plan and of this section, as described above.
2. The private ownership and maintenance of such park areas and facilities are adequately provided for by recorded written park development agreement, conveyance, deed, plat, and/or restrictions.
3. The use of such areas and facilities are restricted for parks and recreational purposes by a recorded covenant, which runs with the land in favor of the future owners of the property and which cannot be defeated or eliminated without the consent of the City.

4. The property owners association or equivalent is responsible for the maintenance of the private parkland and any park amenities in perpetuity. The DRC and City Attorney shall review and approve the property owners association or equivalent documents as it relates to the maintenance of the private parkland and any park amenities.
5. In order to receive the private parkland credit, the developer shall provide documents to the City at the time of final plat filing sufficient to establish that the requirements as described above have been satisfactorily met.

F. Money in Lieu of Dedication of Land

1. If permitted by the City, an owner responsible for park land dedication may satisfy the requirements of this section in whole or in part by cash payment instead of dedication of land in the amount set forth hereunder. Payments, instead of land, shall be made prior to the time the Public Improvements are accepted by the City.

2. The dedication requirement shall be met by a cash payment at a per unit price sufficient to acquire land for a neighborhood park to serve the area in which such development is located, or to expand an existing park to serve the development. Unless specified otherwise by the Council due to recent land sales in the area of the proposed plat (to include the proposed platted area), such per unit price shall be computed on the basis of five hundred dollars (\$500.00) per dwelling unit, or four hundred dollars (\$400.00) per unit for projects with four or more units per structure. This amount will be reviewed periodically and will be adjusted to accurately reflect what land is selling for per acre in the City's growth areas. Cash payment may be used only for acquisition or improvements of parks, which will serve the development. The City will determine where and how the money will be spent within two (2) years if funds will be spent on park improvements or three (3) years if funds are to be used to acquire parkland, from the date of final acceptance of the completed subdivision. The finance department will keep a detailed

record of such funds, which will be reviewed annually with the city budget.

E. Comprehensive Plan Considerations. The Parks and Recreation section of the Comprehensive Plan should be consulted to determine what park service area a proposed subdivision is part of and the need for parkland or park facilities and equipment in that service area.

F. Special Park Fund

1. There is hereby established a special fund for the deposit of all sums paid in lieu of land dedication under this section, which fund shall be known as the "Parkland Dedication Fund". All monies set aside in said Parkland Dedication Fund shall be used exclusively for parkland acquisition and recreational improvements in new or existing parks within the area of the subdivision which contributes the money, or as close to the subdivision as practical to ensure that the subdivision's residents gain the benefit of the improvements.

2. The City shall account for all sums paid instead of land dedication under this ordinance with reference to the individual plats involved and the contributing developer. Any funds paid for such purposes must be expended by the City within five (5) years from the date received by the City for acquisition or development of a neighborhood park. However, if the funds paid for parkland dedication are being accumulated to acquire and develop a larger neighborhood park (a park in excess of five (5) acres or more which will provide multiple recreational facilities and will serve several adjacent subdivisions) the funds must be expended within seven (7) years from the date received by the City. When funds from several different subdivisions are being accumulated to develop a larger neighborhood park serving several different subdivisions, they shall be segregated in an account earmarked for that particular project within the Parkland Dedication Fund. Such funds shall be considered to be spent on a first in, first out basis. If not so expended on or before the last day of such period, the contributing developer may ask for a

pro rata refund computed on a contributing housing units basis. If the developer does not ask for a refund within three hundred sixty-five (365) days after the five (5) or seven (7) year expenditure period ends, (as applicable) such right to refund shall be barred.

3. Placing the Parkland Dedication Fund in a "treasury fund" established by the City, so long as accounting procedures established maintain a separate account for these proceeds for the purposes set forth herein and assure that funds will not be disbursed for any purposes not set forth in this ordinance, shall not be considered a violation of this section.

G. Additional Requirements

1. Any land dedicated to the City under this section must be suitable for Civic Space purposes, such as parks, playgrounds, places and usable open space. The following characteristics of proposed area are generally unsuitable:

- a. Any area of which more than twenty (20) percent is located within the hundred year floodplain.
 - b. Any areas of unusable topography or slope which render more than twenty-five (25) percent of the area unusable for organized recreational activities, or due to unusual circumstances relating to subsoil, slope or topography, the development of the property for park or recreational purposes would be unusually difficult or expensive as determined by the director of public works.
 - c. The above characteristics of a parkland dedication area may be grounds for refusal of any preliminary or final plat.
 - d. City Council may alter or waive the above requirements, concerning floodplain dedication, if it is determined that such floodplain area will be beneficial to the City.
2. Each park must have ready access to an improved public street so as to provide visual access to the park area.

3. The developer shall perform, at a minimum, a Phase I Environmental Assessment of the particular tract of land proposed to be dedicated to the City for a park or Civic Space. At the City's request, the developer shall also perform a Phase II Environmental Investigation of such land. If, in the sole judgment of the City, the land is environmentally unsuitable for use as parkland, the City shall reject the dedication and shall require the developer to either dedicate alternate acceptable land, or to pay cash in lieu of dedicating land. Environmental Assessments shall comply with American Society for Testing and Materials (ASTM) standards.
4. Any costs associated with land that is to be dedicated for parkland such as surveying, title transfer, environmental assessments or mitigation must be paid by the developer.

2.2.B.13 Greenways/Trail System (Linear Park)

A. General.

1. Whenever a final plat is filed of record with the County Clerk of Bastrop County for any development (residential or nonresidential), within the City of Bastrop or an area outside the City that will be requesting annexation, the plat shall contain a clear fee simple dedication of an area of land to the City for a Greenway in those areas proposed for a trail system within the Comprehensive Plan, Regulating Plan, or in other areas proposed by the City.
2. The area dedicated for the Greenway must run through the entire subdivision or adjoin the entire subdivision and be twenty (20) feet in width. In addition, a setback of at least fifteen (15) feet must be established on either side of the trail dedication.
 - e. Dedication of linear Parkland lining waterways, such as rivers, creeks, and tributaries shall be evaluated for the creation of trails by the Applicant and DRC. Dedication shall be determined during the Regulating Plan or at the time of Plat by the DRC.

3. The dedication provided must be such that it will connect with any existing Greenway or any proposed Greenway provided for within the Comprehensive Plan.
4. The developer will not be required to build a trail within the Greenway, rather a cash payment equivalent to the cost to build a four (4) foot sidewalk within the dedicated area must be provided to the city, which will build the trail system. Unless specified otherwise by Council, such per unit price shall be computed on the basis of eleven dollars (\$11.00) per linear foot of the Greenway. Such payments shall be made prior to the time the subdivision improvements are accepted.
5. In some cases a development will not contain a proposed Greenway as set forth in the Comprehensive Plan or required by the City. In those cases, the developer must provide cash in lieu of Greenway dedication. Unless specified otherwise by the Council, such cash payment shall be computed on the basis of three hundred dollars (\$300.00) per acre. These funds will be

used to construct a Greenway and/or provide landscaping and other amenities for the trail system closest to the subdivision to ensure that the subdivision residents gain the benefit of the improvements. Such payments shall be made prior to the time the subdivision improvements are accepted.

6. The City reserves the right to require either land dedication or a cash payment in lieu of trail dedication for all submitted plats.

B. Special Trail System Fund

1. There is hereby established a special fund for the deposit of all sums paid for trail system construction, which fund shall be known as the "Trail System Fund". All monies set aside in said Trail System Fund shall be used exclusively for the acquisition and construction of a trail system and the landscaping of such trail.
2. The City shall account for all sums for trail system construction under this ordinance with reference to the individual plats involved and the contributing developer. Any funds paid for such

purposes must be expended by the City within five (5) years from the date received by the City. Such funds shall be considered to be spent on a first in, first out basis. If not so expended, the contributing developer(s) on the last day of such period shall ask for a refund computed on a per acre basis. If the developer does not ask for a refund within three hundred sixty-five (365) days after the expenditure period ends, as provided above, such right to refund shall be barred.

3. Placing the Trail System Fund in a "treasury fund" established by the City, so long as accounting procedures established maintain a separate account for these proceeds for the purposes set forth herein and assure that funds will not be disbursed for any purposes not set forth in this ordinance, shall not be considered a violation of this section.

2.2.C. Step Three: Private Realm

2.2.C.1 Intent

The Private Realm begins where private and public property join. These Standards are to ensure the relationship between the Public and Private Realms align to support the intent of this Code.

2.2.C.2 General Provisions

A. Private Realm Improvements requires the approval of Public Frontage and Private Frontage plans, and Site Development Plans and/or Building Plans.

1. Building or construction permits shall not be issued for a development or redevelopment of private Lots prior to the approval of a Site Development Plan and/or Building plan.

2.2.C.3 Site Development Plan Review

A. Intent

1. This section establishes a Site Development Plan review process for proposed developments. The purpose of the review is to ensure efficient and

safe land development, harmonious use of land, compliance with appropriate design Standards, safe and efficient pedestrian and vehicular circulation, parking and loading, and adequate water supply, drainage and storm water management, sanitary facilities, and other utilities and services.

B. Applicability

1. Site Development Plan review and approval shall be required for new construction or the significant enlargement or Alteration of any exterior dimension of any Building, structure, or improvement involving the uses listed below:
 - a. Any nonresidential development,
 - b. Any multi-family development (5 units or more) or manufactured/mobile home park, and;

- c. Any development with three (3) or more Buildings per platted Lot.
- C. As used in this section, the term "improvements" shall also include Alteration made to land only, such as paving, filling, clearing, or excavating. As used in this section, the term "significant enlargement or Alteration" shall mean the construction of structures, or the Alteration of land, if such construction or Alteration impacts or potentially affects other existing or future land uses, including those on adjacent or nearby land.
- D. The DRC shall make the initial determination of whether a proposed development, construction, enlargement, or improvement requires a Site Development Plan or not. The initial determination is subject to the Director of Planning and Development approval.
- E. Public Realm improvements shall be included with a Site Development Plan when they are required for consistency with the Regulating Plan or to meet the Frontage Standards of this code but the project is not subject to Public Improvement Construction Plans.
- F. The Site Development Plan must be prepared by a licensed and registered professional land surveyor, and/or a licensed professional engineer.
- G. Minimum requirements for a Site Development Plan shall be established in the Development Manual.
 1. No Building permit shall be issued for any of the above developments unless a Site Development Plan is first approved by the City. No certificate of occupancy shall be issued unless all construction and development conforms to the Site Development Plan as approved by the City. A public hearing on a Site Development Plan is not required.
 2. The fee for a Site Development Plan is set forth in Article 8 of Appendix A, of the Bastrop City Code, as well as on the application form.
 3. The Director of Planning and Development, or designee, shall review and approve, approve with conditions, or deny all Site Development Plans.

Any decision on a Site Development Plan with which the Applicant disagrees may be appealed to the Planning and Zoning Commission as set forth below.

- a. Appeals. The city staff shall place the Site Development Plan on the regular agenda of the Planning and Zoning Commission within thirty (30) days after the request for Appeal. If recommended for approval by the Planning and Zoning Commission, the Site Development Plan shall be deemed approved by the City. If the Site Development Plan is recommended for denial by the Planning and Zoning Commission, the Applicant must request the Site Development Plan be placed on the City Council's agenda within ten (10) days from the date the Appeal was denied by the Planning and Zoning Commission. The City Council shall have final approval or disapproval on all Site Development Plans which are appealed.
- b. Effect of Site Development Plan approval. If development of a Lot with an approved Site

Development Plan has not commenced within one (1) year of the date of final approval of the Site Development Plan, the Site Development Plan shall be deemed to have expired. Said review and approval shall be evaluated according to the Standards above, taking into account all changes to applicable ordinances which have occurred subsequent to the prior approval of the Site Development Plan.

- c. It is recognized that final architectural and engineering design may necessitate minor changes in the approved Site Development Plan. In such cases, the Director of Planning and Development shall have the authority to approve minor modifications of an approved Site Development Plan, provided that such modifications do not materially change the circulation and Building location on the site, or any conditions specifically attached as part of a City Council approval.

Article 2.3 Nonconforming Uses & Structures

2.3.1 Intent

- A. Within the districts established by this ordinance or amendments thereto, there exist Lots, structures, uses of land and structures, and characteristics of use which were lawful before this ordinance was enacted, amended or otherwise made applicable to such Lots, structures or uses, but which do not now conform to the Standards of the the B3 Code in which they are located. It is the intent of this ordinance to permit such nonconforming uses to continue, as long as the conditions within this Section and other applicable sections are met.
- B. It is further the intent of this ordinance that 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.
- C. Nonconforming uses are hereby declared to be incompatible with the permitted uses in the districts involved.

2.3.2 Nonconforming Status

- A. Any use, platted Lot, or structure which does not conform with the Standards of the zoning district in which it is located shall be deemed a nonconforming use or structure when:
 - 1. Such use, platted Lot, or structure was in existence and lawfully operating at the time of the passage of the previous ordinance passed April 30, 1991 or this ordinance on September 14, 1999, and has since been in regular and continuous use; or
 - 2. Such use, platted Lot, or structure is a lawful use at the time of the adoption of any amendment to this ordinance but by such amendment is placed in a district wherein such use, platted Lot, or structure is not otherwise permitted and has since been in regular and continuous use; or
 - 3. Such use, platted Lot, or structure was in existence at the time of annexation to the City

and has since been in regular and continuous use.

2.3.3 Continuing Lawful Use of Property & Existence of Structures

- A. The lawful use of land or lawful existence of structures at the time of the passage of this ordinance, although such do not conform to the provisions hereof, may be continued; but if said nonconforming use or structure is discontinued or abandoned, any future use of said premises shall be in conformity with the provisions of this ordinance.
- B. Discontinuance of a nonconforming use shall commence on the actual act or date of discontinuance. Abandonment of a nonconforming structure shall commence on the act or date of abandonment.
- C. When a nonconforming use or structure which does not meet the development standards in this ordinance ceases to be used in such manner as stated in "8.2.1.B" above for a period of six (6) months, such use shall not be resumed and proof of

such event shall constitute prima facie evidence of an act of abandonment. Any nonconforming use which does not involve a permanent type of structure or operation and which is moved from the premises shall be considered to have been abandoned. This includes manufactured homes.

- D. No nonconforming use or structure may be expanded, reoccupied with another nonconforming use, or increased as of the effective date of this ordinance except as provided in Section ____.
- E. Conforming single-family residential uses on platted Lots approved prior to this ordinance, which may now be nonconforming due to stricter standards, shall be deemed in conformance with this ordinance as long as the use of the Lot is allowed in the respective district. All Standards of this ordinance shall be met or the Lot shall be considered nonconforming.
- F. Any existing vacant Lot platted prior to the adoption of this ordinance, which was legally conforming, shall be deemed a conforming Lot.

2.3.4 Changing Nonconforming Uses

- A. An expansion of a nonconforming use or structure is allowed in accordance with the following:
 - 1. A nonconforming use located within a Building may be extended throughout the existing Building, provided;
 - a. No structural Alteration may be made on or in the Building except those required by law to preserve such Building in a structurally sound condition.
 - b. No nonconforming use within a Building may be extended to occupy any land outside the Building.
 - 2. Buildings or structures which have been vacant or abandoned for more than six (6) months and do not meet the current area Standards or development standards shall be allowed to be reoccupied by a conforming use the public health and safety concerns are resolved and allowed by the Place Type

2.3.5 Restoration of Nonconforming Structure

- A. If a structure occupied by a nonconforming use is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this Ordinance. In the case of partial destruction of a nonconforming use structure not exceeding sixty percent (60%) of its total appraised value as determined by the Bastrop County Central Appraisal District, reconstruction will be permitted, but the existing square footage or function of the nonconforming use cannot be expanded.

