

### Subsec. 10-1-3.6.F Bufferyard Requirements

**A. Generally.** The bufferyards required in this Subsection are based on the amount of screening they provide, which are classified from less screening (Type A) to more screening (Type C), depending on the types and intensities of [adjoining](#) districts and land uses.

**B. Applicability.** This Subsection applies to all districts except DNR, DTA, DMU and DMS, which are subject to the standards in Section [10-2-4.2](#), *DT Bufferyards*.

#### C. Bufferyard Types.





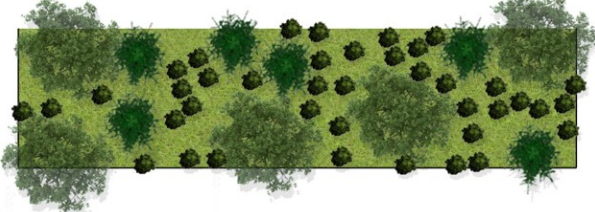
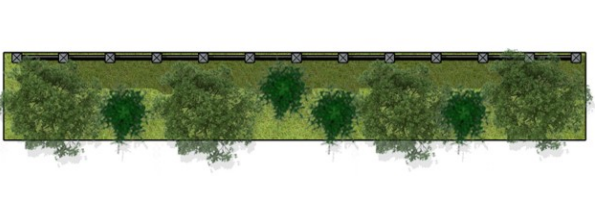
- Types.** There are three types of bufferyards, each of which varies in width and the numbers and types of plants required per 100 linear feet, or portion thereof. The minimum planting requirements for each type of bufferyard are set out in Table [10-1-3.6.F.1](#), *District Bufferyard Types*. The bufferyard types and their required plantings are illustrated in Figure [10-1-3.6.F.1](#), *District Bufferyard Illustrations*.

**Table 10-1-3.6.F.1  
District Bufferyard Types**

Type	Bufferyard Width		Required Plantings per 100 Linear Feet						
	No Fence	Fence <sup>1</sup>	Large Deciduous		Coniferous (Evergreen)		Ornamental	Shrubs (Evergreen and Deciduous)	
			No Fence	Fence	No Fence	Fence		No Fence	Fence
A	10'	7.5'	2	1	3	1	2	10	0
B	15'	10'	2	1	3	2	4	15	0
C	25'	15'	3	2	3	2	5	25	0

1. Privacy fence shall be opaque and six feet tall.

**Figure 10-1-3.6.F.1  
District Bufferyard Illustrations**

Bufferyard Type	No Fence	Fence
A		
B		
C		

- Locations.** Bufferyards shall be established on individual [lots](#) or parcels, unless a property owners', [condominium](#), or homeowners' association is established, in which case bufferyards may be within [common open space](#). Lots separated by public street right-of-way are not considered [adjoining](#).

- Between Zoning Districts.** As shown in Table [10-1-3.6.F.2](#), *District Bufferyard Requirements*, the bufferyard type is determined by the intensities of adjoining districts.

- b. **Double Frontage Lots.** Double frontage lots shall provide a Type B bufferyard and corner lots which are adjacent to a double frontage lot shall provide a Type B bufferyard along the rear or corner side lot line.
- c. **Mixed-Use Development.** The required bufferyards for a mixed-use development shall be included in the adopted Master Development Plan.
- d. **Along a Watercourse, Park, or Greenway.** No bufferyard is required for that portion of a parcel proposed for development that adjoins a permanent resource feature, such as a water body, river or stream, natural drainage channel, wetland or riparian area, wooded area, or a public park, except as necessary to meet Article 10-7-1, Floodplain Regulations, and Article 10-7-2, Floodway Regulations.

