

SEC. 6.5.003 BUILDING STANDARDS PER PLACE TYPE

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

\* Lots exceeding 1/2 acre may extend the 1 Layer of the Lot up to 60 ft from the Frontage Line.

<b>B. BUILDING HEIGHT (STORIES)</b>					
Principal Building		2 max	2 max	3 max**	5 max / 3 max*
Accessory Dwelling Unit		2 max	2 max	2 max	2 max

\* CD Downtown/ Old Town

\*\* 2 1/2 Max in Overlay

<b>C. ENCROACHMENTS</b>					
<b>First Layer Encroachments</b>					
Open Porch		50% max	50% max	80% max	n/a
Balcony and/or Bay Window		25% max	25% max	50% max	100% max
Stoop, Lightwell, Terrace or Dooryard		NP	NP	100% max	100% max

**R.O.W. Encroachments \*\*\***

Place Types	P1	P2	P3	P4	P5
Awning, Gallery, or Arcade		NP	NP	to within 2 ft. of the Curb	to within 2 ft. of the Curb

**First Layer Encroachment Depths**

Porch		5 ft min	8 ft min	8 ft min	n/a
Gallery		NP		10 ft min	10 ft. min.
Arcade		NP			12 ft. min.

**D. PARKING LOCATION**

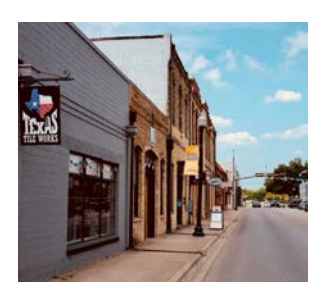
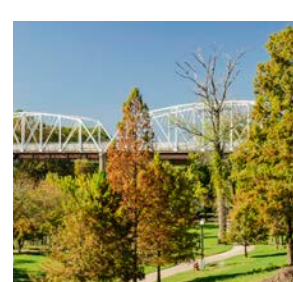
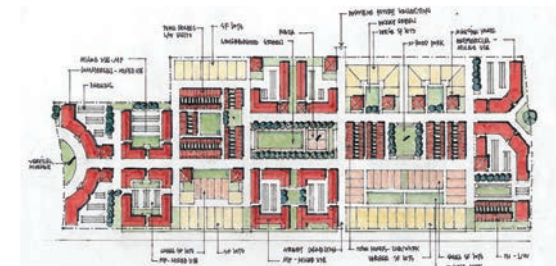
Second Layer		P	P	NP	NP
Third Layer		P	P	P	P
*** Required to go through an Encroachment process					

**E. FENCE LOCATION**

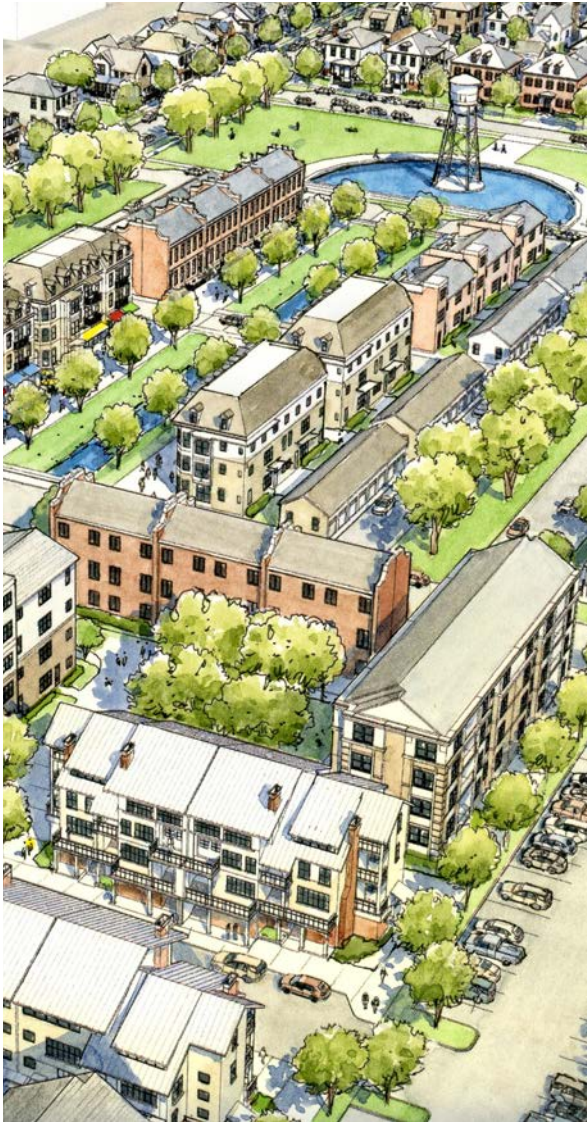
Fences allowed within the Layers as defined in the Bastrop Code of Ordinances, Chapter 3.