2.3.6 Completion of Structures

- A. Nothing herein contained shall require any change in the plans, construction, or designated use of (1) a Building or structure for which a Building permit has been issued or a site plan approved prior to the effective date of these B3 Standards, or (2) a Building or structure for which a substantially complete application for a Building permit was accepted by the Building Official on or before the effective date of these Standards, provided however that such Building permit shall comply with all applicable ordinances of the City of Bastrop in effect on the

date such application was filed and the Building permit is issued within thirty (30) days of the effective date of these Standards.

SECTION 3. CHARACTER DISTRICTS

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Article 3.1 Character District (CD) General Provisions

3.1.1 Intent

- A. Character Districts are the largest regulating geographic boundary in the Code. The boundaries are intended to have Standards which align with the natural landscape and the patterns of development established on the land. Development Patterns, Place Types, and Streets Types are localized and represented in the Standards.
- B. This Article governs the preparation of a Character District Map that allocates identity and special Standards to areas within the City of Bastrop. For lands within the City of Bastrop that have been mapped pursuant to Article 4.1 Development Patterns prescribe the Development Pattern types permitted in each Character District.
- C. Character Districts shall integrate the largest practical geographic area, overlapping property lines as necessary and municipal boundaries, if possible.

3.1.2 Character District Map Established

- A. The City Council hereby adopts the City of Bastrop Character District Map (hereafter referred to as the "Character District Map"), which is on file with the Planning Director. The Character District Map is hereby incorporated into this Code by reference as though it were fully included here.
- B. The location and boundaries of the districts in this Article are hereby established, and will be shown on the Character District Map.

3.1.3 Interpretation of District Boundaries

- A. The Administrator will be initially responsible for interpretations of the official Character District Map. The following Standards will govern the interpretation of District Boundaries:
 - 1. Boundaries indicated as approximately following the centerlines or right-of-way lines of streets, highways, Alley, railways, or public utility easements will be construed to follow such lines.

2. Boundaries indicated as approximately following pLotted Lot or tract lines will be construed as following such lines, whether public or private.
3. Boundaries indicated as approximately following the City limit line will be construed to follow such City limit line.
4. Boundaries indicated as approximately following the center, mean high water mark, or shoreline of streams, rivers, canals, lakes, marsh areas, or other bodies of water, lowland, or tidal areas, will be construed to follow such boundaries.

Department of Planning and Development Services
during normal business hours.

3.1.4 Record Keeping

The original and all revised versions of the Character District Map will be certified as such by the signature of the Administrator, and will be kept on file, in either hardcopy or digital form, in the office of the Department of Planning and Development Services.

3.1.5 Public Access

Copies of the Character District Map will be made available for public inspection in the office of the

Article 3.2 Character District Map



Article 3.3 Character Districts Described

3.3.1 Intent

The Character District descriptions are guiding development recommendations which coordinate with the individual Character District Standards for each other corresponding Development Patterns, Place Types, Street Types, Building and Block Types.

3.3.2 Descriptions

Bastrop State Park

Development in this district blends seamlessly into the natural environment. Preservation of urban wild lands and cultural history are the forefront of all design. Road networks and Building materials focus attention toward scenic views and harmonize with nature.

The Bluffs District

Characterized by scenic vistas of the Colorado River, this district is positioned along the rolling hills of the Lost Pines. The natural geography in the district provides both opportunity for commerce and residential neighborhoods. The built environment will harmoniously integrate with the natural environment, creating inviting open spaces with storefronts and residences.

3.3.2 Descriptions

Cattleman's District

Ranching has been a cornerstone of the Texas economy for the last 300 years. The northwestern edge of the city and beyond continues to honor the long tradition of the cattle industry. The open range of the Cattleman's District lends itself to village centers. A mix of retail, restaurant and office Buildings, that incorporate residential around community agriculture, open fields, and water features being reminiscent of meandering streams and stock tanks that once served livestock.

Cultural Arts District

Arts and culture are the centerpiece of this district. Located in one of the oldest parts of the City, this district will pay homage to the rich culture of Bastrop by providing a physical landscape to share the human experience. A sophisticated mix of theater, music, and art will blend with a mix of housing, while also providing shopping and dining opportunities. Situated along two state highways, this district will be a destination for tourists and locals alike sharing a cultural experience.

District 71

District 71 promotes regional trade and easy vehicular access from major thoroughfares. Developments become destinations unto themselves, with parking areas nearby for visitor access. Elements within the public realm encourage walk- or bike-ability bringing large developed areas back to the human scale.

3.3.2 Descriptions

Downtown District

Downtown Bastrop is laid out in an almost perfect series of small gridded Blocks. The gridded network of streets is a fundamental element which creates the most effective and efficient structure for cities to be walkable, flexible and timeless. It contains human scale streets and Buildings organized in a uniform manner. Parks and Civic Spaces integrated into the built form of the City. The shopfronts and ground floor characteristics at the street edge are made up of glass and directly relate to the street. The residential Lot sizes, House sizes, housing types, and setbacks vary throughout the district.

Historic Highway District

As one of the oldest towns in Texas, Bastrop has served travelers going from Austin to Houston for over 100 years. The Historic Highway District demonstrates a pattern of development that provided commercial and retail business for both residents and travelers. As Bastrop continues to be a destination for out of town visitors, this area provides a route that parallels State Highway 71 and leads to Historic Downtown Bastrop.

Lost Pines District

The Lost Pines has special geographic features, such as the stand of Loblolly Pines that is more than 100 miles from similar forests. Additionally, the towering trees and sandy soil in this district provides an optimal environment for the Houston Toad. The rolling hills provide breathtaking vistas and deep valleys that provide an opportunity for clustered developments that will preserve the natural environment while allowing urban neighborhoods to interact with nature.

3.3.2 Descriptions

Mayfest Hill District

Anchored by Civic Space, Mayfest Hill provides a gateway into town where drivers are treated to a glimpse of Bastrop’s geographically sensitive design and views of the Colorado River Basin. Residential roads and Buildings are tucked away into the hills, providing a tranquil space between the major roadways. The Civic Spaces pull neighborhood and area residents together into lively events and gatherings, utilizing the available road network.

The Meadows District

Large rolling meadows still dominate the landscape as Bastrop extends towards the west. The natural landscape is an open canvas creating an integrated community of assorted retail, service, and residential with walkability as a main feature. Civic Spaces and meandering trails are easily incorporated to connect the community to the Colorado River to the south.

New Addition District

Just west of Historic Downtown Bastrop, you will find the “New” Addition. Nestled between the banks of the Colorado River and the historic residences of Downtown, this district is primarily residential in nature. Bound by the winding river to the west you will find similar curvilinear streets and winding trails within this district. Neighborhood markets and boutique services will be mixed into the residential fabric providing a true community feeling.

3.3.2 Descriptions

North End District

The North End is defined by the distinct geographical boundaries of Union Pacific Railroad, State Highway 95, and Piney Creek. Originally laid out in the pattern of Farm Lots, residential growth has happened incrementally, creating a diverse mix of lot sizes and housing styles. The addition of neighborhood commercial along established streets and the inclusion of housing type variation will add to the vitality and timeless nature of the community. Continued development should focus on establishing additional east/west connectivity to continue the Building Block pattern originally established in Downtown Bastrop.

North Water District

This district follows the Colorado River north of SH 71. People may seamlessly access both riverine resources and shopfronts. Shopfronts directly interact with the street where topography allows or are clustered into accessible destinations along the river providing entertainment in scenic setting. Walkable trail connections to other districts, with shade from mature trees and structural features of the public realm, are key elements of development.

Old Town District

Old Town has a rich history based on the Building Block and Farm Lot configuration of the 1920 Iredell Map. The gridded street network is well connected, and a variety of lot types, setbacks, and building types are present. Human scale and tree shaded streets encourage comfortable multimodal connectivity to the surrounding neighborhoods, while discrete and rural-style infrastructure functions steadily.

3.3.2 Descriptions

PDD District

Planned Development Districts are existing master planned developments created under previous codes that allow a mix of land uses and design Standards. Each area has specific concept and development plans that determine street connectivity, Lot layout, and Building design.

River District

The Colorado River serves as the focal point of this district. Ample commercial and residential opportunities are present, interacting with the natural environment, giving an uptown feel along the banks of the river. Open space, Civic Spaces, and trails will bring people to the district while they enjoy dining, retail, and entertainment opportunities. The natural geography will inform the Building pattern blending the urban and natural form.

Riverside Grove District

Situated between a city park and a commercial corridor, Riverside Grove provides a classic opportunity to connect people to places. Mobility is promoted via the tree-lined streets in a semi-grid pattern that allow multiple modes of transportation. A trail system further encourages pedestrian traffic and provides connectivity between the park, residences, and retail opportunities.

South River District

This district follows the Colorado River south of SH 71. People may freely and seamlessly access both riverine resources and shopfronts. Shopfronts directly interact with the street where topography allows or are clustered into accessible destinations along the river providing entertainment in scenic setting. Walkable trail connections to other districts with shade from mature trees and structural features of the public realm are key elements of development. This district is geographically sensitive to the confluence of Gill's Branch and the Colorado River.

3.3.2 Descriptions

The Vista District

The Vista District is a collection of people and places that provides an urban lifestyle. Capitalizing on its location along two major transportation corridors, this district will be an eclectic blend of shops, office spaces, residences, and entertainment venues. Its diverse mix of uses creates a true live, work, and play environment for the community. Civic Spaces anchor the Public Frontage and storefronts are scattered throughout the walkable street grid, producing an inviting built environment.

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Article 4.1 Development Patterns

4.1.1 Intent

- A. Development Patterns allow for a variety of New Neighborhood Plan configurations suitable for different geographies, Character Districts and lend to clearly different outcomes. The B³ Code is a tool that guides the form of the built environment in order to create Development Patterns which are compact and walkable with a variety of Place Types. It supports a connected network to relieve traffic congestion. In ecologically sensitive locations, it preserves open lands with Cluster Land Development.
- B. The Character Districts each contain one or more of the three basic Development Patterns (CLD, TND, VCD). See Development Pattern Table.

4.1.2 Traditional Neighborhood Development (TND)

- A. Intent: TND may occur in Infill areas and involve adaptive reuse of existing Buildings, or can involve

new construction on previously undeveloped land. TND characteristics include the continuation of the Grid as the basic platform of arrangement of the New Community Plans. They contain a range of housing types, a network of well connected streets and Blocks, well defined public spaces, and have amenities such as stores, schools, and Third Places within walking distance of residences.

B. TND Standards:

1. Location: The TND is located within a Character District that allows for the Development Pattern.
2. 1,320' preferred max Block perimeter
3. 333'x333' preferred Block size
4. If Block dimensions exceed the preferred Block perimeter and size, the Planning Director will determine if a 20' pedestrian walkway will need to be included at mid-Block.
5. Smaller Block are allowed By Right.

6. In the P4 Mix, a minimum Residential mix of three Building Disposition types (none less than 20%) shall be required, selected from the Pattern Book for each Character District.
7. A TND shall be structured by one Standard or Linear Pedestrian Shed (see Article 6.1.2 Place Types by Pedestrian Shed) and shall be no fewer than 80 acres and no more than 160 acres.
8. A TND shall include Place Types as allocated on Article 6.1.2 Place Types by Pedestrian Shed.
9. Larger sites shall be designed and developed as multiple New Neighborhood Plans, each subject to the individual Place Type requirements for its type as allocated Article 6.1.2 Place Types by Pedestrian Shed. The simultaneous planning of adjacent parcels is encouraged.

4.1.3 Cluster Land Development (CLD)

A. Intent: CLD offers a compulsory alternative to conventional subdivisions for the purpose of:

1. Encouraging the use of land in accordance with its character and adaptability;
2. Assuring the permanent preservation of open space, agricultural lands, and other natural resources through Conservation Easements;
3. Allowing innovation and greater flexibility in the design of residential developments to ensure the same overall amount of development normally permitted with the conventional home Lot size;
4. Facilitating the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner increasing affordability and reducing the cost of Building and maintaining infrastructure;
5. Ensuring compatibility of design and use between neighboring properties; and,
6. Encouraging a less sprawling form of development, thus preserving open space as undeveloped land.

B. CLD Standards

1. See the Character District Map to determine if Cluster Land Development is an allowed Development Pattern.
2. A CLD shall be structured by one Standard Pedestrian She and shall consist of no fewer than 30 acres and no more than 80 acres.
3. A CLD shall include Place Types as allocated on Article 6.1.2 Place Types by Pedestrian Shed. A minimum of 50 % of the New Community Unit shall be permanently allocated to P1 Nature and/ or P2 Rural Place Types.
4. The dedicated Open Space will be set aside by the developer through an irrevocable Conservation Easement.
5. Areas not considered Open Space:
 - a. The area of any street right-of-way proposed to be dedicated to the public.
 - b. Any submerged land area.
 - c. Any portion of the project used for commercial purposes.

6. A CLD shall include Place Types as allocated on Article 6.1.2 Place Types by Pedestrian Shed.

4.1.4 Village Center Development (VCD)

- A. Intent: A VCD should be a small unique community integrated into the other with an appealing Public Frontage where a variety of activities are easily accessible by all residents without the need for a car.
- B. Description: VCD consists of a small dense grouping of housing and mixed-use Buildings organized in a vernacular, curvilinear grid or grid network of Blocks and streets. The streets are small and serve as shared streets. Vehicles are kept on the exterior of the developments. Buildings are located directly to the street edge. Detached housing units are not an allowable use in this Development Pattern.
- C. VCD Standards
 1. See the Character District Map to determine if Village Center Development is an allowed Development Pattern.

2. A VCD shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 10 acres and no more than 180 acres.
3. A VCD shall include a variation of Place Types as allocated on Article 6.1.2 Place Types by Pedestrian Shed.

4.1.5 Development Patterns Permitted per Character District

	TND	CLD	VCD
The Bluffs	P	NP	NP
Cattleman's	P	NP	P
Cultural Arts District	P	NP	NP
District 71	P	NP	P
Downtown	P	NP	NP
Historic Highway	P	NP	NP
Lost Pines	NP	P	P
Mayfest Hill	P	P	P
Meadows	P	NP	P
New Addition	P	NP	NP
North End	P	NP	NP
Riverside Grove	P	NP	NP
Water	P	NP	P
Vista	P	NP	P

P = PERMITTED

NP = NOT PERMITTED

SECTION 5. PLACE TYPES

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Article 5.1 Place Type General Provisions

5.1.1 General

- A. This Article governs the preparation of a Place Type Map that allocates Place Types to developed areas of Bastrop. These Articles establish the Standards of the Place Types.
- B. Place Types within Greenfield areas shall be specified at time of New Neighborhood Regulating Plan.
- C. Place Types are defined in Article 5.3 Place Type Descriptions and are comprised of developed / Infill areas.

5.1.2 Intent

- A. Through the required distribution of Place Types, the City of Bastrop provides lifestyle and living variation that define distinct physical environments of varying degrees of urbanity and development intensity. The "P" designation represents each Place Type's relative place on a continuum of low intensity to high intensity from Rural-to-Urban, with the character and

associated Standards of "P5" being more urban than those of "P4".

5.1.3 Place Type Map

The City Council hereby adopts the City of Bastrop Place Type Map (hereafter referred to as the "Place Type Map"), which is on file with the Administrator. The Place Type Map is hereby incorporated into the B³ Code by reference as though it were fully included here. The Place Type Map will be the final authority as to the status of the current Place Type classification of land in the City, except in the case of proven errors. See Article 5.2 Place Type Map.

