
Sec. 30-441. Minimum landscape buffering and screening between uses.

- (a) Applicability. The buffering and screening shown in Table 1 shall be required under this section and shall apply to all new and redevelopment of commercial, institutional, and multifamily development. Existing landscaping which does not comply with the provisions of this section shall be brought into conformity to the maximum extent possible when the vehicular use area is altered or expanded except for restriping of lots/drives, the building square footage is changed, or the structure or a unit within the structure has been vacant for a period of 30 consecutive days or more and a request for an occupational license to resume business is made.
- (b) The buffering and screening provisions of this code will be applicable at the time of planned unit development (PUD), subdivision plat (PSP), or site development plan (SDP) review, with the installation of the buffering and screening required pursuant to Table 2. Where a more intensive land use is developed contiguous to a property within a similar zoning district, the community development director or designee may require buffering and screening the same as for the higher intensity uses.
- (c) Landscape buffering and screening standards shall conform to the minimum buffering and screening standards of the zoning district it most closely resembles. The community development director or designee may approve alternative landscape buffering and screening standards when such alternative standards have been determined by use of professional acceptable standards to be equivalent to or in excess of the intent of this code.
- (d) Standards. Trees and shrubs shall be installed at the height specified in this code, unless otherwise noted.
- (e) Water management systems, which shall include retention and detention areas, swales, and subsurface installations, shall be permitted within a required buffer provided they are consistent with accepted engineering and landscaping practice and the following criteria:
 - (1) Water management systems shall not exceed 50 percent of the square footage of any required side, rear, or front yard landscape buffer.
 - (2) Water management systems shall not exceed 70 percent of the required buffer width. A minimum five-foot wide 10:1 level planting area shall be maintained where trees and hedges are required.
 - (3) Exceptions to these standards may be granted on a case-by-case basis, evaluated on the following criteria:
 - a. Water management systems, in the form of dry retention, may utilize an area greater than 50 percent of the buffer when existing native vegetation is retained at natural grade.
 - b. For lots of record 10,000 square feet or less in size, water management areas may utilize an area greater than 50 percent of the required side and rear yard buffers. A level planting area of at least three feet in width shall be provided in these buffers.
- (f) Vehicular use, or any other impervious areas shall not occupy any part of a required alternative A, B, or C type buffer except as written below:
 - (1) Driveways and sidewalks that are constructed perpendicular to the required buffer and provide direct access to the property;
 - (2) Parallel meandering sidewalks occupy the buffer and its width is increased by the equivalent sidewalk width.
- (g) Types of buffers. Within a required buffer area, the following alternative shall be used based on the matrix in Table 2.

Alternative A: Ten-foot-wide landscape buffer with trees spaced no more than 30 feet on center.

Alternative B: Fifteen-foot-wide, opaque within one year, landscape buffer maintained at six feet in height, which may include a wall, fence, hedge, berm or combination thereof, including trees spaced no more than 25 feet on center. When planting a hedge, it shall be a minimum of ten gallon plants, 48 inches in height, three feet in spread and spaced a minimum four feet on center at planting.

Alternative C: A landscape buffer shall be required adjacent to any road right-of-way external to the development project. Said landscape buffer shall be consistent with the provisions of the city master plan, which is incorporated by reference herein. The minimum width of the perimeter landscape buffer shall vary according to the ultimate width of the abutting right-of-way. Where the ultimate width of the right-of-way is zero to 99 feet, the corresponding landscape buffer shall measure at least ten feet in width. Where the ultimate width of the right-of-way is 100 or more feet, the corresponding landscape buffer shall measure at least 15 feet in width. Developments within the town center mixed use district shall provide a perimeter buffer of at least 20 feet in width, regardless of the width of the right-of-way. The exception to this landscape buffer requirement is property located within the Elkcarn Circle Overlay as provided for in the land development code. The town center mixed use district right-of-way buffer requirements shall not be applicable to roadways internal to the development or along alleys, however, these areas shall provide the applicable landscape buffer per this code.

Trees shall be provided in an amount equivalent of one tree per 30 feet of buffer length abutting the right-of-way. Trees shall be spaced so to provide for an unimpeded proper and mature growth of the trees being used. Trees with less than a 20 foot crown spread shall not be used within this buffer unless under overhead utilities or are trees above the number required of this code. Applicants whose properties require installation of type "C" buffers within 500 feet of a major arterial or collector roadway intersection shall install required canopy trees at 16—18 feet heights with seven-foot minimum canopy spread, 4 inch diameter caliper and seven-foot clear trunks or palms with 15-foot clear trunks within the type "C" buffer areas.

A double hedge row of at least 24 inches in height at the time of planting and attaining a minimum of three feet height within one year shall be required in the landscape buffer where vehicular areas and parking spaces are adjacent to the road right-of-way.

The remaining area of the landscape buffer shall consist of existing native vegetation, grass, ground cover, or other landscape treatment. Every effort shall be made to retain and incorporate the existing native vegetation in these areas.

Type "C" buffers shall be permitted to utilize the adjacent right-of-way roadway shoulder for landscape and retention area purposes and based upon the following conditions:

- (1) A meandering sidewalk is provided crossing back and forth over the property or right-of-way line.
- (2) Retention areas recreated so to be shallow dry type retention areas and not continuous in line or length. Retention areas must also be interconnected with piped drainage systems and connected into the site's overall system or outfall area.
- (3) Include along each right-of-way one pedestrian entrance/rest area containing decorative paving, one bench, one bike rack and one trash receptacle. The one per right-of-way requirement can be reduced to one if the pedestrian entry/rest area is located at the corner of the property at a roadway intersection and enlarged in areas containing two each of the above listed site furnishings. Parking requirements may be reduced by one space per pedestrian entry/rest area.
- (4) The plan and layout is approved by the city's public works director and the community development director or designee.

Table 2 Table of Buffer Requirements by Land Use Classifications

Subject Property's District/Use	Adjacent Properties District							
	1	2	3	4	5	6	7	8
1.) Residential (RSF) single-family	-	B	B	B	B	*	C	-

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2.) Residential RMF-6, RMF-12, RMF-16) multifamily	B	A	A	B	B	*	C	-
3.) Residential Tourist (RT)	B	A	A	A	B	*	C	-
4.) Commercial (C-1, C-1/T, C-2, C-3, C-4, C-5)	B	B	B	A	B	*	C	B
5.) Public Use (P), community facility (CF), Golf Course Clubhouse, Amenity Center	B	B	B	B	A	*	C	A
6.) Planned unit development (PUD)	*	*	*	*	*	*	C	*
7.) Vehicular rights-of-way	C	C	C	C	C	C	-	-
8.) Golf course	-	-	-	-	-	-	-	-

The letter listed under "adjacent properties district" shall be the landscape buffer and screening alternative required. The "-" symbol shall represent that no buffer is required. The PUD district buffer, due to a variety of differing land uses, is indicated by the "*" symbol, and shall be based on the landscape buffer and screening of the district or use with the most similar types, densities and intensities of use. Where a conflict exists between the buffering requirements and the yard requirements of this code, the yard requirements of the subject-zoning district shall apply.

Buffer areas located between commercial out parcels within a shopping center may be shared and a minimum of ten feet wide. This does not apply to right-of-way buffers.

(Ord. No. 02-22, § 11, 7-15-2002)