

411 SCREENING AND BUFFERING

411-1 Applicability

- 411-1.1 Screening and Buffering requirements are in addition to the setback requirements in residential and institutional districts and inclusive of the setback requirements in the commercial and industrial districts, as well as the setback requirements and design standards of the transit oriented districts, and shall be provided on the subject site at the time of development.
- 411-1.2 Screening and Buffering shall apply to all Development permits as determined in Section 411-3 or as determined by the Review Authority.

411-2 Location

Screening and Buffering shall be located on the perimeter of a lot or parcel, extending to the lot or parcel boundary line. Buffering shall not be located on any portion of an existing or dedicated public or private street or right-of-way. In a case of two overlapping types of buffers, the higher type shall prevail.

411-3 Determination of Screening and Buffering Requirements

- 411-3.1 To determine the type of Screening and Buffering required, the following procedure shall be used:
- A. Identify the primary district of the subject site by referring to the applicable Community Plan;
 - B. Identify the primary district(s) of the surrounding properties by referring to the applicable plan(s);
 - C. Determine the Screening and Buffering type by referring to the Screening and Buffering Matrix (Section 411-5); and
 - D. Determine the Screening and Buffering Standards by referring to the Screening and Buffering Standards (Section 411-6).
- 411-3.2 Responsibility for Screening and Buffering:
- A. When a property is the first to develop adjacent to a vacant parcel, the first property shall provide the buffer identified in the vacant land use category as shown on the Screening and Buffering Matrix, Section 411-5.
 - B. The second use to develop shall, at the time it develops, provide all additional plant materials, landscaping, and land necessary to provide total screening and buffering required by the Screening and Buffering Matrix for developed uses.
 - C. Screening and buffering is not required when lots or parcels are separated by a public street or road.
 - D. Where two adjacent developments in different districts are developed with the same housing type and maintain the same standards as the lower density

district, the screening and buffering requirements may be reduced to the level of the lower density use through a Type II procedure when a recorded legal instrument (including a final subdivision plat) insures that the lot and house type will remain the same as the lower density requirements for the life of development.

411-4 Limitations

All areas for screening and buffering shall remain void of buildings, building mechanical equipment (e.g., heat pumps, air conditioners), parking, service areas (e.g., solid waste and recycleables storage and pick-up facilities, loading and delivery areas), signing, lighting (except lighting of pathways) and utilities (unless underground). Area required for screening and buffering may be used to satisfy landscape and open space requirements and be included in the density calculation of the site.

411-5 Screening and Buffering Matrix

ADJACENT LAND USE DISTRICT

	DEVELOPED							VACANT						
	R-5 R-6	R-9/R-15 TO:R9-12	R-24/R-25+ TO:R12-18	NC/OC TO:R18-24	CBD/GC TO:BUS TO:RC TO:R24-40	IND TO:EMP TO:R40-80 TO:R80-120	Other ¹	R-5 R-6	R-9/R-15 TO:R9-12	R-24/R-25+ TO:R12-18	NC/OC TO:18-24	CBD/GC TO:BUS TO:RC TO:R24-40	IND TO:EMP TO:R40-80 TO:R80-120	Other ¹
R-5 R-6	0	1	2	2	3	3		0	1	2	2	3	3	
R-9/R-15 TO:R9-12	2	0	0	1	3	4		1	0	0	1	1	3	
R-24/R-25+ TO:R12-18	3	2	0	1	3	4		2	1	0	1	1	1	
NC/OC TO:R18-24	4	4	3	0	0	3		3	3	2	0	0	1	
CBD/GC TO:BUS TO:RC TO:R24-40	5	4	4	0	0	1		4	3	3	0	0	0	
IND TO:EMP TO:R40-80 TO:R-80-120	6	6	6	5	4	0		5	5	4	3	1	1	
Other ¹	to be determined by review authority													

¹ When adjacent to the Urban Growth Boundary, City Limits or the Institutional District, the Screening and Buffering shall be determined by the Review Authority.

- 411-5.1 The numbers in the Screening and Buffering Matrix refer to the Screening and Buffering Standards in Section 411-6.
- 411-5.2 Required fences shall be located as near the property line as practical or most effective.
- 411-5.3 Walls, fences and berms shall be the requirement of the higher intensity use.
- 411-5.4 All plant unit fractions are rounded up, and existing vegetation may be used to satisfy planting requirements.
- 411-5.5 Screening and Buffering requirements for Commercial, Industrial, Institutional Districts and special uses outside the Urban Growth Boundary shall be determined by the Review Authority based on impact to surrounding uses.
- 411-5.6 Gaps in berms, fences, walls or landscaping are allowed if required by Section 408.