5.1.4 Place Types Established

- A. The location and boundaries of the Place Types in this Article are hereby established, and will be shown on the Place Type Map.
- B. The Place Types, as a framework, identifies a range of habitats from the most natural to the most urban. The continuum when integrated, lends itself to the

creation of authentic places. Place Types serve the translation of zoning categories. These Place Type categories include Standards that encourage diversity similar to that of organically evolved Bastrop. The Standards overlap, reflecting the successional ecotones of natural and human communities. The Place Types thereby integrates environmental and zoning methodologies, enabling

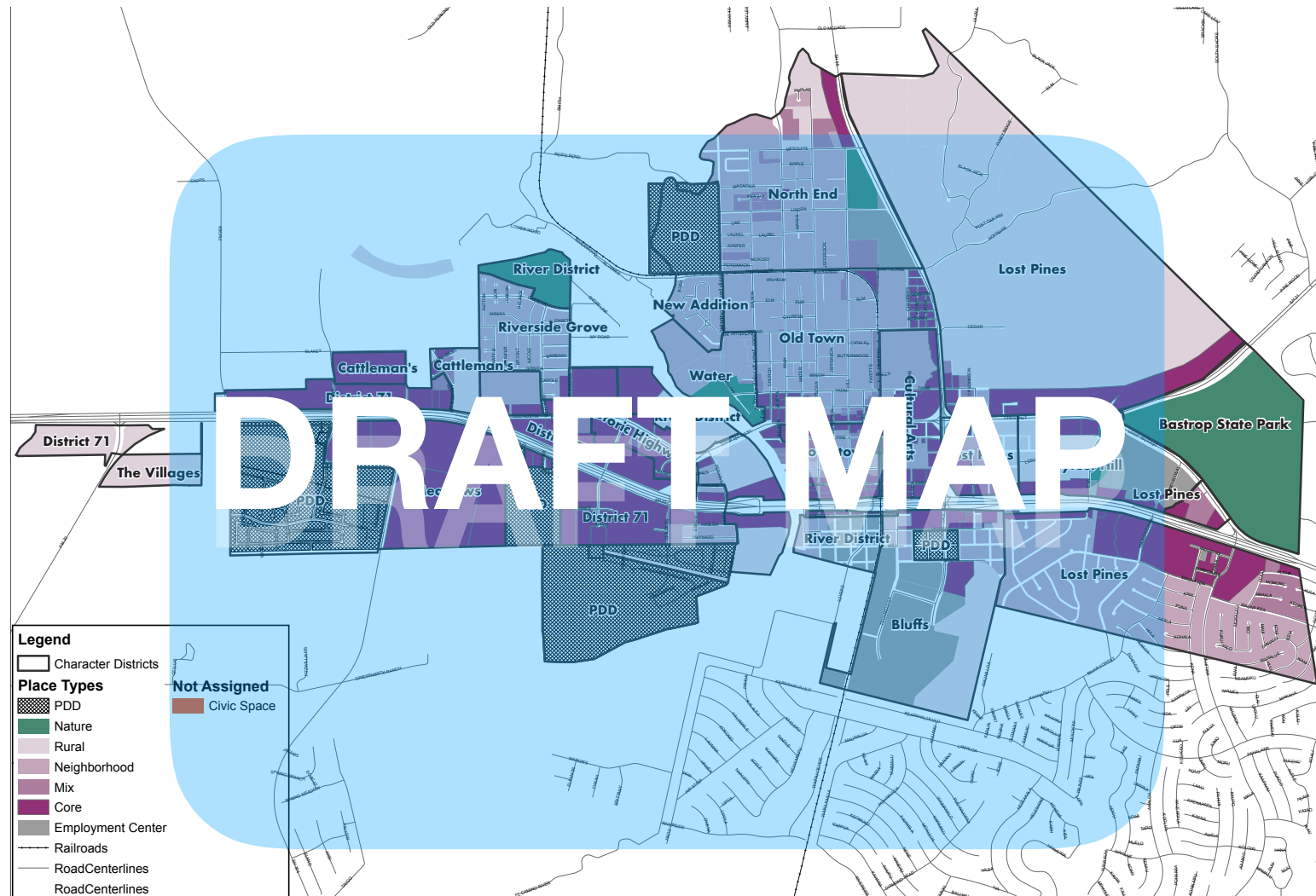
the buildout of the community to be representative of wise development and environmental decisions.

- C. Place Types shall be established under the provisions of the this Code and are illustrated in Article 5.3 Place Type Descriptions, and applied on Article 5.2 Place Type Map.



Rodeo Rendering by Dede Christopher

Article 5.2 Place Type Map



Article 5.3 Place Type Descriptions



P-1 Nature

Lands in a natural state or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. P1 is intended to preserve areas that contain sensitive habitats, active or passive open spaces, parks and limited agriculture uses.

P-2 Rural

Rural living, food production, and to be located in a manner which does not cause a nuisance to more intensely inhabited areas. P2 consists of sparsely settled lands in open or cultivated states.

P-3 Neighborhood

Low density residential areas. P3 is adjacent to higher Place Types which have some mixed use Buildings. Planting is naturalistic and setbacks vary from relatively deep to shallow. The roads and Blocks may be irregular to accommodate natural conditions.

P-4 Mix

More intense Building Types which provide more lifestyle choices. It provides for a mix of Residential Building Types. Commercial and Office uses are allowed in this District only in house form structures. Street Types consists of multimodal streets but are primarily residential urban fabric.

P-5 Core

Higher density mixture of Building Types that accommodate retail, offices, row houses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree plantings and Buildings set close to the sidewalks. P5 is a highly walkable area. A continuous line of Buildings is critical to define the Public Frontage and allow for visible activity along the street edge.

P-CS Civic Space

Civic Buildings and/or Civic Spaces appropriate to their Place Types.

P-EC Employment Center

Areas that by their function, deposition, or configuration cannot, or should not, conform to one or more of the Place Types.

Article 5.4 Place Type Standards

5.4.1 Allocation and Sequence of Place Type Determination

- A. All areas within the City of Bastrop assigned one Place Type over 3.4 Acre with adoption of the B³ Code, will be known as “Greenfield,” and will develop as New Neighborhood Plans. New Neighborhood Plans shall assign Place Types through a Regulating Plan, described in Article 2.2.A Step One: Regulating Plan. New Neighborhood Plans must contain a Place Type allocation as defined in 6.1.1.C reflective of Article 3.3.2 Character District Descriptions.
- B. Determination of Place Type designations shall be made in the following sequence:
1. Geographically sensitive Development Patterns;
 2. The existing streets and Master Thoroughfare Plan Mandatory Street Network.
 3. Proximity to existing Place Types (built or entitled); and/or

4. Size of New Development.

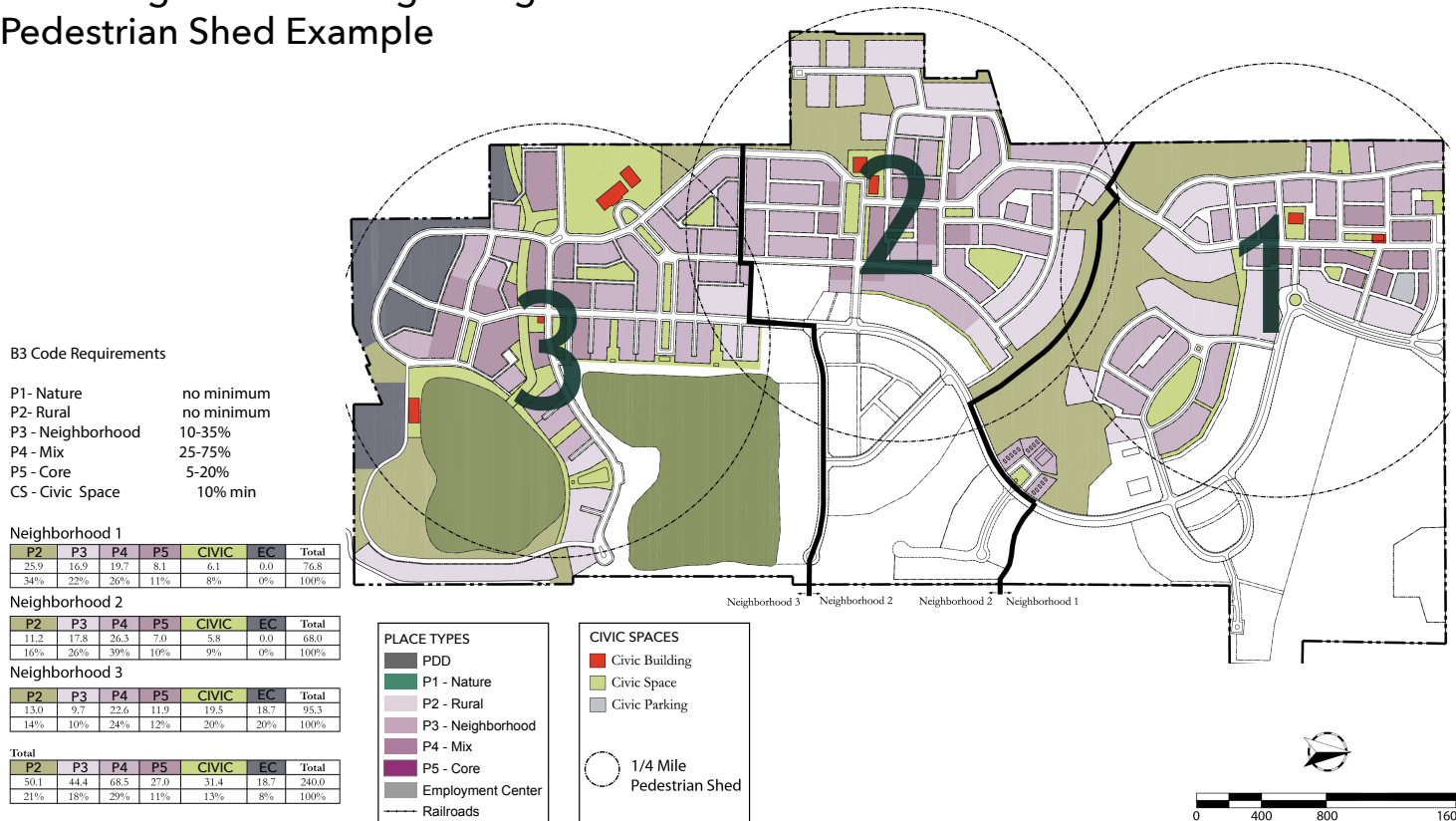
- C. The City of Bastrop shall have the following assigned percentages of each Pedestrian Shed allocated to the established Place Types. Review 8.1 Permitted Development Patterns & Place Types for specific Place Type percentage Allocation per Character Districts:

P1- Nature	Varies
P2- Rural	Varies
P3 - Neighborhood	10-35%
P4 - Mix	25-75%
P5 - Core	5-20%
CS - Civic Space	10% min
EC - Employment Center	No Minimum

5.4.2 Pedestrian Shed

Every 1/4 mile radius or "Pedestrian Shed," i.e. approx. 80 acres or 6 Farm Lots, is to contain a mix/allocation of Place Types that reflect the Character District. Pedestrian Sheds are the basic Building Block of walkable neighborhoods. It is the area encompassed by the walking distance from a town or neighborhood center. They are often defined as the area covered by a 5-minute walk (about 0.25 miles, 1,320 feet, or 400 meters). They may be drawn as perfect circles or have irregular shapes covering the actual distance walked, not the linear (aerial) distance.

New Neighborhood Regulating Plan Pedestrian Shed Example



SECTION 6. PUBLIC REALM

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Article 6.1 Streets & Public Realm

6.1.1 Intent

- A. The Public Frontage is the space where public investments and land is used to connect people to places.
- B. The Pedestrian comfort shall be the primary consideration for the design of Streets. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
- C. A diversity of Street Tree Species should be planted throughout the City of Bastrop to promote resistance to disease and insect blight.
- D. Street Trees should be planted to create a visually unified streetscape.

6.1.2 General

- A. Development located within the City shall be subject to the requirements of this section. Development in the ETJ shall comply with the ETJ Standards outlined in the 1445 Inter-local Agreement with the Counties.

- B. Streets are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Civic Spaces.
- C. New Streets shall be required when shown on the City's adopted Master Thoroughfare Plan. In addition, each Farm Lot shall include internal streets to create Building Blocks.

6.1.3 Compliance with the Master Thoroughfare Plan

- A. Intent

The pattern of Streets on the Master Thoroughfare Plan is intended to create a connected street network that provides a variety of routes for pedestrian and vehicular traffic while respecting the conditions of the natural environment.

- B. Within a Regulating Plan, the location of internal Streets may vary from their locations on the Thoroughfare Plan, subject to the following conditions:

1. The proposed arrangement meets the intent of this Code.
 2. The proposed street configuration promotes active, safe, and healthy transportation.
 3. No Block perimeter shall exceed 1,800’.
 4. Overall connectivity to adjacent tracts shall not be decreased.
- C. Within a Regulating Plan, streets that divide Farm Lots into Building Blocks are required, except in Place Type P1 and P2, subject to the following conditions:
1. Common Greens may be incorporated on Streets which are not critical for vehicle traffic.
 2. Alternative arrangements shall be considered as shown in the Pattern Book.
- D. When a Street is associated with certain proposed Place Types, additional Right of Way will be required as follows:
1. When the P5 Place Type is proposed on both sides of a Street, each side of the Street shall provide an additional 7' of Right of Way.
 2. When necessary for Main Civic Space.
- E. Property where new Streets or a Regulating Plan are not required, Building and/or Site Development Permits shall not be issued for the development or redevelopment of any Street within the City of Bastrop, prior to the approval of a Public Frontage plan showing the following, in compliance with the Public Realm Standards of this Chapter:
1. Type of Drainage
 - a. Width and Design of the Furnishing Zone
 - ii. Planting Technique, tree species, and spacing of Street Trees
 - iii. Public Infrastructure, including Public Lighting
 - iv. Public Furniture

6.1.4 Public Frontage Standards

A. The Public Frontage of Streets contributes to the character of each Place Type and Character District. See Street Types for Charter District Standards. The Street Types may be configured a varieties of methods. Street designs and must include:

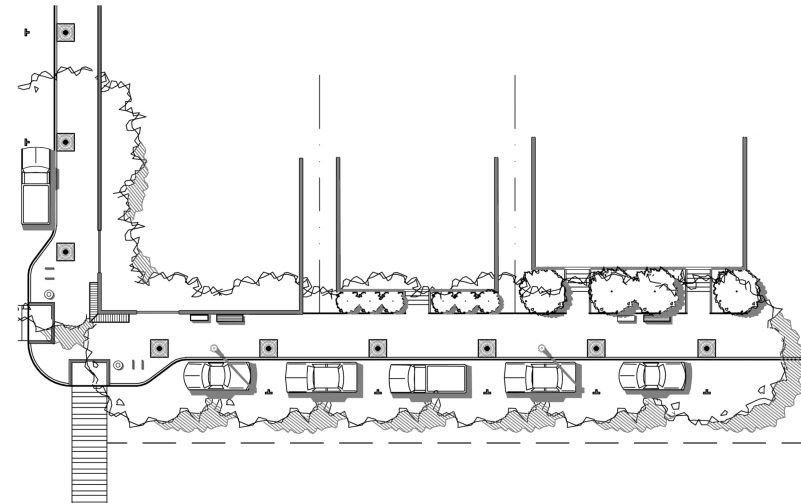
1. The type of Drainage located adjacent to the vehicle lane;
2. The Furnishing Zone area provided to accommodate Street Trees, Public Infrastructure, and Public Furniture; and,
 - ▶ A Walkway Type provided for pedestrians serving as a Block break may be approved by the DRC. Walkway Types are located in the Development Manual

B. The Public Frontage of Streets shall be designed as specified in the Development Manual. Public Frontage that passes from one Place Type to another shall be adjusted as specified by the Public Works Director.

- C. For planting within the Furnishing Zone, the permitted species of Street Trees are specified in the Development Manual.
1. Street Trees shall be planted in P3,P4, and P5.
 2. Street Trees shall be planted in a regularly-spaced pattern in P4 and P5 and;
 3. When planted, Street Trees shall be a minimum height of ten (10) feet and /or two (2) inches in caliper.
 4. Public Frontage from of a Terminated Vista or Civic Space may be exempt from Street Tree requirements by Warrant.
 5. To keep walkways and driveways clear from tree branch obstructions, Street Tree Canopy, at maturity with minor pruning, shall provide a minimum vertical clearance of eight) 8) feet for Sidewalk and Paths, driveways, parking spaces, Streets, and loading areas. Vertical clearance measurements shall be taken from the bottom branches of the main Canopy to the ground surface below.

