

CHAPTER VII: BUFFERYARDS

7.1 PURPOSE. This Chapter establishes bufferyard requirements to promote compatibility between adjacent uses through improvements that reduce visual, noise, dust and odor impacts on adjacent properties.

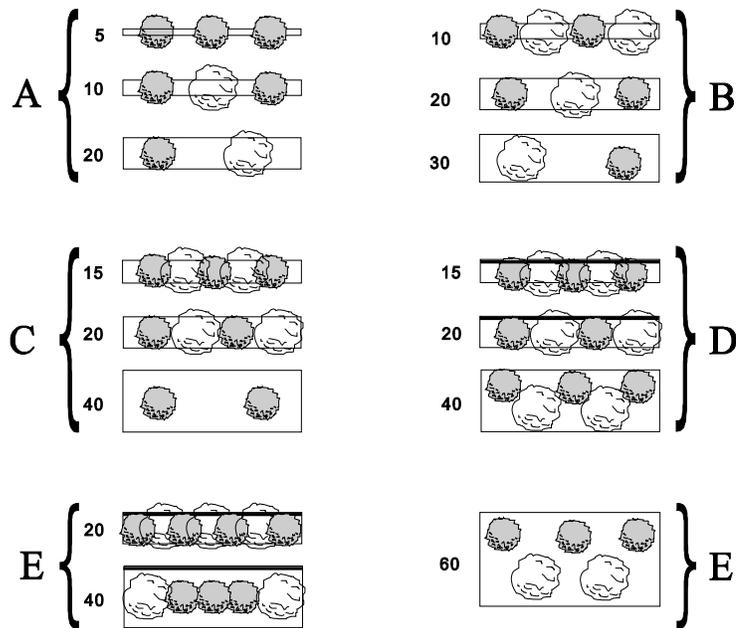
7.2 BUFFERYARD REQUIREMENTS. If a proposed development does not have the same use and density as adjacent land use, then the bufferyards shall be required as specified in Exhibits 7.2.1 and 7.2.2.

7.2.1 Applicant May Choose Bufferyard. After determining the required type of bufferyard using Exhibit 7.2.1, the applicant may select any of the appropriate bufferyard alternatives illustrated in Exhibit 7.2.2, choosing between provision of additional space or additional plantings.

Exhibit 7.2.1: Required Bufferyards (See Exhibit 7.2.2 for bufferyard definitions)

Adjacent Development	Proposed Development				
	Single-family; Two family	Multi-family	Office	Commercial	Industrial
Single-family; Two-family	Not Required	B	C	D	E
Multi-Family	B	Not Required	A	B	D
Office	C	A	Not Required	A	C
Commercial	D	B	A	Not Required	B
Industrial	E	D	C	C	Not Required

Plantings per 100 feet



Key



Deciduous Tree



Evergreen Tree



* 4 Shrubs required per tree

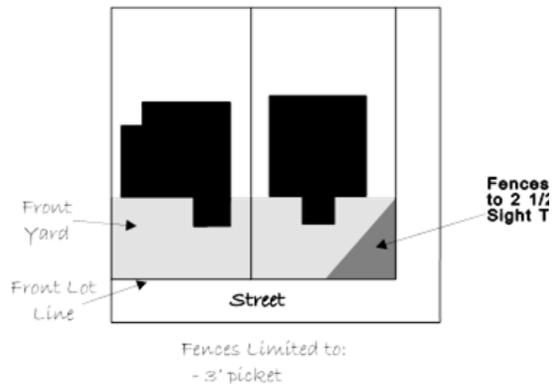
— Minimum spacing between trees

7.2.2 Administrator to Approve Design. Approval of plant material and bufferyard design is required. The Administrator shall determine whether the proposed bufferyard satisfies the intent of the bufferyard requirements, and shall reasonably determine whether or not the specific planting criteria of this paragraph for vegetative bufferyards have been met. The Administrator may waive the bufferyard requirement upon finding that sufficient distance is provided between abutting uses or natural terrain provides a sufficient buffer.

7.2.3 Bufferyard Location. Bufferyards and open spaces shall be provided on the site of the new development, regardless of existing setbacks, bufferyards or open space otherwise provided on the existing developed site unless a written agreement to reduce or eliminate the bufferyard is made with the owners of abutting lots. Bufferyards may be included within required building setbacks and shall be shown as landscape easements on the plat and site plan.

7.3 FENCING STANDARDS

7.3.1 Fence Location. Fences shall not be located within access easements of rights-of-way or beyond the property lines of the lot or parcel upon which said improvements are located.



7.3.2 Privacy Fences. Fences may be placed anywhere within the front yard up to the front lot line. Picket fences not exceeding three (3) feet in height, chain link fences not exceeding four (4) feet in height, wrought iron fences and other decorative fences may be located in the front yard, provided that they do not conflict with the required sight triangle. Privacy fences shall be located no closer to the side lot line than the platted side yard setback line of residential corner lots which adjoin interior lots that front or face on to the side street.

7.3.3 Fence Height. No fence shall exceed eight (8) feet in height except as for public utilities, public or private schools, public or private recreation facilities or industrial properties.

7.3.4 Fence Safety. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals. The installation of electric fences shall be prohibited in all zoning districts except the A and AR-1 districts. Barbed wire fences or barbed wire assemblies atop fences shall be permitted in the A, AR-1, M-1 and M-2 districts but prohibited in all other districts, except for authorized utility substations.