

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 878, THE CITY OF LAMPASAS ZONING ORDINANCE, TO ADD NEW BUSINESS PARK ZONING DISTRICTS SECTION 30-A BUSINESS PARK ZONE 1 (LOW INTENSITY) “BPZ1” SECTION 30-B BUSINESS PARK ZONE 2 (MEDIUM INTENSITY) “BPZ2” AND SECTION 30-C BUSINESS PARK 3 (HIGH INTENSITY) “BPZ3” (GENERAL PURPOSE AND DESCRIPTION); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ANY INCONSISTENT PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on August 3, 2023 by the Planning & Zoning Commission regarding amendments to the Lampasas Zoning Ordinance; and

WHEREAS, following a public meeting on August 3, 2023, the Planning & Zoning Commission recommended approval of the changes; and

WHEREAS, pursuant to Section 10 of the Zoning Ordinance of the City of Lampasas, Texas, public notice has been given, and a public hearing was held on August 14, 2023 by the City Council regarding the new Business Park Zoning Districts to be added to the Lampasas Zoning Ordinance; and

WHEREAS, the City Council finds that it is in the public interest to approve the requested new Business Park Zoning Districts to be added to the Lampasas Zoning Ordinance.

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, TEXAS:

That Section 30-A, 30-B and 30-C be added to the Lampasas Zoning Ordinance adopted June 14, 1999 by Ordinance No. 878, as follows:

SECTION 30-A BUSINESS PARK ZONE-1 (LOW INTENSITY) “BPZ1”

30A.1 GENERAL PURPOSE AND DESCRIPTION

The Low Intensity District anticipates land uses that do not impact the area in terms of noise, traffic, density; and design standards that promote a higher architectural standard including landscaping, exterior finishes and signage.

30A.2 PERMITTED USES:

1. Those uses specified in Section 35 (Use Charts).
2. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.
3. Typical land uses include Offices, Research, Financial Services, Software Development, Retail, Hospitality, Light Industrial with an Office Showroom.

30A.3 HEIGHT REGULATIONS:

A. Maximum Height:

1. Occupied structure/buildings – No more than 70 feet in height

30A.4 AREA REGULATIONS

A. Size of Yards:

1. **Minimum Front Yard** – Twenty-five feet (25')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') if adjacent to a street
3. **Minimum Rear Yard** - Twenty feet (20')

B. Maximum Lot Coverage: Sixty-five percent (65%).

C. Minimum Main Building per lot shall be 3,000 square feet.

D. Parking Regulations:

1. As required by Section 36, Off-Street Parking and Loading Requirements.

30A.5 SPECIAL REQUIREMENTS

A. For site plan requirements, see Section 40.

B. Temporary Portable Buildings are not allowed in BPZ1 District

C. Open Outdoor Storage may not exceed 10% of its total floor area in the BPZ1 District. Screening shall be required only for those areas used for open outdoor storage. A minimum six-foot (6') screening fence or wall shall be provided and maintained at the property line adjacent to the area to be screened but may not include the following methods:

1. Chain link, barbed wire, electrical fencing
2. Alternate Open Outdoor Storage percentages may be approved through a Special Use Permit

D. Outdoor Retail Sales Display are allowed in the BPZ1 District.

- Outdoor retail sales is defined as products that are incidental to the permanent business establishment. Products shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, be located in landscaped areas, or extend into the right-of-way.

E. Typical “Light Industrial” land uses such as manufacturing in “BPZ1” will be required to have an “Office Showroom.” An Office Showroom is an establishment with no more than eighty-five percent (85%) of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

- F. Electrical Service and exterior lighting shall be supplied by underground feed to pad mount transformer.
- G. Other Regulations: As established in the Development Standards, Sections 36 through 44.

SECTION 30-B BUSINESS PARK ZONE 2 (MEDIUM INTENSITY) “BPZ2”

30B.1 GENERAL PURPOSE AND DESCRIPTION

The Medium Intensity District anticipates land uses that can accommodate slightly more intense uses that require more frequent or after hour traffic patterns; have a greater potential for increased noise and have a reduced construction and design standards due to the proximity to streets or access.

30B.2 PERMITTED USES:

- 1. Those uses specified in Section 35 (Use Charts).
- 2. All uses allowed in the “BPZ1” zoning district.
- 3. Such uses as may be permitted under provisions of Specific Use Permits, Section 34.
- 4. Typical land uses within the Medium Intensity District would include light manufacturing, warehousing, offices, research and development, call or data centers, fabrication, furniture manufacturer, or refinishing, sheet metal or structural metal sales and fabrication, hospitality, accessory installation, and uses generally allowed in the Low Intensity District.