- 6. Spacing of trees can be adjusted by Warrant to accommodate specific site conditions and for the allowance of Encroachments
- D. For installation within the Frontage Zone, the prescribed types of Public Lighting and spacing shall be shown on the Public Lighting Table. The spacing may be adjusted by Warrant to accommodate site specific conditions.
- E. The paving design of the Walkway shall be continuous for the extent of each Block Face.
- F. Sidewalks shall be required where shown on the Master Thoroughfare Plan. The width and location of sidewalks shall be as identified on the appropriate street cross-section on the Master Thoroughfare Plan. The area between Curb and sidewalk shall be excavated or filled to provide a uniform grade to match with the longitudinal street grade. The ground Elevation at the right-of-way line shall be not more than two (2) feet nor less than three (3) inches above the Elevation of the top of the adjacent Curb. All sidewalks shall be of a continuing common surface, not interrupted by steps or abrupt changes in level.

Wherever walks end, at cross streets or parking areas, they shall bend to a common level by constructing handicapped ramps in compliance with ADA dimensions and Standards. All sidewalks shall be broom-swept smooth and uniform to provide a non-slip surface. Construction details shall be in accordance with the City's standard specifications and/or Development Manual.



6.1.5 Traffic and Mitigation

- A. The purpose of this section is to require that development within the Bastrop jurisdictional area is supported by an adequate roadway network to

accommodate the continuing growth and development of the City and its jurisdictional area. Acquisition of new rights-of-way for off-site, abutting and internal streets to support new development is necessary and desirable. The City requires that:

1. Development impacts are mitigated through contributions of street rights-of-way and/or improvements to existing and new roadways; and
 2. New developments contribute their fair share of the costs of needed transportation improvements; and
 3. Adequate infrastructure for new development is adequately evaluated and addressed.
- B. There must be a rough proportionality between the traffic impacts created by a new development and requirements placed on the property owner or Applicant for new development to dedicate and improve off-site, abutting and internal street rights-of-way to City Standards. The City will evaluate the project and determine what dedications, if any, are required to address both the nature and extent of

the impact that results from the proposed development. The City desires to assure both that development impacts are mitigated through contributions of street rights-of-way and transportation system improvements and those new developments contribute their fair share of the costs of transportation improvements. It is the City's intent to institute a procedure to assure that mandatory dedications of street rights-of-way and street construction requirements are proportional to the transportation demands created by a new development.

- C. If the traffic impact will affect a state controlled highway then the developer must coordinate the necessary improvements with the Texas Department of Transportation (TxDOT). When a Final Plat is submitted the developer must have obtained an agreement on the necessary road improvements and submitted an agreement between the City of Bastrop and the developer to meet the requirements established by TxDOT. This will require the developer to coordinate with TxDOT and request TxDOT to submit the necessary contract

documents between TxDOT and the City of Bastrop to use as a basis for the transportation agreement between the City of Bastrop and the developer. A Final Plat cannot be recorded until the agreement has been finalized and the necessary funds (or, alternatively, approved fiscal assurance instruments) are deposited with the City of Bastrop.

- D. The City Manager or designee shall be the primary point of contact with the landowner or developer or their agents, and has considerable authority and responsibility for administering the provisions of this section of the Code. However, all final decisions concerning participation in costs and completion of improvements affecting City streets and any County Roads that will be annexed into the City as part of the development must be specified in a capital improvements plan or mitigation plan as required in this section and shall be presented to the Planning & Zoning Commission for its evaluation and recommendation to the City Council, and, ultimately, shall be submitted to the City Council for its review, evaluation, and action (e.g., approval or denial).

6.1.6 Alley Construction

A. Intent

Alleys serve developments of Building Blocks well to distribute services and vehicles to the rear of the Lots. Limiting the interruptions into the Public Realm adds to walkability. Alley developments are preferred therefore construction Standards are flexible to encourage the inclusion of Alleys.

B. Alleys surface types will vary by Character District and Place Type and can be found in the Development Manual.

1. Width: A minimum paved width of twelve (12) feet and a minimum right-of-way of sixteen (16) feet shall be required for all Alleys.
2. Drainage: Adequate drainage shall be provided with paved sections or by swales to drain all Lots to streets without drainage easements through Lots where possible. The depth of swale shall be as required for drainage with a minimum longitudinal slope of one-half (1/2) of one (1) percent toward a street or drainage easement.

6.1.7 Street Names and Signs

- A. Street Names: New streets shall be named so as to provide continuity of name with existing streets and so as to prevent conflict with identical or similar names in other parts of the City as determined by the 911 coordinator for the City and/or County.

- B. Street Signs: Street signs are required at all intersections. Signs should be of a type that meets the current City sign standard or match the existing street signs of the adjacent joining streets.

Article 6.2 Allocation and Structure of Blocks

6.2.1 Intent

The Building Block is the foundation Bastrop and of the Code. The TND pattern of Blocks is the preferred configuration of land development where the land provides for the acceptance of such pattern. Blocks are and are encouraged to be different and unique while respecting the patterns defined within the Standards.

6.2.2 Blocks

A. The Master Thoroughfare Plan provides the basic framework for the Block at a Farm Lot scale. The internal Street Network, shall be structured to define Blocks with the following maximum Block lengths and Block Perimeters (not including exterior R.O.W. dedications:

P1 unlimited / unlimited

P2 720 ft. max / 2863 ft. perimeter

P3 330 ft. max / 1320 ft. perimeter

P4 330 ft max / 1320 ft. perimeter

P5. 330 ft max / 1320 ft. perimeter

CD 715.5 ft. max / n/a

- B. Block Faces ,within P3, P4, and P5, exceeding 330 feet shall be equipped with a Passage way.
- C. Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete Blocks may be exempt from Block Face length and Block perimeter requirements by Warrant.
- D. Blocks with more than one Place Type designation shall use the most intense designation to inform the Block Face length and Block Perimeter.
- E. Creative and alternative Block configurations can be located in the Pattern Book.

Article 6.3 Civic Space Standards

6.3.1 Intent

- A. Civic Space is the dedication for public use requirements shall be provided each development over 13.6 acres (Farm Lot) and designated on the Regulating Plan as Civic Space (CS).
- B. Planning Staff will review surrounding existing and/or entitled development to determine if Civic Space dedication is necessary to fulfill the intent of a Pedestrian Shed.
 - 1. Civic Space are public sites permanently dedicated for public activities.
 - 2. Parking for Civic Spaces shall be approved by the DRC. Civic parking Lots may remain unpaved if graded, compacted and landscaped.
 - 3. Civic Space shall conform with specifications on 7.3.3 Civic Space Table.
 - 4. Where the DRC determines it to be feasible, land along floodplains, tributaries, and creeks, or

where identified in the Thoroughfare Plan shall be dedicated as Civic Space.

6.3.2 Criteria

- A. Each Pedestrian Shed shall assign at least 10% of its area to Civic Space.
- B. Civic Spaces shall be designed as generally described in Civic Space Table, approved by DRC and distributed throughout the Place Types.
- C. Those portions of P1 that occur within a development parcel shall be part of the Civic Space allocation and should conform to the Civic Space Standards.
 - 1. The Regulating Plan shall designate at least one Main Civic Space per Pedestrian Shed. The Main Civic Space shall be within 660 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances

prevent such location and shall be developed as a Green, Square, Park, and/or Plaza.

2. Within 660 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided.

D. Storm Drainage Facilities, if equipped to provide Civic Space, may be counted toward the 10% Civic Place Type allocation requirement by Warrant.

E. The Regulating Plan shall designate Civic Place Types dedicated for public use within six hundred-sixty (660) feet of every Lot with a Residential Use.

6.3.3 Civic Space Table

A. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.



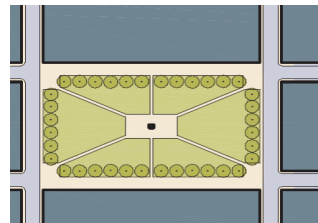
P1
P2
P3

B. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



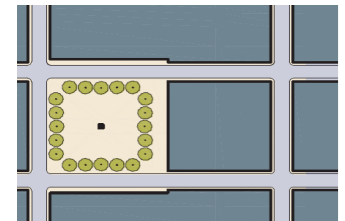
P3
P4
P5

C. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



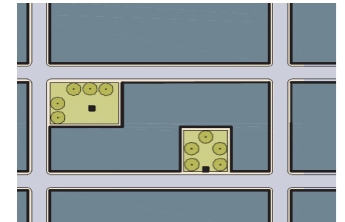
P4
P5

D. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.



P5

E. Playground: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



P1
P2
P3
P4
P5

Article 6.4 Other Public Realm Standards

6.4.1 Easements

A. The person platting property shall dedicate or grant easements as follows:

1. All easements or fee strips created prior to the subdividing of any tract of land must be shown on the plat. The Applicant shall plat Lots and dedicate or grant easements for utilities and drainage ways in the following manner:
2. Easements for utilities, drainage ways or transmission lines shall be retained on front, side, and/or rear Lot lines as required by the City and utility companies. Easements across parts of a Lot other than as described above shall be required as deemed necessary and most appropriate by the City. The DRC shall require access for ease of maintenance of all easements.
3. No Lot less than 0.6 acres shall contain easements for transmission lines or surface drainage facilities including but not limited to

ditches, channels and ponds. In developments containing such Lots, easements shall be contained in a dedicated right-of-way or separate reserve as deemed necessary and most appropriate by the City.

4. Easements shall be retained along drainageways, which carry drainage away from roads or which convey main drainage from and through the Lots or tracts. Easements shall be a minimum of twenty-five feet (25) wide for open drainage channels, or sized to accommodate the 100-year flood plain. A suitable note on the plat must restrict all properties within the development, insuring that drainage easements within the plat boundaries shall be kept clear of fences, Building, planting that would obstruct the flow of water, and other obstructions to the operations and maintenance of the drainage facility.
5. Off-site Easements. Easements in areas adjoining a proposed development necessary to provide

adequate drainage thereof or to serve such development with utilities, shall be obtained by the Applicant prior to final plat approval.

B. Privately-owned Easements, Fee Strips






See the Development Manual for standards.

6.4.2 Public Lighting

A. Intent

Public Lighting is intended to illuminate the Public Realm with the appropriate lumen per Place Type. The Standards of this section are intended to provide adequate lumen output to safely light sidewalks, streets and Civic Spaces other Public Realm features.

6.4.3 Public Lighting Types

Public Lighting Types		P1	P2	P3	P4	P5	SD
Cobra Head		Yellow					Gray
Pipe		Yellow	Yellow	Yellow			
Post			Yellow	Yellow	Yellow		
Column				Yellow	Yellow	Yellow	
Double Column						Gray	Gray

6.4.5 Water and Wastewater

- A. Water Lines: The subdivider shall provide all water lines necessary to properly serve each Lot of the development and insure that existing, and/or new water facilities can supply the required demand for domestic use and for fire protection at the desired pressure. The subdivider shall bear all costs for extending water service from existing City water lines to the development. All water lines and service connections shall meet the current City of Bastrop Construction Standards. The subdivider shall submit a certificate to the Director of Planning and Development certifying that the system has been designed in accordance with the current requirements of the State regulatory agency and the City of Bastrop.
- B. Fire Hydrants: Fire hydrants will be provided at a maximum spacing of six hundred (600) feet in residential areas and three hundred (300) feet in commercial or industrial areas. All hydrants shall be standard three-way post-type dry barrel hydrants complying to AWWA Standards with six (6) inch or larger connections to mains. Fire hydrants shall be in

accordance with current City of Bastrop Construction

- C. Wastewater Lines: The subdivider shall provide all sewer lines necessary to properly serve each Lot of the development and insure that existing lines and facilities can adequately serve the proposed development. The Applicant/developer shall bear all costs for extending existing City sewer lines and facilities to service the proposed development. All sewer lines and service connections shall meet the current City of Bastrop Construction Standards. Connection to the City's wastewater collection system shall only be permitted if the recipient of City sewer service is also a recipient of City of Bastrop water service at the location being connected.
- D. Septic tanks will not be permitted within a standard division of land. Septics systems must comply with the City Utility Standards, permits, and process.
- E. See the Development Manual for additional Standards.

6.4.6 Street Monuments and Property Markers

- A. Street Monuments and Property Markers
 - 1. Property subject to platting shall follow the Standards for street monuments and property markers in the Development Manual.
 - 2. Exceptions: Street Monument and Property Marker requirements shall not apply to Lots meeting the requirements of and/or being processed under the short form procedure.

SECTION 7. PRIVATE REALM

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Article 7.1 General

7.1.1 Intent

The Private Realm is intended to repeat the Public Realm with its Standards. The configuration of the Private Realm contains endless opportunities based on the minimum Standards of use, Lot requirements and with a wide variety of Build Types. Character Districts and Place Types determine the intensity of Building Types which can occur on the private Lots.

7.1.2 Instructions

- A. Lots and Buildings located in the Private Realm within the City of Bastrop shall be subject to the requirements of this section.
 - 1. Lots and Buildings shall be regulated according to the Building Type, Lot Occupation, Building placement, Building height, private Frontage, Use, parking spaces, parking placement, landscaping and signage Standards.

- B. Regulatory terminology related to private Lots used in this section is diagrammed for illustrative purposes only.

- 1. Building Types diagrammed are provided for illustrative purposes only.

7.1.3 Permitting Requirements

- A. Building or construction permits shall not be issued for development or redevelopment of private Lots prior to the approval of a Building or Site Development Plan down to scale showing the following:

- 1. For Preliminary site and Building approval:
 - a. Site Development Plan Area
 - i) Lot Lines
 - 1) Building Placement
 - 2) Lot Occupation

- 3) Setbacks
 - 4) Private Frontage
 - 5) Building Use, Height, and Fenestration
 - 6) Parking location & number of parking spaces
 - 7) Drainage Study
2. For final site and Building approval, in addition to the above:
 - a. Landscape
 - i) Signage
 3. Individual home applications in P3 shall be exempt from the following requirements
 - a. Landscape
 - a. Signage and;
 - b. Drainage Study
 - d. Building and Site Development Plans submitted under this Chapter shall be prepared by the land

owner or a representative of the land owner, and shall be approved by Administrative Approval.

Article 7.2 General Lot Standards

7.2.1 Lot Dimensions

- A. Lot width is measured between the side Lot line at the street setback line.
- B. The First Layer is the area of a Lot from the Frontage Line to the Facade of the Principal Building.
 - ▶ The Second Layer is the area of the Lot set behind the 1st Layer to a depth of 20 feet in all Place Types.
 - ▶ The Third Layer is the area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
 - i) The location of the Build-To line, on Infill properties, is established on Article 7.2.12 Building Standards per Place Type, and, for New Neighborhoods, on the Regulating Plan.
- C. All Buildings and structures must be located at or behind the side or rear IBC separation line.

- 1. Side and rear setbacks are measured from the side or rear property line.

7.2.2 Building Placement

- A. Principal Buildings shall be positioned on a Lot in accordance with Article 7.2.12 Building Standards per Place Type.
 - 1. The First Layer is the area of land between the Frontage Line and the Build-to Line. The First Layer is measured from the Frontage Line.
 - 2. The required Build-to Line is the minimum percentage of the front Building Facade that must be located within the First Layer, measured based on the width of the Building divided by the width of the Lot.
 - 3. A Building Facade must be placed within the First Layer for the first 30 feet along the street extending from any Block corner.

- iv) All structures and uses customarily allowed on the Lot are permitted in the First Layer, with the exception of parking.