**Table 10-1-3.6.F.2**  
**District Bufferyard Requirements**

Zoning of Proposed Development	Zoning of Adjoining Lots							
	DNR, DTA, DMS, DMU	ACR, LLR	MLR, SLR	MFR	NC	CM	BC	IP
DNR, DTA, DMS, DMU	See Section 10-2-4.2, DT Bufferyards							
ACR, LLR	See Section 10-2-4.2, DT Bufferyards		--	B	A	B	B	C
MLR, SLR		--		B	A	B	B	C
MFR		B	B		B	A	A	B
NC		A	A	B		A	B	B
CM		B	B	A	A		B	B
BC		B	B	A	B	B		B
IP		C	C	B	B	B	B	

### 3. Constrained Sites.

- a. **Generally.** A constrained site as it relates to bufferyards is a site in which the bufferyard standards outlined in Table 10-1-3.6.F-1, *District Bufferyard Types*, would:

1. Cause the common open space ratio of the lot proposed for development to exceed 150 percent of the applicable requirement of this Code (for example, if a lot has a 20 percent common open space ratio and the required bufferyards effectively mandate a 30 percent common open space ratio);
2. Result in more than 20 percent of the lot being used for bufferyards; or
3. Prevent practical development of the lot proposed for development by creating a building envelope that will not accommodate parking modules or practical building designs.
4. Prevent the construction of detached ADUs on lots where the development is being proposed on an existing accessory structure

- b. **Reductions Permitted.** Bufferyard widths may be reduced on a constrained site in the following order of priority:

1. Type A bufferyards may be reduced from 10' to 8' (no fence) or from 7.5' to 5' (fence) in width, provided that one additional tree of each type is planted for each 100 linear feet. Trees shall be planted so they have a four-foot radius of permeable soil at their base.
2. Type B bufferyards may be reduced from 15' to 12' (no fence) or from 10' to 8' (fence) in width, provided that two additional trees of each type are planted for each 100 linear feet.
3. Type C bufferyards may be reduced from 25' to 20' (no fence) or from 15' to 12' (fence) in width, provided they include all the plantings required as set out in Table 10-1-3.6.F-1, *District Bufferyard Types*.
4. For detached ADUs, where a Type A bufferyard is made infeasible due to existing development, the number of plantings may be reconfigured so that shrubs may be substituted for tree plantings.

- 4. Exemptions.** Bufferyards are not required when the district for which a parcel proposed for development, [redevelopment](#), or [substantial improvement](#) is separated from the adjacent district by a natural area that meets or exceeds the level of screening required by the applicable bufferyard.
- 5. Adjoining Development.**
- a. Existing Residential Development without a Bufferyard.** When adjoining existing residential development, new residential development shall provide the bufferyard and plantings if:
    - 1. The average lot area of the parcel proposed for development is 85 percent or less than the average lot area of the adjoining developed lot;
    - 2. The building [heights](#) of the new development are greater than eight feet taller than the building heights of the adjoining developed lot; or
    - 3. The housing type that is located on the lot(s) that adjoins existing development is of [density](#) that is 20 percent greater than the housing type of the adjoining developed lot.
  - b. Existing Non-Residential, Mixed-Use, and Public/Institutional Development without a Bufferyard.** Where an adjoining developed lot does not have the required bufferyard, the parcel proposed for development shall provide the required bufferyard and its plantings.
  - c. Zone Change.** If a change of zoning is requested from a less intensive to a more intensive district, the required bufferyard shall be provided for the new district, as applicable.
  - d. Shared Responsibility.** The owners of adjoining lots may agree in writing, on a form approved by the City Attorney, to transfer or share the responsibility for installation of a required bufferyard.
- 6. Credit for Existing Buffering.**
- a.** Existing large or ornamental [deciduous trees](#), coniferous ([evergreen](#)) trees, and deciduous or evergreen [shrubs](#) that meet the required bufferyard plantings, in whole or in part, may be counted, provided the trees and shrubs are in good health, as determined by the [Director](#).
  - b.** Credit will be given for existing trees that are located within bufferyards according to Sec. [10-1-3.6.D, Landscape Requirements](#).
- 7. Encroachments.** No structure, parking lot, or loading area is permitted within a required bufferyard.
- 8. Warranted Exceptions to Bufferyard Requirements.** Infill development of an existing lot may substitute a privacy fence or wall for the required bufferyard if the Director deems the bufferyard would create an unnecessary hardship.

(Ord. [20, Series of 2023](#))