

PART II. - CODE OF GENERAL ORDINANCES

TITLE 9 DEVELOPMENT ORDINANCE

4.4.3 Buffer Yards

- A. Buffer yards area intended to separate higher intensity and lower intensity. Buffers shall be measured from the subject property line into the site to be developed. All required buffer yards shall abut the subject property line. Required buffer yard width shall not decrease the required building setback for each zoning district as set forth in Section 4.2.
- B. Buffer yards shall function as opaque visual screens with a minimum height of six (6) feet.
- C. Generally, the responsibility for screening is that of the more intense land use. However, new developments with a less intense use being constructed next to an existing more intense use shall provide the required landscaping on the new development's property.
- D. Fences located within a buffer yard shall be located on the side closest to the neighboring property line while allowing adequate room to maintain both sides of the fence.
- E. In addition to the requirements of this Section, street yard landscaping shall meet the general standards set forth in Section 4.4.4.
- F. There are three (3) types of buffer yards. The requirements and depictions of these buffer yards are shown on the following pages.
 - 1. *Type 1 Buffer:* Non-residential or Multi-family Residential development adjacent to any type of residential development (not including development within an LI or HI District)
 - 2. *Type 2 Buffer:* All development in a Heavy Industrial (HI) adjacent to all other zoning districts. This shall not apply to the front property line along a street right-of-way unless the adjacent district is RR, RM, RH, or RMH.
 - 3. *Type 3 Buffer:* All development in a Light Industrial (LI) adjacent to all other zoning districts. This shall not apply to the front property line along a street right-of-way unless the adjacent district is RR, RM, RH, or RMH.

Table 4.4 Type 1 Buffer Yard

Criteria	Standard
Width	20 feet (Type 1) 50 feet (Type 2) / 30 feet (Type 3)
Large Trees	1 per 100 linear feet
Small Trees	2 per 100 linear feet
Large Shrubs	15 per 100 linear feet
Medium or Small Shrubs	10 per 100 linear feet
Fence, Wall, or Berm *	Optional *
Groundcover	Pine needles, mulch, or landscaping rock

(ZTA-2019-02 Amended June 3, 2019)