7.2.3 Building Separation

- A. Fences and screening walls may extend into the IBC Building separation line and Alley setback.
- B. Side and rear Building separation will be determined by the IBC as adopted by the city.

7.2.4 Alleys and Driveway Locations

- A. Intent: Building walkable cities means that while vehicles are part of modern life, they should have minimal disruption to the Public Realm. The Standards of the Code intend to ensure all modes of Transportation are respected.
- B. The preferred means of vehicular access to Lots is through the use of Alleys. Alleys provide a location to hide unsightly functions of our communities such as garages, garbage cans, transformers, electric meters, and telephone equipment
- C. Other benefits of Alleys include:

- 1. They make possible narrower Lots as garages are now accessed from the rear as opposed to being a prominent feature in front of a residence,
- 2. safety as sidewalks and pedestrians become separated from the access requirements of vehicles,
- 3. to create a more casual neighborhood space adjacent to backyard activity centers, which leave the front of the House as a more formal community space.

D. Parking

- 1. The location of the parking is established and shown on the Regulating Plan and/or Site Development Plan.
- 2. On-site surface parking must be located in the Second Layer or Third Layer as defined by Place Types.
 - a. Residential garage access is permitted from the public street or from an Alley. Access may be taken from the street on corner Lots, in

which case the garage doors may face the side street.

- b. Residential garage front Facades must begin in the third layer.
- c. Open parking areas shall be masked from the Frontage by a Building or Street Screen.
- d. Parking spaces provided internal to a Lot shall be located entirely behind the minimum rear setback as specified by Building Type and Place Type.

E. Driveways

- 1. Where Alleys are present, all vehicular access shall be provided from the Alley.
- 2. Where a Lot does not have access to an Alley, driveways are allowed in accordance with this section.
- 3. For corner Lots, all driveways shall be located at the Secondary Frontage.

- 4. Driveways shall be located as far from the adjacent public street intersection as practical to achieve maximum available corner clearance, with consideration of property limits, adjacent Curb cuts, topography, and existing drainage facilities. Non-alley loaded driveways may intersect a street no closer than twenty (20) feet from the intersection of two (2) street rights-of-way in P1, P2, and P3, and forty (40) feet in P4 and P5.
- 5. Mid-Block Lots greater than 40' in width at the Frontage are allowed one driveway with a maximum width of 24' for two-way and 10' for one-way driveways.
- 6. In P4 and P5, driveways accessing up to eighty (80) foot wide street rights-of-way must be spaced two hundred (200) feet apart centerline to centerline, and driveways accessing more than an eighty (80) foot wide street right-of-way must be spaced three hundred (300) feet apart centerline to centerline.

7. Nothing in this section shall prevent all site access to any property.

F. Cross Access Connections:

1. Cross-access easements and connections to adjoining properties shall be required to connect driveways and parking Lots where no Alley is present.
2. Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting Lots;
3. In the event these conditions cannot be met without undue hardship, or if such connections would create undesirable traffic flow, the Administrator may waive the connection requirement.
4. Where a parking Lot connection is required an easement for ingress and egress to adjacent Lots shall be recorded on the plat or by separate instrument as appropriate.

5. Additional Standards shall be found in the Development Manual.

7.2.5 Lot Occupation

- A. Two Building may be built on each Lot, one Principal Building and one Accessory Dwelling Unit as generally illustrated on 7.2.8 Lot Structure.
- B. Lot coverage by Buildings and impermeable surfaces is specified 7.2.12 Building Standards per Place Type.

7.2.6 Building Form

- A. For Building Height see International Building Code as adopted by the city of Bastrop.
- B. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet with a maximum of 25 feet.
- C. In Special Flood Hazard Areas, a first level residential or lodging shall be raised a minimum of two (2) feet from the Base Flood Elevation.

D. Height shall be limited to three (3) stories in the Old Town Character District

7.2.7 Private Frontage

A. Permitted Encroachments into the First Layer of any Lot are specified in 7.2.10 Permitted Encroachments per Place Type. Terminology used to identify these elements is diagrammed for illustrative purposes only.

B. The Facade of the Principal Building shall be built parallel to the Frontage Line or to the tangent of a curved Frontage Line of a Lot, and along a minimum percentage of the Frontage width at the Build-to Line as specified as Facade Buildout on 7.2.12 Building Standards per Place Type.

C. All Facades shall be glazed with clear glass not less than 20% of the first Story. Glazing shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the Facade for the target story of a Building.

D. Buildings with a first floor commercial Use shall be glazed with clear glass no less than 70% of the first Story.

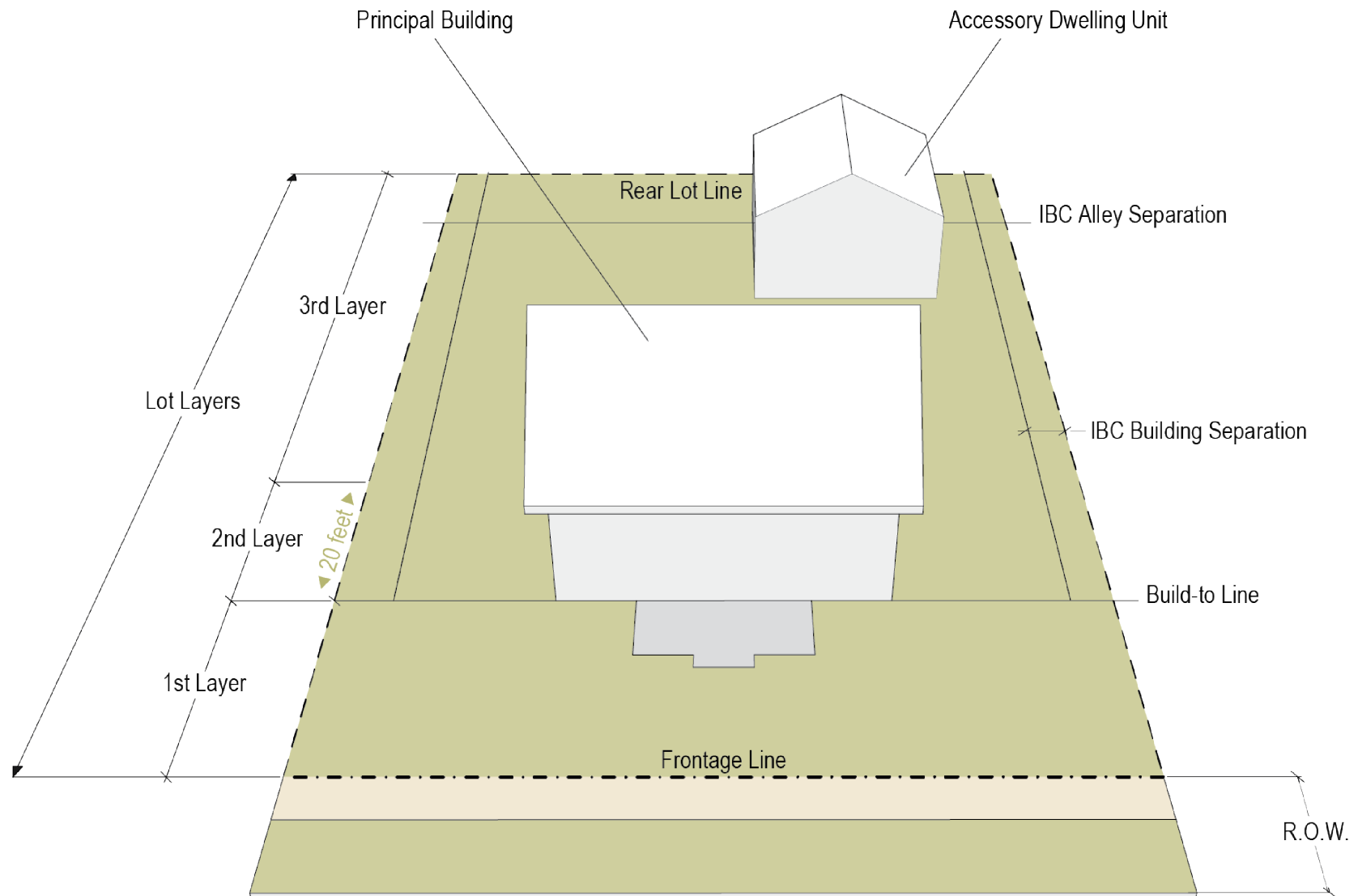
E. Openings above the first Story shall not exceed 50% of the total Building wall area, with each Facade being calculated independently.

F. All opening, including porches, galleries, Arcades, and windows, with the exception of shopfronts, shall be square or vertical in proportion.

7.2.8 Lot Structure

BuildingS	
Principal Building	The main Building on a Lot.
Accessory Structures	A secondary Building usually located toward the rear of the same Lot as a Principal Building such as a garage, carport, or workshop and may include a dwelling unit. *The impervious cover maximum determines the number of structures allowed. OR: No more than 2 per Lot?
Lot LAYERS	
First Layer	The area of a Lot from the Frontage Line to the Facade of the Principal Buidling.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all Place Types.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
Lot	
Build-to Line	The minimum percentage of the front Building Facade that must be located within the First Layer.
Lot Width	The length of the Principal Frontage Line of a Lot
Frontage Line	Where the Property Line meets R.O.W.
Rear Lot Line	Where the Property Line meets Alley R.O.W. or an adjoining side/ rear property line.

7.2.8 Lot Structure



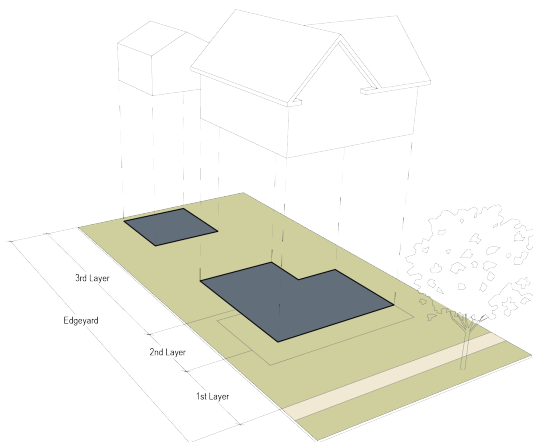
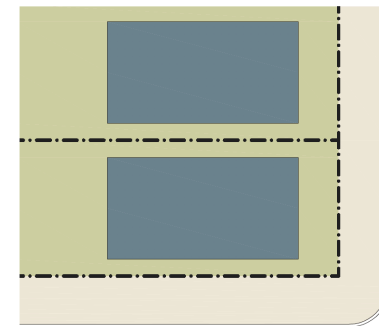
7.2.9 Building Types

A. EDGEYARD

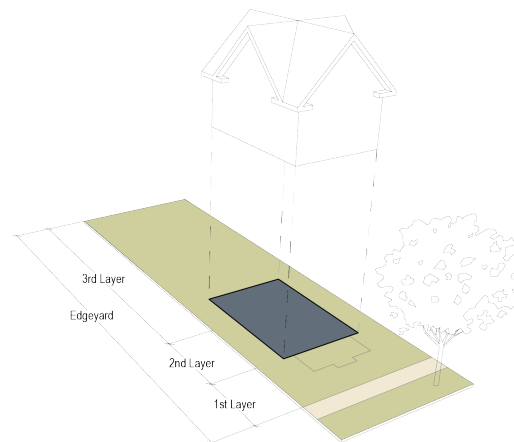
The placement of a Building within the boundaries of its Lot to create an Edgeward around the Building, with IBC separation on all sides. This is the least urban of types as the front yard sets the Building back from the Public Frontage, while the side yards weaken the spatial definition of the Thoroughfare in front of the Building.

Variants: Villa, House, Ranch House, Cottage, Duplex, Triplex, Fourplex

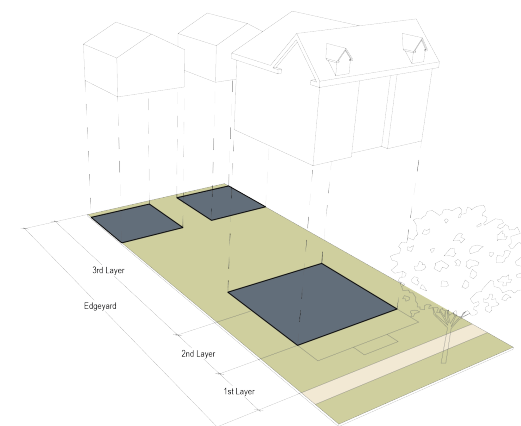
GENERAL PLACEMENT



VILLA



HOUSE



Duplex, TRIPLEX, FOURPLEX

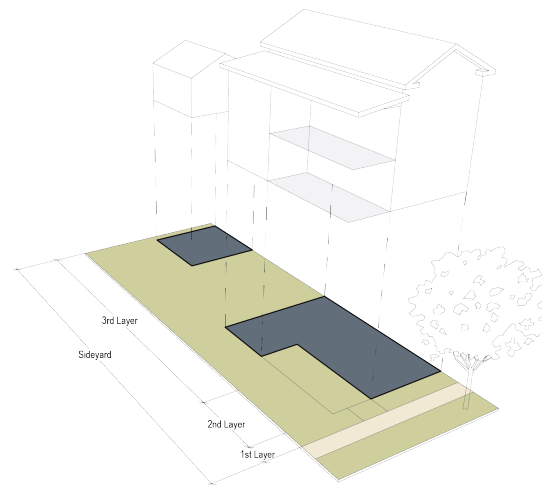
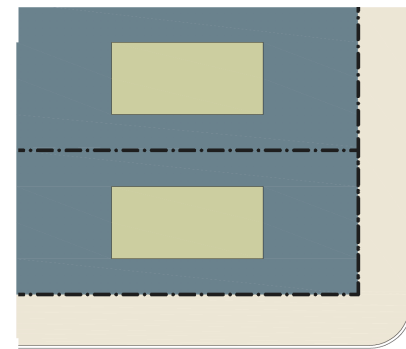
7.2.9 Building Types

B. SIDEYARD

The placement of a Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side. A shallow Front Setback defines a more urban condition. If the adjacent Building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House.

Variants: Courtyard House, Courtyard Apartment Building

GENERAL PLACEMENT



SIDEYARD

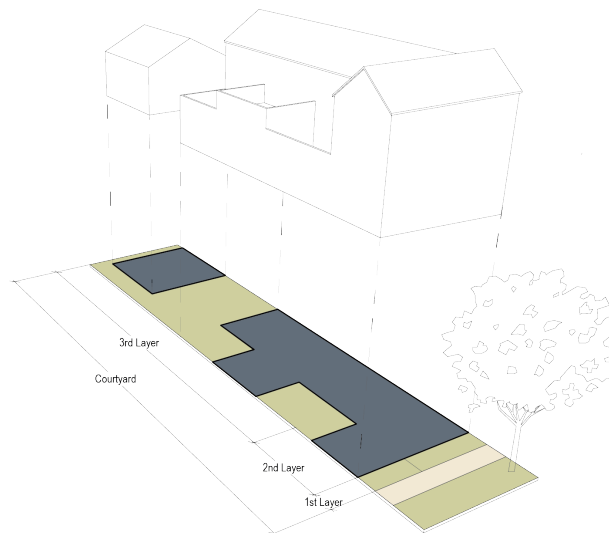
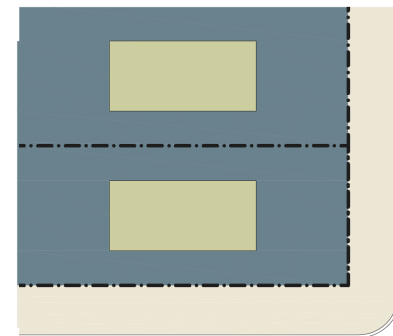
7.2.9 Building Types

C. Courtyard

A Building placed within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios. Common walls shared with adjacent Buildings create a continuous Facade along the Frontage Line that steadily defines the public Thoroughfare in front of the Building. This is the most urban of types, as it is able to shield the private realm from all sides.

