

## **Buffer, Screening and Barrier Requirements**

1. Buffers shall be composed of transitional screening and may include barrier requirements. Buffers shall be landscaped, maintained and replaced to provide the city with adequate protection from industrial and commercial nuisance. Buffers and their transitional screening requirements shall be identified on the Final Plot and any amendments approved by a special use permit.
2. Each buffer shall identify the distance of the buffer, the transitional screening requirement and applicable barrier requirements.
3. The Director may waive or modify the buffer, screening and barrier requirements where the topography of the lot or other mitigating circumstances is considered, providing the transitional screening and the lot being protected is such that a barrier would not be effective.

### **Transitional Screening Requirements**

1. There shall be three (3) different transitional screening requirements as identified on the final plot as follows:

A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

(1) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. If a barrier is required, the shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition area.

B. Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

(1) A mixture of large and medium evergreen trees that achieves a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;

(2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and

(3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area.

If a barrier is required, the shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition area.

C. Transitional Screening 3 shall consist of an unbroken strip of open space a minimum of fifty (50) feet wide planted with all of the following:

(1) A mixture of large and medium evergreen trees and large deciduous trees that achieves a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;

(2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and

(3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. If a barrier is required, the shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition area.

## **Barrier Requirements**

1. Barriers shall be generally located between the required transitional screening and the use or activity in connection with which they are required where they will most adequately screen such activities from the existing or proposed first floor level of adjoining development as determined by the Director. Any bracing, supports or posts shall be on the side of the barrier facing the use which must provide the barrier.
2. There shall be different barrier requirements as identified on the Final Plot, which shall be provided as follows:
  - A. Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
  - B. Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence.
  - C. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches, planted size of 36 inches and planted 36 inches on center.
  - D. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
  - E. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
  - F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
  - G. Barrier G shall consist of a 6 foot chain link fence and may be required by the Director to have inserts in the fence fabric or to be coated.
  - H. Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.
  - I. Barrier I shall consist of modulating mounds of landscaped earthen berm of a height reaching between 2 to 4 feet.
  - J. Barrier J shall consist of modulating mounds of landscaped earthen berm of a height reaching between 4 to 6 feet.

Transitional Screening 1, No Barrier



Transitional Screening 2, No Barrier



Transitional Screening 3, Barrier B



Transitional Screening 3, Barrier J