AUTHENTIC  
BASTROP  
PATTERN BOOK



ADOPTED: November 12, 2019  
AMENDED: 2023



We live in a time of increased awareness surrounding the inefficiencies of suburban development patterns (i.e. suburban sprawl). Suburban sprawl is a major part of mainstream discussions regarding future fiscal and environmental sustainability of current human settlement patterns. The suburban sprawl lifestyle has led to obesity and health issues, challenges regarding safety and delivery of services, inefficient use of infrastructure, car dominated life and culture, lack of pedestrian friendly streets and public spaces, and isolation. The effects of these factors have forced those who plan and design neighborhoods, towns and cities to fundamentally rethink their approach to future development.

Bastrop's B3 Code presents an alternative to current day development patterns and processes. Given the great amount of acreage of develop-able land and the infill opportunities within the historic pattern of existing square blocks, we have conceived the future development in Bastrop as a carefully laid out quilt of geographically sensitive development patterns, identifiable place types, and a series of well-enclosed and safe public places - parks and plazas - surrounded by building blocks of varying building types and densities. Human-scaled clusters of buildings (i.e. pocket neighborhoods) with well-enclosed public spaces create potential for unscheduled human interactions and provide the physical framework for the formation of an appropriate sense of urbanity. Development patterns, like the one described, are conducive to genuine human contact currently absent from conventional suburban development patterns, but essential for creating a sense of community.

~~The Patten Book is mandatory in the Iredell District and the Historic Bastrop Commercial District. The Pattern Book is intended to serve as an educational and inspirational guide to development in Bastrop. in areas where it is not required to be utilized.~~

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### Sec. 3.01.001 International Code Council (ICC); International Code Family.

- (a) The International Building Code (IBC) 2018 edition, with all appendices as published by the International Code Council, Inc., is adopted by reference as though copied herein fully, except such portions as are deleted, modified or amended in this chapter.
- (b) All portions of the existing code shall remain in effect unless specifically amended in this chapter.
- (c) The following amendments are being made to the International Building Code (IBC) 2018:
  - (1) [Amend] Table 1004.5 Maximum Floor Area Allowances Per Occupant.
    - (a) Function of Space: Business Areas, Occupant Load Factor: One hundred (100) Gross.
  - (2) [Amend] [A] 105.2 Work exempt from permit.
    - (a) Fences not over 7 feet (2134 mm) high:
      - (1) Replacement of an existing fence, in the same location, with like for like material and design, does not require a permit.
      - (2) Within the first layer, fences cannot exceed 4 feet in height and must have 50% transparency.
        - (a) Chain link prohibited in the first layer
      - (3) Prohibited fence types/materials:
        - (a) Electric fences
        - (b) Barbed or razor wire material
        - (c) Broken glass or any protruding sharp or dangerous object cannot be incorporated into fences or walls.
        - (d) Fences blocking the sight triangle (requirements in B<sup>3</sup> Technical Manual)
    - (4) The provisions of this article shall not apply to a fence or wall necessary for the public safety as determined by the public works director, fire chief or building official, or as required by any law or regulation of the State or an agency thereof.

(Ord. No. 2014-28, 12-9-14; Ord. No. 2019-61 , § 3, 11-26-19)