Variants: Courtyard House, Courtyard Apartment Building

GENERAL PLACEMENT



COURTHOUSE

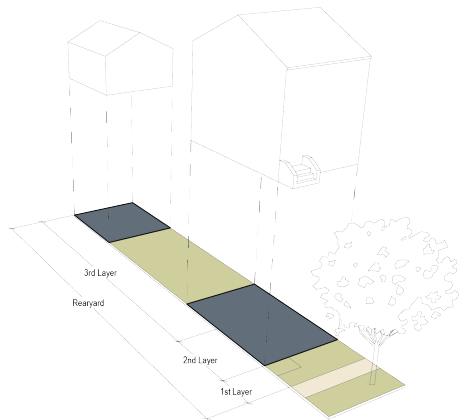
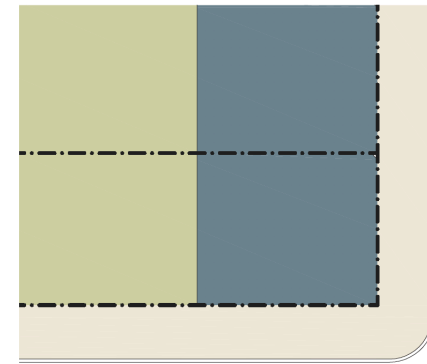
7.2.9 Building Types

D. REARYARD

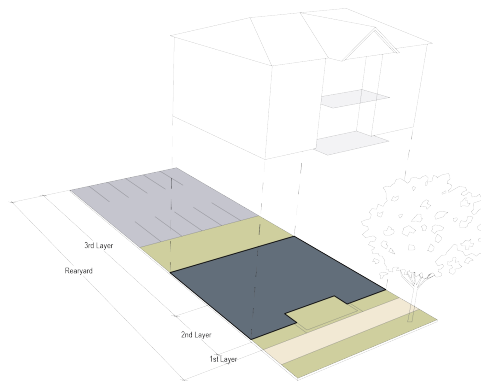
The placement of a Building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form. Common walls shared with adjacent Buildings create a continuous Facade along the Frontage Line that steadily defines the public Thoroughfare in front of the Building. Rear Elevations may be articulated for functional purposes.

Variants: Rowhouse, Apartment Building (5+ Units), Commercial Building, Live-Work Building, Mixed-Use Building,

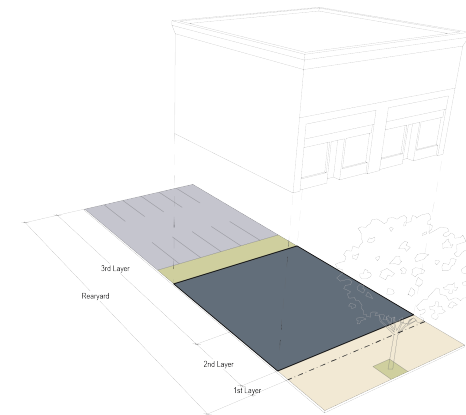
GENERAL PLACEMENT



ROWHOUSE



APARTMENT Building



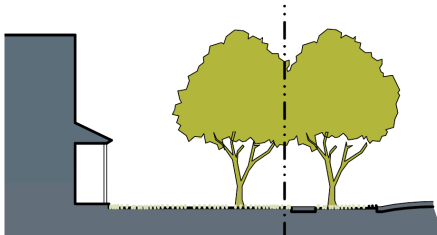
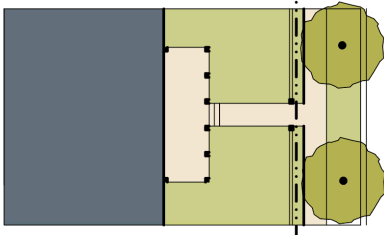
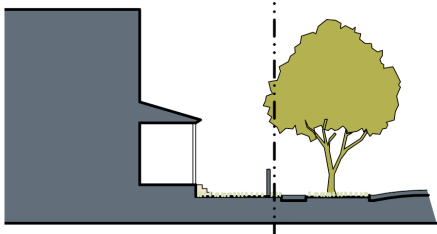
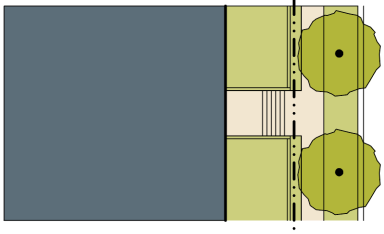
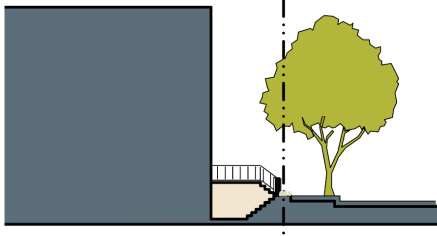
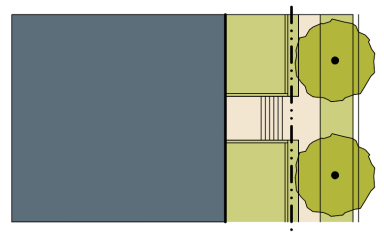
COMMERCIAL Building

7.2.10 Permitted Building Types per Place Type

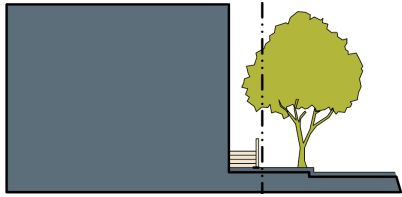
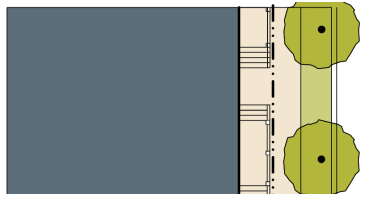
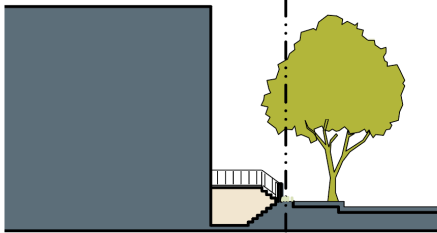
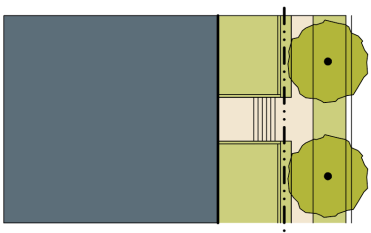
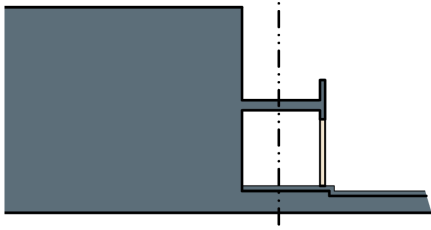
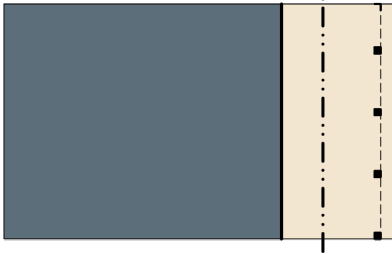
	P1	P2	P3	P4	P5
A: REARYARD					
COMMERCIAL Building	NP	NP	NP	NP	P
APARTMENT Building	NP	NP	NP	P	P
ROWHOUSE	NP	NP	NP	P	P
B: SIDEYARD					
SIDEYARD	NP	NP	NP	P	P
C: Courtyard					
Courtyard HOUSE	NP	NP	NP	P	P
D: EDGEYARD					
RANCH HOUSE, VILLA	NP	P	P	NP	NP
HOUSE	NP	P	P	P	NP
Duplex	NP	P	P	P	NP

P = PERMITTED NP = NOT PERMITTED

7.2.11 Permitted Encroachments per Place Type

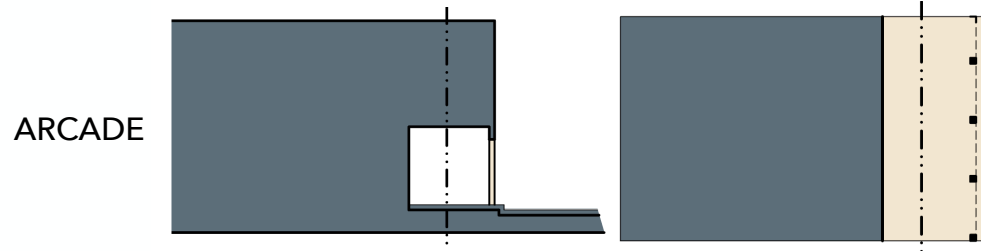
	Private Realm Public Realm		P3	P4	P5	DESCRIPTION
PORCH			P	P	NP	A porch covered raised platform at the entrance to a Building.
DOORYARD			NP	P	P	An elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the sidewalk.
TERRACE			NP	P	P	An elevated, paved patio or veranda at the entrance to a Building. This type is suitable for first floor Commercial Uses as outdoor seating space.

7.2.11 Permitted Encroachments per Place Type

	Private Realm Public Realm		P3	P4	P5	DESCRIPTION
STOOP			NP	P	P	An exterior stair and landing leading to an elevated first story of a Building.
LIGHTWELL			NP	P	P	An exterior stair and landing leading to a below grade story of a Building.
Gallery			NP	P	P	An attached cantilevered shed or a lightweight colonnade extending from a Building Facade to overlap the sidewalk.

7.2.11 Permitted Encroachments per Place Type

Private Realm | Public Realm



P3	P4	P5	DESCRIPTION
NP	NP	P	Colonnade supported upper stories of a Building projecting over the sidewalk, where the Facade of the first story remains or behind the Frontage Line.

P = PERMITTED NP = NOT PERMITTED

7.2.12 Building Standards per Place Type

Place Types	P1	P2	P3	P4	P5
A. Lot OCCUPATION					
Lot Coverage	n/a	40% max	60% max	70% max	80% max
Facade Buildout at Build-to Line	n/a	40% min	40% min	60% min	80% min
Build-to-Line	n/a	10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft

* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.

B. Building HEIGHT (stories)					
Principal Building	n/a	2 max	2 max	3 max	5 max / 3 max Downtown
Accessory Dwelling Unit	n/a	2 max	2 max	2 max	2 max

7.2.12 Building Standards per Place Type

Place Types	P1	P2	P3	P4	P5
C. Encroachments					
First Layer Encroachments					
Open Porch	n/a	50% max	50% max	80% max	n/a
Balcony and/or Bay Window	n/a	25% max	25% max	50% max	100% max
Stoop, Lightwell, Terrace or Dooryard	n/a	n/a	n/a	100% max	100% max
R.O.W. Encroachments					
Awning, Gallery, or Arcade	n/a	n/a	n/a	to within 2 ft. of the Curb	to within 2 ft. of the Curb
First Layer Encroachment Depths					
Porch	n/a	5 ft min	8 ft min	8 ft min	n/a
Gallery	n/a	n/a	n/a	10 ft min	10 ft. min.
Arcade	n/a	n/a	n/a	n/a	12 ft. min.

7.2.12 Building Standards per Place Type

Place Types	P1	P2	P3	P4	P5
D. PARKING LOCATION					
2nd Layer	n/a	P	P	NP	NP
3rd Layer	n/a	P	P	P	P

Article 7.3 General Signage Standards

7.3.1 Intent

The intent of regulating signs that are visible from the Public Frontage is to ensure proper dimensioning and placement with respect to existing or planned architectural features, to maintain or improve public safety, to maintain or improve the aesthetic character of the context in which they are located, and to provide legible information for pedestrians, not just drivers.

7.3.2 Applicability

These Standards apply to all property within the incorporated boundaries (i.e., City Limits) and the Extra Territorial Jurisdiction (ETJ) of the City of Bastrop as it exists at the time this code was adopted and as it may be amended and expanded in the future.

7.3.3 Signs Allowed without a Permit

A. Governmental Signs

1. Signs erected by or on behalf of or pursuant to the authorization of a governmental body or agency.

2. Flags, pennants, or insignia of any governmental or nonprofit organization, when not displayed in connection with a commercial promotion or as an advertising device.

- B. **Directional Signs.** Signs directing and guiding traffic in the First Layer that do not exceed two square feet in size each that bear no advertising message or logo.

- C. **Customary Identification Signs.** Signs not exceeding four square feet in size that are customarily associated with property identification that are not of a commercial nature, such as Building nameplates, numbers, addresses, private parking, or no trespassing.
- A. **Yard Sale Signs.** Yard sale signs must be located outside of the public right-of-way, may not exceed four square feet in size, cannot be erected more than 48 hours before the sale date, must be removed within 24 hours of the sale date, and may not be associated with any type of continuous commercial activity.
- B. **Real Estate Signs.**
 - 1. Signs containing the message that the real estate on which the sign is located is for sale, lease, or rent together with information identifying the owner or agent.
 - 4. A real estate sign may not exceed four square feet in size for residential properties, or 16 square feet in size for nonresidential properties.
- F. **Hanging Signs.** Hanging signs located below a canopy or awning that do not exceed 18 inches in height or four square feet in area, provided there is no more than one such sign per customer entrance and sign maintains a clear height of eight feet above the sidewalk.
- 7. **Seasonal Signs.** Displays, including lighting, erected in connection with the observance of holidays.
- C. **Bulletin Boards.** Bulletin boards on the premises of educational and religious institutions, provided they do not exceed 16 square feet in area and six feet in height.
- D. **Construction Project Signs.** A construction project sign not exceeding 32 square feet in size and six in height, provided there is no more than one such sign per site. Construction project signs cannot be erected prior to the issuance of a Building permit, and must be removed within 15 days after final inspection and approval of the project.
- E. **Political Signs.** Political signs that do not exceed four square feet each, or 16 square feet in aggregate area per Lot. No such sign may be located within or over the public right-of-way.

F. **Special Event Signs.** Signs indicating special events, such as a fair, carnival, festival, grand opening, sale, or similar non-permanent activity. Such signage may not exceed 30 days. Signs must be removed within seven days after the event has taken place.

7.3.4 Signs Requiring a Permit

A. Building Signs

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

1. **Size.** The maximum size of the sum of the area of all Building signs may not exceed 15% of the Facade area of the tallest floor.
2. **Number.** More than one Building sign may be erected, provided the total surface area allowed is not exceeded.
3. **Height.** No Building sign may extend above the parapet wall or roof line of the Building.

4. **Projection / Clearance.** With the exception of a blade sign, no Building sign may project more than six inches from the Building wall. All signs that project more than six inches from the wall must maintain a clear height of eight feet above the ground.

5. **Illumination.** Building signs may on be externally illuminated. No sign may be illuminated except during operating hours of the use with which it is associated.

B. Freestanding Signs.

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

1. **Size.** Allocation of sign area is based on the lineal Frontage of the project site. A maximum sign area of one square foot for each two lineal feet of

Frontage, proved that the maximum surface area does not exceed 16 square feet.

40 feet

2. Number. One freestanding sign is allowed on any Lot. If a common sign plan is approved, two freestanding sign may be allowed on a Lot or project having a minimum Frontage of 300 feet.
3. Illumination. Freestanding signs may only be externally illuminated. Lighting shall be directly directed down toward the sign, and shielded so that it does not shine directly into a public right-of-way and does not interfere with the safe vision of motorists or people passing by.


B. Monument Signs

A freestanding sign no more than four feet in height and having a ratio of less than four to one sign width to narrowest width of support structure.