30B.3 HEIGHT REGULATIONS

A. Maximum Height:

- 1. Occupied structure/buildings – no more than 70 feet in height
- 2. Unoccupied structures (e.g., grain silos, etc., elevated water storage etc. except communications antennae, see Section 41.5C) No height limit unless adjacent to a residential zoning district (SF-20, SF-10, SF-8, SF-6, SF-PH, 2F, SFA, MF-1, MF-2 and MH); whereas additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each two feet that such structures exceed thirty-five feet (35')

30B.4 AREA REGULATIONS

A. Size of Yards:

- 1. **Minimum Front Yard** – Twenty-five feet (25')
- 2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') if adjacent to a street
- 3. **Minimum Rear Yard** - Twenty feet (20')

- B. Minimum Main Building** per lot shall be 3,000 square feet.
- C. Maximum Lot Coverage:** Sixty-five percent (65%).
- D. Parking Regulations:**
 - 2. As required by Section 36, Off-Street Parking and Loading Requirements.

30B.5 SPECIAL REQUIREMENTS

- A.** For site plan requirements, see Section 40.
- B.** Temporary Portable Buildings are not allowed in the BPZ2 District.
- C.** Open Outdoor Storage may not exceed 10% of its total lot size in the BPZ2 District.
- D.** Outdoor Retail Sales Display are allowed in the BPZ2 District.
 - Outdoor retail sales is defined as products that are incidental to the permanent business establishment. Products shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, be located in landscaped areas, or extend into the right-of-way.
- E.** Electrical Service and exterior lighting shall be supplied by underground feed to pad mount transformer.
- F. Other Regulations:** As established in the Development Standards, Sections 36 through 44.

SECTION 30-C BUSINESS PARK ZONE 3 (HIGH INTENSITY) “BPZ3”

30C.1 GENERAL PURPOSE AND DESCRIPTION

The High Intensity District anticipates uses that are typical of an industrial zoning district with higher volume of traffic, possibly in the evening and weekend; noise generated from more intense manufacturing or assembly; and greater latitude for exterior finishes and outdoor storage of materials.

30C.2 PERMITTED USES:

1. Those uses specified in Section 35 (Use Charts).
2. All uses allowed in the “BPZ1” and “BPZ2” zoning districts.
3. Typical land uses might include: heavy manufacturing, material batching or mixing, warehousing, trade shop, food processing, logistics, welding or metal manufacturing, paint or repair shops, fabrication or propane storage.

30C.3 HEIGHT REGULATIONS

A. Maximum Height:

1. Occupied structure/buildings – no more than 70 feet in height.
2. Unoccupied structures (e.g., grain silos, elevated water storage etc., except communications antennae, see Section 41.5C) - No height limit unless adjacent to a residential zoning district (SF-20, SF-10, SF-8, SF-6, SF-PH, 2F, SFA, MF-1, MF-2 and MH); whereas additional setback (i.e., front, side, rear yard) distance must be provided from the residential zoning district boundary line of one (1) additional foot for each two feet that such structures exceed thirty-five feet (35')

30C.4 AREA REGULATIONS

A. Size of Yards:

1. **Minimum Front Yard** – Twenty-five feet (25')
2. **Minimum Side Yard** - Fifteen feet (15'); twenty feet (20') if adjacent to a street
3. **Minimum Rear Yard** - Twenty feet (20')

B. Minimum Main Building per lot shall be 3,000 square feet.

C. Maximum Lot Coverage: Seventy-five percent (75%).

D. Parking Regulations:

3. As required by Section 36, Off-Street Parking and Loading Requirements.

30C.5 SPECIAL REQUIREMENTS

A. For site plan requirements, see Section 40.

B. Temporary Portable Buildings are not allowed in the BPZ3 District

C. Open Storage shall not exceed 25% of the lot area. Open storage shall not occupy any required parking space(s), traffic circulation, and/or fire lane(s).

D. Outdoor Retail Sales Display are allowed in the BPZ3 District.

- Outdoor retail sales is defined as products that are incidental to the permanent business establishment. Products shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, be located in landscaped areas, or extend into the right-of-way.

E. Other Regulations: As established in the Development Standards, Sections 36 through 44.

SECTION 3. All provisions of the City of Lampasas Zoning Ordinance not hereby amended shall remain in full force and effect. All Ordinances or parts of the ordinances of the City of Lampasas, Texas that are not consistent with or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. It is hereby declared to be the intention of the City Council of the City of Lampasas, Texas that the phrases, clauses, sentences, paragraphs, and sections of this Order are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation in this Ordinance of such unconstitutional phrase, clause, sentence, paragraph, or sentence

SECTION 5. This Ordinance shall become effective upon the final date of the adoption noted below, with the penalty provisions contained herein, if any, to take effect and become enforceable by the City ten (10) days following the publication of the ordinance in the Lampasas Dispatch Record.

PASSED AND APPROVED ON THE FIRST READING ON THE _____ DAY OF _____, 2023.

PASSED AND APPROVED ON THE SECOND READING ON THE _____ DAY OF _____, 2023.

APPROVED:

ATTEST:

Herb Pearce, Mayor

Becky Sims, City Secretary

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney

(Signature of Attorney Provided on Separate Page, to be Attached)