

Existing Adjacent Land Uses

Proposed Land Use	Single-Family Residential on Local Streets	All Other Single-Family Residential	Mobile Home Park	Multifamily and All Other Residential	Religious Recreation and Child Care	Office and Commercial	Research and Industrial	Institutional	Vacant Industrial and Commercial	Vacant Single-Family Residential	Streets
Single-Family Residences and Duplexes	0	0	0	0	0	0	0	0	0	0	0
Multifamily Residential											
1—3 units per gross acre	2	0	0	0	1	1	1	1	1	2	1
4—11 units per acre	4	1	1	1	1	1	2	2	1	4	1
12 or more units per gross acre	5	2	1	2	1	1	2	2	1	5	1
Mobile Home Park	4	2	0	2	2	1	2	2	2	2	2
Religious, Recreational or Child Care	2	2	2	2	0	0	0	0	0	2	0
Office and Commercial Use											
Less than 0.35 F.A.R.*	4	2	1	2	2	0	0	2	0	2	1
0.35 to 1.00 F.A.R.*	5	3	2	3	3	0	0	2	0	3	1
1.00 F.A.R.* to Shopping Centers	6	5	4	5	4	3	0	6	2	5	2
Research & Industrial	6	5	4	5	4	3	0	6	2	5	2
Institutional Uses	4	2	2	2	1	0	0	0	1	2	1

Legend: If the value is 0, then no buffer yard is required. For any other value, the number refers to the class of the buffer yard required.

*F.A.R. refers to the floor area ratio.

Note 1: Post offices, police, fire and telephone exchanges and repeater stations shall observe the buffer yard requirements for office buildings.

Legend: If the value is 0, then no buffer yard is required. For any other value, the number refers to the class of the buffer yard required.





*F.A.R. refers to the floor area ratio.

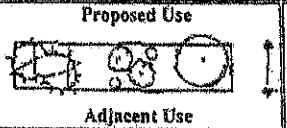
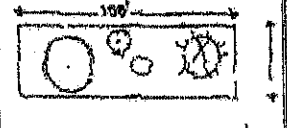
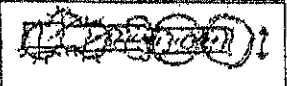
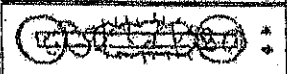
Note 1: Post offices, police, fire and telephone exchanges and repeater stations shall observe the buffer yard requirements for office buildings.

Note 2: Uses not generally included in one of the above shall be assigned by the administrative official to one of the buffer yard categories illustrated by the ordinance, as appropriate scale and intensity of the proposed use relative to existing adjacent land uses.

BUFFERYARD 1

Required Plants Per 100' of Length

- 2 Canopy Trees 
 - 4 Understory Trees 
 - 4 Evergreens/Conifers 
 - 4 Shrubs 
-
- 14 Total

Percentage of Required Plant Material		Buffer Yard Width
25%		30 feet
50%		30 feet
75%		10 feet
100%		5 feet

BUFFERYARD 2

Required Plants Per 100' of Length

- 4 Canopy Trees
- 6 Understory Trees
- 8 Evergreen/Conifers
- 10 Shrubs



28 Total

Percentage of Required Plant Material		Buffer Yard Width
25%		40 feet
30%		30 feet
75%		20 feet
100%		10 feet

BUFFERYARD 3
 Required Plants Per 100' of Length

- 4 Canopy Trees
- 8 Understory Trees
- 12 Evergreens/Conifers
- 12 Shrubs



36 Total

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p> <p>Adjacent Use</p>	50 feet
50%	<p>structure required B1</p>	40 feet
75%	<p>structure required B3</p>	25 feet
100%	<p>structure required F3</p>	13 feet

BUFFERYARD 4

Required Plants Per 100' of Length

- 4 Canopy Trees
- 8 Understory Trees
- 12 Evergreens/Conifers
- 12 Shrubs








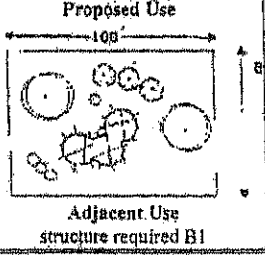
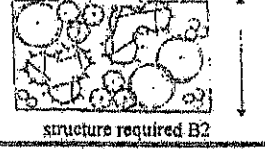
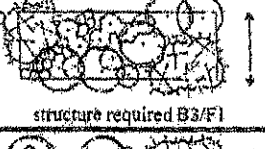
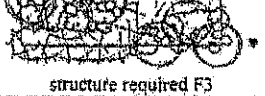
36 Total

Percentage of Required Plant Material		Buffer Yard Width
25%	<p>Proposed Use</p> <p>Adjacent Use</p>	60 feet
50%	<p>structure required B1</p>	50 feet
75%	<p>structure required B3</p>	30 feet
100%	<p>structure required P3</p>	20 feet

BUFFERYARD 5

Required Plants Per 100' of Length

6	Canopy Trees	
12	Understory Trees	
12	Evergreen/Conifers	
16	Shrubs	
-16 Total		

Percentage of Required Plant Material	Proposed Use	Buffer Yard Width
25%	 <p>structure required B1</p>	75 feet
50%	 <p>structure required B2</p>	60 feet
75%	 <p>structure required B3/F1</p>	35 feet
100%	 <p>structure required F3</p>	25 feet

STRUCTURE ILLUSTRATIONS

FENCES:

<u>Symbol</u>	<u>Height</u>
F1	3 feet
F2	4 feet
F3	6 feet



Wood Stockade/Opaque Fence (non-perishable supports)

WALLS:

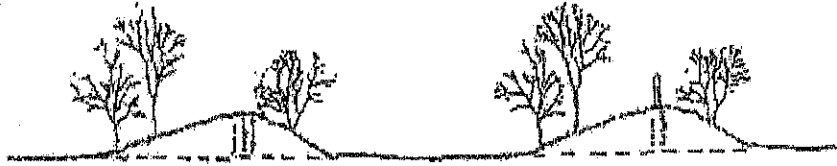
<u>Symbol</u>	<u>Height</u>
F4	6 feet
F5	8 feet



Masonry Wall (poured concrete, stucco, concrete block, brick, etc.)

BERMS:

BERMS/FENCES



<u>Symbol</u>	<u>Height</u>	<u>Material</u>	<u>Symbol</u>	<u>Height</u>
B1	3 feet	Earth	BF1	3 foot berm with 3 foot stockade fence
B2	4 feet	Earth	BF2	4 foot berm with 4 foot stockade fence
B3	5 feet	Earth	BF3	5 foot berm with 5 foot stockade fence