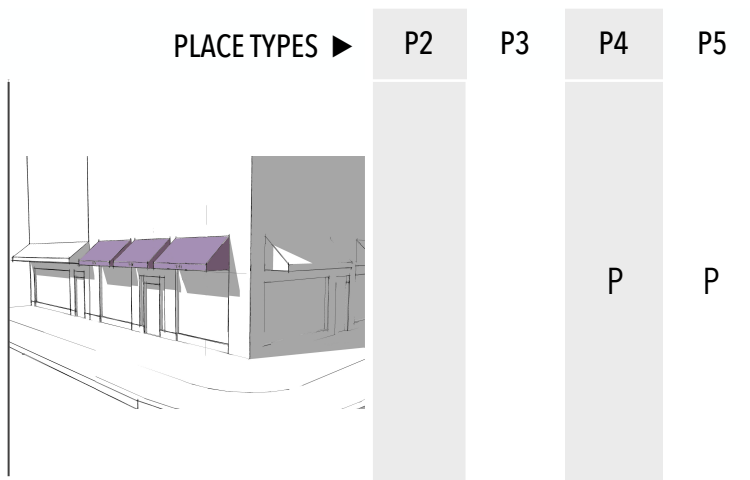
C. Pole Sign.

Pole signs are allowed only along Hwy-71 Frontage. Maximum area of 60 square feet. Maximum height

7.3.5 Sign Standards

ADDRESS SIGN	PLACE TYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
		P	P	P	P	<ul style="list-style-type: none"> a. Quantity (max) - 1 PER ADDRESS b. Area - MAX 2 SF c. Width - MAX 24 IN d. Height - MAX 12 IN e. Depth / Projection - MAX 3 IN f. Clearance - MIN 4.5 FT g. Letter Height - MAX 6"
ADDRESS SIGN SPECIFICS	<p>Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify.</p>					
	<ol style="list-style-type: none"> 1) Address Sign numerals applied to a House-form Residential, Commercial, or Office Buildings shall be between four (4) and six (6) inches tall. Address Sign numerals applied to individual dwelling units in Apartment Buildings shall be at least two (2) inches tall. 2) Address signs shall be easily visible by using colors or materials that contrast with their background. 3) Address signs shall be constructed of durable materials. 4) The address sign shall be attached to the front of the Building in proximity to the Principal Entrance or at a mailbox. 					

AWNINGS & SIGNS




SPECIFICATIONS ▼

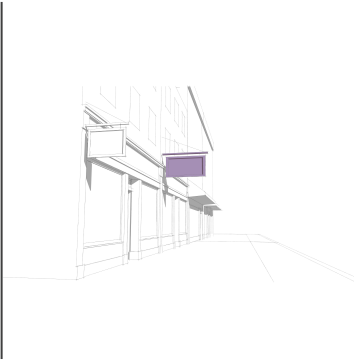
- a. Quantity (max) - 1 PER WINDOW
- b. Area - N/A
- c. Width - MAX EQUALS WIDTH OF Facade
- d. Height - N/A
- e. Depth / Projection - MIN 4 FT
- f. Clearance - MIN 8 FT
- g. Letter Height - MIN 5 IN, MAX 10 IN
 - i. Valance Height - MAX 12 IN
 - ii. Distance from Curb - MIN 2 FT

Awning Signage shall be limited to no more than seventy percent (70%) of the the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address.

AWNINGS & SIGNS SPECIFICS

- a. The following variations of awnings, with or without Signbands, are permitted:
 - i. Fixed or retractable awnings
 - ii. Shed Awnings
 - iii. dome awnings
- b. Other awning types may be permitted by Warrant.
- c. Signage shall be limited to the Valance of the awning or the vertical portion of a dome awning.
- d. No portion of an awning shall be lower than eight (8) feet Clearance, or seven (7) feet by Warrant.
- e. Awnings shall be a minimum of 4 feet in depth. Awnings approved by Warrant for seven (7) feet Clearance may be a minimum of 3 feet in depth.
- f. Awnings shall not extend beyond the width of the Building or tenant space, nor encroach above the roof line or the Story above.
- g. The height of the Valance shall not exceed twelve (12) inches.
- h. Awning Signs shall contain only the business name, logo, and/or street address.
- i. Letters, numbers, and graphics shall cover no more than seventy percent (70%) of the Valance area.
- j. Awning Signs shall not be internally illuminated or backlit.

	PLACE TYPES ►	P2	P3	P4	P5	SPECIFICATIONS ▼
<p>BAND SIGN</p> 				P	P	<ul style="list-style-type: none"> a. Quantity (max) - 1 (2 FOR CORNER BuildingS) b. Area - 1.5 SF PER LINEAR FT Facade c. Width - MAX 90% WIDTH OF Facade d. Height - MAX 3 FT e. Depth / Projection - MAX 7 IN f. Clearance - MIN 7 FT g. Apex - N/A h. Letter Height - MAX 18 IN
	<p>One (1) Band Sign limited to 90% of the width of the Building Facade shall be permitted for each Building with a Commercial Use. Information shall consist only of the name and/or logo of the business.</p>					
<p>BAND SIGN SPECIFICS</p>	<ul style="list-style-type: none"> a. All businesses are permitted one (1) Band Sign on each first Story Facade. b. Band Signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band Signs shall not list products, sales, or other promotional messages, or contact information. c. The following Band Sign construction types are permitted: Cut-out Letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated. <ul style="list-style-type: none"> i. Flat Panel. Letters shall be printed or etched on same surface as the background, which is then affixed to the wall and externally illuminated. ii. Channel Letters by Warrant. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect. 					

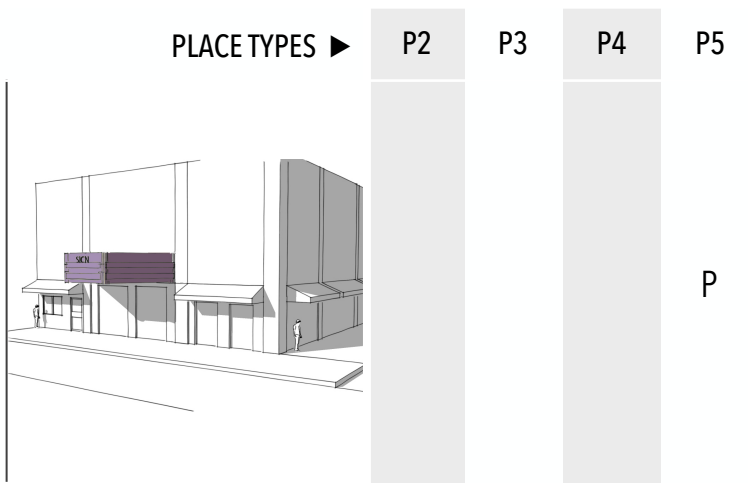
BLADE SIGN	PLACEMENT TYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
				P	P	<ul style="list-style-type: none"> a. Quantity (max) - 1 PER FACADE, 2 MAX b. Area - 4 SF P2, P3, ; 6 SF P4, P5 c. Width - MAX 4 FT d. Height - MAX 4 FT e. Depth / Projection - MAX 4 FT f. Clearance - MIN 8 FT g. Apex - N/A h. Letter Height - MAX 8 IN

Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first Story. One (1) Blade Sign shall be permitted for each business if the Facade is no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.

BLADE SIGN SPECIFICS

- a. Blade Signs may be double-sided.
- b. Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first Story.
- c. Businesses shall be permitted one (1) Blade Sign where its Principal Frontage Line is no more than five (5) feet from the Facade. Businesses that have a Secondary Frontage Line that is no more than two (2) feet from the Facade shall be permitted one (1) additional Blade Sign on that Facade.
- d. Blade Signs may encroach into the Public Frontage up to four (4) feet and shall clear the Sidewalk by at least eight (8) feet.
- e. Blade Signs shall not encroach above the roof line nor above the bottom of the second Story window.
- f. Text and graphics on the Blade Sign shall be limited to the name and/or logo of the business. Slogans, address labels, operating hours and contact information shall not be permitted.
- g. Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the Building, or both.
- h. For Buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.

MARQUEE SIGNS




SPECIFICATIONS ▼

- a. Quantity (max) - 1 PER BUSINESS
- b. Area - N/A
- c. Width - ENTRANCE PLUS 2 FT EACH SIDE
- d. Height - MAX 50% STORY HEIGHT
- e. Depth / Projection - MIN 4 FT, MAX 10 FT
- f. Clearance - MIN 10 FT
- g. Apex - N/A
- h. Letter Height - N/A
- i. Distance from Curb - MIN 3 FT

Marquees shall be located only above the Principal Entrance of a Building, shall provide a minimum clearance of ten (10) feet, and may Encroach the Public Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.

MARQUEE SIGN SPECIFICS

- a. Marquees shall be located only above the Principal Entrance of a Building.
- b. No Marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.
- c. No portion of a Marquee shall be lower than ten (10) feet Clearance.
- d. No Marquee shall extend closer to the Curb than three (3) feet.
- e. Columns or posts may be used as supports for Marquees eight (8) feet deep or or deeper if approved by the DRC.
- f. All Marquees, including anchors, bolts, supporting rods, and braces, shall be constructed of non-combustible materials and shall be designed by a structural engineer and approved by the Building Inspector.
- g. Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the Marquee.
- h. Message Boards shall be permitted as part of Marquees.
- i. A Band Sign shall be permitted above a Marquee.

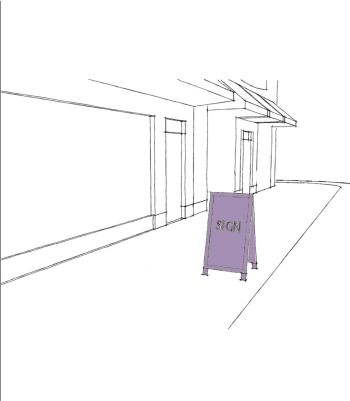
NAME PLATE SIGNS for Commercial Uses	PLACETYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
				P	P	<ul style="list-style-type: none"> a. Quantity (max) - 1 b. Area - MAX 3 SF c. Width - MAX 18 IN d. Height - MAX 2 FT e. Depth / Projection - MAX 3 IN f. Clearance - MIN 4 FT g. Apex - MAX 7 FT h. Letter Height - N/A
NAME PLATE SIGN SPECIFICS	<p>One (1) Nameplate per address limited to three (3) square feet may be attached to a Building wall within ten (10) feet of a Principal Entrance.</p>					
	<ul style="list-style-type: none"> a. Nameplates shall consist of either a panel or individual letters applied to a Building wall within ten (10) feet of an entrance to the Building. b. One Nameplate shall be permitted per address. c. Nameplates shall not exceed three (3) square feet. d. Nameplates shall be constructed of durable materials. 					

OUTDOOR DISPLAY CASE	PLACETYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
						


Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.

OUTDOOR
DISPLAY CASE
SPECIFICS

- 1) Each outdoor display case shall not exceed six (6) square feet.
- 2) Outdoor display cases may be externally or internally illuminated.
- 3) Theaters may be permitted larger outdoor display cases by Warrant.
- 4) Outdoor display cases shall not be attached to Shopfront windows.

	PLACETYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
SIDEWALK SIGN				P	P	<ul style="list-style-type: none"> a. Quantity (max) - 1 Building b. Area - MAX 3 SF c. Width - MAX 18 IN d. Height - MAX 2 FT e. Depth / Projection - MAX 3 IN f. Clearance - MIN 4 FT g. Apex - MAX 7 FT h. Letter Height - N/A
	<p>One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the Parking Strip of the Public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.</p>					
SIDEWALK SIGN SPECIFICS	<ol style="list-style-type: none"> 1) Sidewalk Signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment. 2) Sidewalk Signs shall be removed at the close of business each day. 3) One (1) Sidewalk Sign shall be permitted for each business. 4) Sidewalk Signs shall not exceed 42 inches in height or 26 inches in width. 5) Sidewalk Signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety. 					

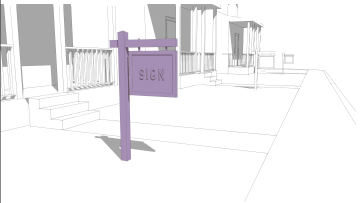
WINDOW SIGN

PLACETYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
			P	P	<ul style="list-style-type: none"> a. Quantity (max) - 1 PER WINDOW b. Area - 25% COVERAGE PER WINDOW c. Width - N/A d. Height - N/A e. Depth / Projection N/A f. Clearance - 4 FT g. Apex - N/A h. Letter Height - MAX 8 IN

Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.

WINDOW SIGN SPECIFICS

- 1) Only the following Window Sign types shall be permitted:
- 2) Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.
 - i. Letters painted directly on the window.
 - ii. Hanging signs that hang from the ceiling behind the window.
 - iii. Neon signs.
 - iv. Door signs applied to or hanging inside the glass portion of an entrance doorway.
- 3) Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.
- 4) Window signs shall be no larger than 25% of the total area of the window onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.
- 5) Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.
- 6) Letters on window signs shall be no taller than eight (8) inches.

	PLACEMENT TYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
YARD SIGN				P		<ul style="list-style-type: none"> a. Quantity (max) - 1 MAX PER Lot b. Area - MAX 6 SF c. Width - MAX 3 FT (NOT COUNTING POST) d. Height - MAX 2 FT (NOT COUNTING POST) e. Depth / Projection - N/A f. Clearance - MIN 3 FT TO SIGN EDGE g. Apex - MAX 6 FT TO TOP OF POST h. Letter Height - MAX 8 IN
	One (1) single- or double-post Yard Sign may be placed with the Private Frontage					
YARD SIGN SPECIFICS	<ol style="list-style-type: none"> 1) One single- or double-post yard sign for each business may be permitted by Warrant, provided it is set back at least six (6) feet from the Frontage Line, does not exceed six (6) square feet excluding posts, and does not exceed six (6) feet high including posts, measured from the yard at the post location. 					

	PLACETYPES ▶	P2	P3	P4	P5	SPECIFICATIONS ▼
Monument Sign				P	P*	<ul style="list-style-type: none"> a. Quantity (max) - 1 MAX PER Lot b. Height - MAX 4 FT c. Letter Height - MAX 8 IN
Pole Sign					P*	<p>Allowed only along Hwy 71. Max height 50-feet. Animated signs are not permitted. Minimum 7 feet clearance. * For Transition Development area only.</p>

SECTION 8. STANDARDS TABLES

8.1 Permitted Development Patterns & Place Types

	TND	CLD	VCD	P1	P2	P3	P4	P5
The Bluffs	P	NP	NP					
Cattleman's	P	NP	P					
Cultural Arts District	P	NP	NP					
District 71	P	NP	P					
Downtown	P	NP	NP					
Historic Highway	P	NP	NP					
Lost Pines	NP	P	P					
Mayfest Hill	P	P	P					
Meadows	P	NP	P					
New Addition	P	NP	NP					
North End	P	NP	NP					
North Water	P	NP	P					
Old town	P	NP	NP					

8.1 Permitted Development Patterns & Place Types

	TND	CLD	VCD	P1	P2	P3	P4	P5	
River	P	P	P						
Riverside Grove	P	NP	NP						
South River	P	NP	NP						
Vista	P	NP	P						

P = PERMITTED NP = NOT PERMITTED

PURPLE SCALE: THE DARKER THE PURPLE THE GREATER THE ALLOCATION PERCENTAGE OF THAT PLACE TYPE

8.2 Development Standards

	P1	P2	P3	P4	P5
Blocks					
Block Length Max.	UNLIMITED	720 FT	330 FT	330 FT	330 FT
Block Perimeter Max.	UNLIMITED	2,863 FT	1,320 FT	1,320 FT	1,320 FT
Civic Space					
Park	P	P	P	NP	NP
Green	NP	NP	P	P	P
Square	NP	NP	NP	P	P
Plaza	NP	NP	NP	NP	P
Playground	P	P	P	P	P
Public Lighting Types					
Cobra Head	P				
Pipe	P	P	P		
Post		P	P	P	
Column			P	P	P
Double Column				P	P
Building Types					
Commercial	NP	NP	NP	NP	P

