

Appropriate landscaping materials for bufferyards include but are not limited to, turf grass, trees, shrubs and seasonal color, as well as stone, rocks and mulch. Where mulch is used, the area must be kept free of weeds.

Section 421. Determination of Buffer Width.

To determine the width of a buffer required between two (2) adjacent parcels or between a parcel and a street, the following procedure shall be followed:

- A. Identify the land use category of the proposed use by referring to Sections 404 through 408.
- B. Identify the use category of the land use(s) adjacent to the proposed use by on-site survey.
- C. Identify the land use intensity class of all adjoining land uses by referring to Table 4-4. The City will supply this information.
- D. Determine the buffer required on each boundary (or segment thereof) of the subject parcel by referring to Tables 4-5 through 4-7.
- E. Determine the street classification of adjacent streets by using Appendix B, for use in Table 4-7.
- F. Calculate the required setback based on the building height in accordance with Section 502.03.

Tables 4-5 through 4-7 specify the widths of the buffer required between adjacent existing land uses and streets. Buffer width averaging shall be permitted along individual property lines as long as the overall width is maintained. The width of the buffer shall not be less than five (5) feet in any location.

The buffer widths cited constitute the total buffer required on the subject property based on the nature of the adjoining land use.

The Planning Commission, as part of Conditional Use Approval may select a more appropriate buffer than the one(s) required in Table 4-5, 4-6 or 4-7.

Table 4-5: Buffer Width Requirements for Adjacent Existing Land Uses by Land Use Intensity Class

Proposed L.U. Intensity Class	Land Use Intensity Class (Existing)										
	I	II	III	IV	V	VI	VII	VIII	IX	X	XI
I	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
II	NR	B	10	15	15	15	15 ²	20 ³	20 ³	20 ³	20 ³
III	NR	10	B	15	15	15	15 ²	20 ³	20 ³	20 ³	20 ³
IV	NR	15	15	B	15	15	15 ²	20 ³	20 ³	20 ³	20 ³
V	NR	15	15	15	NR	NR	10	15	15	15	15 ¹
VI	NR	15	15	15	NR	NR	NR	10	15	15	15
VII	NR	15 ²	15 ²	15 ²	10	NR	NR	NR	10	10	15
VIII	NR	20 ³	20 ³	20 ³	15	10	NR	NR	NR	B	10
IX	NR	20 ³	20 ³	20 ³	15	15	10	NR	NR	NR	NR
X	NR	20 ³	20 ³	20 ³	15	15	10	B	NR	NR	NR
XI	NR	20 ³	20 ³	20 ³	15 ¹	15	15	10	NR	NR	NR

Table 4-6: Buffer Width Requirements for Adjacent Vacant Land by Zoning District

Proposed L.U. Intensity Class	District (Vacant Land)												
	UC ⁴	UN ⁴	NC	DD-H	NRD ⁴	RDD	R	LDD	CDD	CRD4	SCCD4	I ⁴	HD
I	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
II	10	10	A	A	A	A	NR	B	B	5	5	20 ³	A
III	10	10	B	B	B	B	NR	10	B	5	5	20 ³	B
IV	A	A	10	10	10	10	NR	10	B	5	5	15 ²	10
V	10	10	10	10	10	10	B	15	10	5	5	15	10
VI	15	15	15	15	15	15	B	15	10	5	5	15	15
VII	15 ¹	15 ¹	15 ¹	15 ¹	15 ¹	15 ¹	B	15 ¹	15	5	5	10	15 ¹
VIII	15 ²	15 ²	15 ²	15 ²	15 ²	15 ²	10	15 ²	15	5	5	10	15 ²
IX	15 ²	15 ²	20 ³	20 ³	20 ³	20 ³	10	20 ³	15	10	10	B	15 ²
X	20 ³	20 ³	20 ³	20 ³	20 ³	20 ³	10	20 ³	15 ¹	10	10	NR	20 ³
XI	20 ³	20 ³	20 ³	20 ³	20 ³	20 ³	15	20 ³	15 ¹	15	15	NR	20 ³

Table 4-7: Buffer Width Requirements Adjacent to Streets

Proposed L.U. Intensity Class	Collector						
	(Land Use Across Street)					Minor Street	
	Expwy.	Arterial	Nonres.	Vacant	Res.	Res.	Nonres.
I	NR	NR	NR	NR	NR	NR	NR
II	15 ⁵	15	10	10	10	10	10
III	15 ⁵	15	10	10	10	10	10
IV	15 ⁵	15	10	10	10	10	10
V	NR	B	10	B	B	10	10
VI	NR	10	10	B	15	15	10
VII	NR	15	10	10	15	15	10
VIII	B	15	10	10	15	15	10
IX	10	15	B	15	15	15	B
X	15	15	10	15	15	15	10
XI	15	15	10	15 ⁵	15	15	10

Notes: Residential uses shall provide a 15-foot buffer area against a railroad with 16 tree inches per 100 feet.

1. Residential buffer required along with Structure Type Option 1.
2. Residential buffer required along with Structure Type Option 2.
3. Residential buffer required along with Structure Type Option 3.
4. For projects in the UC, all three (3) UN districts, NRD, CRD, SCCD, and I districts, no bufferyard is required if the vacant land is in the same zoning district.
5. Structure Type Option 1 is required for this bufferyard; however, the structure type may be waived in exchange for a 20% increase in required understory and shrubs.
6. A 10-foot bufferyard with two (2) canopy trees per 100 linear feet is required in the Industrial District for all development adjacent to all streets.