8.2 Development Standards

	P1	P2	P3	P4	P5
Apartment	NP	NP	NP	P	P
Rowhouse	NP	NP	NP	P	P
Sideyard	NP	NP	NP	P	P
Courtyard House	NP	NP	NP	P	P
Ranch House, Villa	NP	P	P	NP	NP
House	NP	P	P	P	NP
Duplex	NP	P	P	P	NP
Frontage Types					
Porch	N/A	N/A	P	P	NP
Dooryard	N/A	N/A	NP	P	P
Terrace	N/A	N/A	NP	P	P
Stoop	N/A	N/A	NP	P	P
Lightwell	N/A	N/A	NP	P	P
Gallery	N/A	N/A	NP	P	P
Arcade	N/A	N/A	NP	NP	P
Lot Occupation					
Lot Coverage	n/a	40% max	60% max	70% max	80% max

8.2 Development Standards

	P1	P2	P3	P4	P5
Facade Buildout at Build-to Line	n/a	40% min	40% min	60% min	80% min
Build-to-Line	n/a	10 ft - no max	10 ft - 25 ft*	5 ft - 15 ft	2 ft - 15 ft
* Lots exceeding 1/2 acre may extend Build-to-Line up to 60 ft from the Frontage Line.					
Building Height					
Principal Building	n/a	2 max	2 max	3 max	5 max / 3 max Downtown
Accessory Dwelling Unit	n/a	2 max	2 max	2 max	2 max
First Layer Encroachments					
Open Porch	n/a	50% max	50% max	80% max	n/a
Balcony and/or Bay Window	n/a	25% max	25% max	50% max	100% max
Stoop, Lightwell, Terrace or Dooryard	n/a	n/a	n/a	100% max	100% max
R.O.W. Encroachments					

8.2 Development Standards

	P1	P2	P3	P4	P5
Awning, Gallery, or Arcade	n/a	n/a	n/a	to within 2 ft. of the Curb	to within 2 ft. of the Curb
Encroachment Depths					
Porch	n/a	5 ft min	8 ft min	8 ft min	n/a
Gallery	n/a	n/a	n/a	10 ft min	10 ft. min.
Arcade	n/a	n/a	n/a	n/a	12 ft. min.
Parking Location					
2nd Layer	n/a	P	P	NP	NP
3rd Layer	n/a	P	P	P	P
Open Porch	n/a	50% max	50% max	80% max	n/a
Signage					
Address Sign	P	P	P	P	P
Awnings & Signs	NP	NP	NP	P	P
Band Sign	NP	NP	NP	P	P
Blade Sign	NP	NP	NP	P	P
Marquee Signs	NP	NP	NP	NP	P
Name Plate Signs	NP	NP	NP	P	P

8.2 Development Standards

	P1	P2	P3	P4	P5
Outdoor Display Case	NP	NP	NP	P	P
Sidewalk Sign	NP	NP	NP	P	P
Window Sign	NP	NP	NP	P	P
Yard Sign	NP	NP	NP	P	NP

P = PERMITTED NP = NOT PERMITTED

SECTION 9. IMPACT FEES

(In Progress with Development Manual)

SECTION 10. HISTORIC PRESERVATION

Just Reference this do not include it.

SECTION 11. DEFINITIONS

Accessory Building: an OutBuilding with an Accessory Unit.

Addition. Any construction that increases the size of a structure in terms of site coverage, height, or gross floor area.

Alley. A vehicular drive located to the rear of Lots providing access to service areas, parking, Ancillary structures, or containing utility easements.

Alteration. Any construction that changes the size or appearance of a structure.

American Grid. The grid plan, grid street plan, or gridiron plan is a type of city plan in which streets run at right angles to each other, forming a grid.

Ancillary. Referring to a structure or use that provides support to the principal structure or use.

Apex. the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

Appeal. A means for obtaining review of a decision, determination, order, or failure to act.

Applicant. A property owner, a person holding an option or contract to purchase a property, or any other person authorized in writing to act for such persons, who submits an application under the provisions of this Ordinance.

Arcade. Colonnade supported upper Stories of a Building projecting over the Sidewalk, where the Facade of the first Story remains at or behind the Frontage Line.

Articulation. The elements in the massing of a Building, which establish character and visual interest.

Bastrop Building Block (B³) Code. The Standards and process governing all elements of development in the Public and Private Realms of the City of Bastrop and its extraterritorial jurisdiction.

Block. An aggregate land area circumscribed by Thoroughfares.

Block Face. The aggregate of all the Principal Frontage Lines, or alternatively the Building Facades, on one side of a Block.

Building. man-made construction completely enclosed by a roof, window, doors and solid exterior walls, and designed, built, or occupied as a shelter or enclosure for persons, animals, or property, and for the legal occupancy of which a Certificate of Occupancy approved is required, or has been issued prior to the effective date of hereof.

Building Block. The 330' X 330' Block, created by dividing a Farm Lot. It is the foundation of the walkable environment. See Infill Development.

Building Types. a range of structures with different standards to create a variety of options for human settlements. The three Building Types in the Code include, Edgeyard, Rearyard and Courtyard.

By Right. Characterizing a proposal or component of a proposal for a New Neighborhood Plan or Site Development Plan that complies with the this code and is permitted and processed administratively, without public hearing.

Character District Map. the official map or maps that are part of the B³ ordinance and delineate the boundaries of individual Characters Districts.

Civic. designation for public sites dedicated for Civic Buildings and Civic Space.

Civic Building. a Building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the Planning Commission and City Council.

Civic Space. an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping, and the Buildings which front them.

Clustered Land Development or CLD. a Development Pattern structured by a Pedestrian Shed oriented toward a Common Destination such as a general store, Meeting Hall, schoolhouse, or church clustered together in order to preserve open space. CLD takes the form of a small settlement standing free in the countryside.

Common Destination. an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or

more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Green. a landscaped Courtyard that serves as a pedestrian "street" on which housing Lots front.

Cottage. a small Edgeyard Building on a regular Lot.

Courtyard. the placement of a Building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios. Courtyard is a Building Type.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system.

Development Pattern. options for land configuration for New Neighborhood Plans. The three types addressed in this Code are Cluster Land Development (CLD), Traditional Neighborhood Development (TND), and Village Cluster Development (VCD).

Development Review Committee (DRC). staff members from each department overseeing development, infrastructure and public safety which administer the provisions of this Code.

Disposition. the placement of a Building on its Lot.

Dooryard. an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.

Driveway. a vehicular lane within a Lot, often leading to a garage.

Duplex. a Building with two (2) units within one structure on a Lot. The configuration can be side by side, stacked, front to back, etc.

Edgeyard Building: a Building that occupies the center of its Lot with Setbacks on all sides. Edgeyard is a Building Type.

Elevation. the exterior wall of a Building that is set along a Frontage Line. Syn. Facade.

Encroachment. any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Facade. the exterior wall of a Building that is set along a Frontage Line. Syn. Elevation.

Farm Lot. The original unit dividing land in the City of Bastrop. A Farm Lot is bounded by streets and measures approximately 722' by 722'.

Frontage. the area between a Building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Frontage Line. a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Gallery. an attached cantilevered shed or a lightweight colonnade extending from a Building Facade to overlapping the Sidewalk.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than Building Frontages.

Greenfield. an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway. a linear connection in largely natural conditions which may include trails for bicycles and pedestrians.

House. a single unit Edgeyard Building on a regular Lot.

Incremental. characterizing progress, such as the evolution of a Building parcel or a city, accomplished one small step at a time.

IBC/ ICC (International Building Code/ International Code Council). the code or codes adopted by the city of Bastrop to ensure public health and safety of Buildings, including all related codes.

Infill: noun- new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. *verb-* to develop such areas.

Layer. a range of depth of a Lot within which certain elements are permitted.

Liner Building. a Building specifically designed to mask

a parking Lot or a Parking Structure from a Frontage.

Lightwell. A Private Frontage type that is a below grade entrance or recess designed to allow light into basements.

Lot. an undivided tract or parcel of land having Frontage on a Public Right of Way or on an approved Civic Space or Open Space having direct Thoroughfare access, and which is or may be offered for sale, conveyance, transfer or Improvement, which is designated as a distinct and separate tract, and which is identified by a tract, or Lot number or symbol in a duly approved Plat that has been properly filed of record.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Mandatory Street Network. The system of Thoroughfares identifying the physical location of each Thoroughfare and its Street Type.

Main Civic Space. The primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Meeting Hall. a Building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

New Neighborhood Plan. a regulatory category defining the physical form, Density, and extent of a settlement. The three Development Patterns addressed in this Code are CLD, TND, and VCD allow for the creation of New Neighborhood Plans.

Open Space. land intended to remain undeveloped; it may be for Civic Space.

Park. a Civic Space type that is a natural preserve available for unstructured recreation.

Path. a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pattern Book. A supplemental set of Standards, information and inspiration supporting this Code.

Architecture, urban design and landscape design are housed within its contents.

Place Types. are geographic boundaries that use Standards to establish the Building Types density, height, and other elements of the intended habitat. Each Place Type is has associated Standards relating to the Private and Public Frontages.

Place Type Map. the official map or maps that are part of the B³ ordinance and delineate the boundaries of individual districts.

Plaza: a Civic Space type designed for Civic purposes and commercial activities in the more urban Place Types, generally paved and spatially defined by Building Frontages.

Principal Frontage. the Private Frontage designed to bear the address and Principal Entrance(s) of a Building.

Private Frontage. the privately held Layer between the Frontage Line and the Principal Building Facade.

Private Realm. comprises the Houses, offices, businesses, land, and other places that are privately owned or are not available for public use without charge.

Public Frontage. the area between the Curb of the vehicular lanes and the Frontage Line.

Public Realm. comprises the streets, parks, squares, green spaces and other interconnected outdoor places that require no key to access them and are available, without charge for everyone to use.

Ranch House. Is a detached home on a large Lot with low rooflines. See Edgeward Building Type and the Pattern Book.

Rearyard Building. a Building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard.

Regulating Plan. a map or set of maps that shows the Place Types, Civic Spaces, Special Districts if any, Thoroughfares and special requirements if any, of areas subject to Standards by the B³ code.

Rowhouse. a single or multi-unit Building that shares a party wall with another of the same type and a Facade along 100% of the Frontage Line.

Secondary Frontage. on corner Lots, the Private Frontage that is not the Principal Frontage.

Setback. the area of a Lot measured from the Lot line to a Building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in this code.

Short Form Land Division. a plat, such as a minor or amending, that may be approved administratively.

Sideyard. the placement of a Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side. Sideyard is a Building Type.

Square. a Civic Space designed for unstructured recreation and Civic purposes, circumscribed by Thoroughfares, spatially defined by Building Frontages, and consisting of Paths and/or Sidewalks, lawn and trees, formally lining the space.

Standards. the mandatory requirements or rules of this Code.

Stoop. an exterior stair and landing leading to an elevated first Story of a Building.

Story. a habitable level within a Building, excluding an Attic or raised basement.

Street. a local urban Thoroughfare of low speed and low to moderate capacity.

Street Screen. 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.

Street Type. A particular type of Street and its characteristics, including...

Substantial Modification: Alteration to a Building that is valued at more than 50% of the assessed value of the Building.

Swale. a low or slightly depressed area for drainage, usually vegetated.

Terminated Vista. a location at the axial conclusion of a Thoroughfare. A Building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Terrace. an elevated, paved patio or veranda at the entrance to a Building. This type is suitable for first floor Commercial Uses as outdoor seating space.

Third Place. a public location that hosts regular, voluntary, and informal gatherings of people separate from the two usual social environments of home ("first place") and the workplace ("second place") such as churches, cafes, clubs, public libraries, or parks.

Thoroughfare. a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of vehicular lanes and the Public Frontage.

Transition Development. A point when the development no longer meets the Standards of this Code and will incrementally make modifications to achieve compliance.

Transportation Corridor. a linear area that is defined by one or more modes of transportation like highways, railroads or public transit which share a common course.

Urbanized. generally, developed. Specific to the B3 Code, developed at P3 or higher.

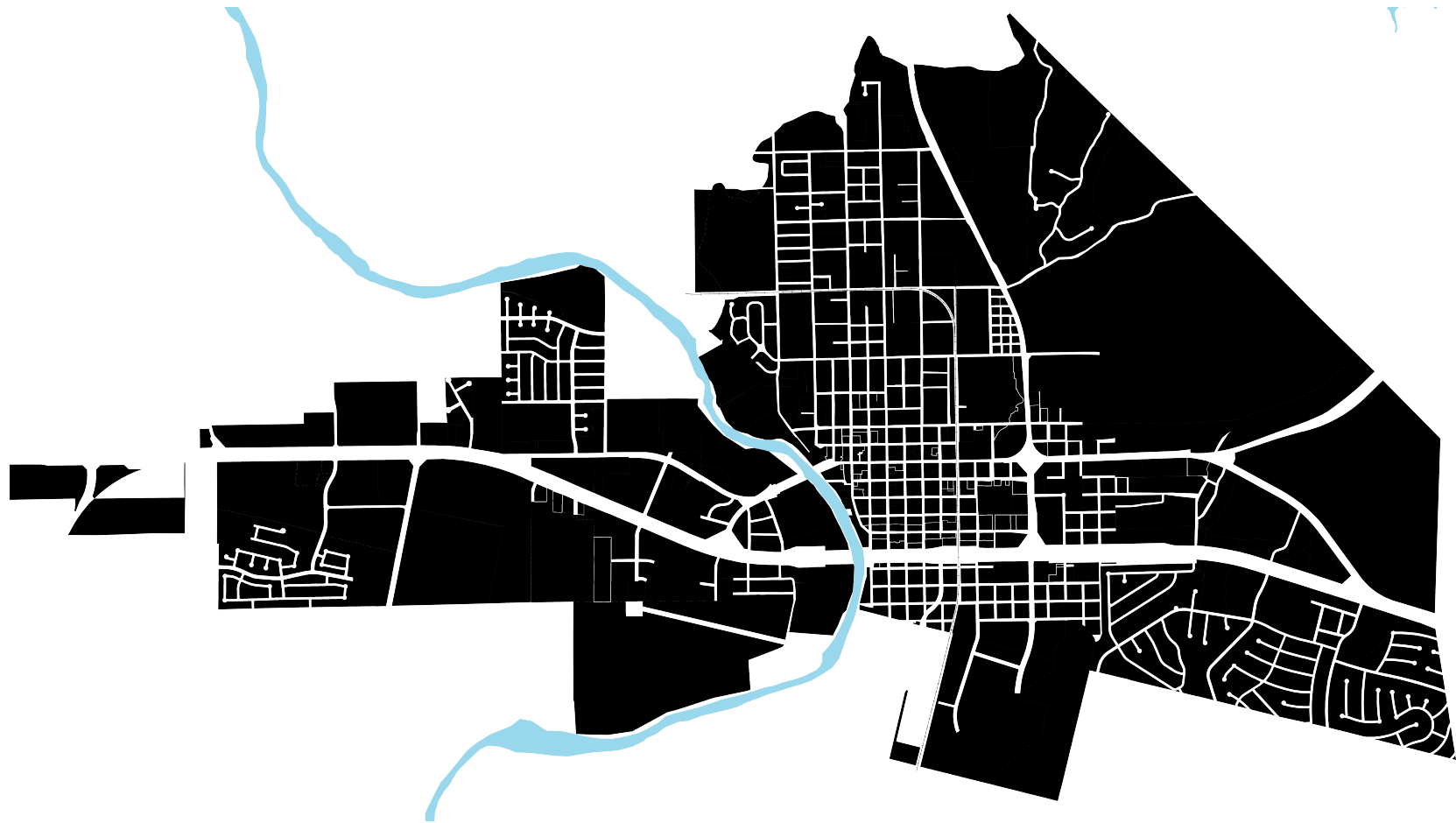
Villa. a large single unit Edgeyard Building on a large Lot.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the

Intent of this Code. Variances are granted by the Board of Appeals in a public hearing.

Walkability: a measure of how easy it is to travel a place by walking. Walkable places are safe, comfortable, interesting, and have useful destinations. Walkability is core principle of the Bastrop Community, as walking is the quickest route to independence.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent. Warrants are granted administratively by the DRC.



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