

Section 130-040 Buffer Areas

The purpose of a buffer area is to provide privacy from noise, headlight glare, and visual intrusion onto any lots currently used for single family and multiple-family residential uses located in a Single Family or Multiple-Family Residential Zone. A buffer area shall be provided by the owner/developer of any property located in the Industrial (I), Industrial Commercial (IC), Restricted Industrial (RI), Restricted Business Zone (B-1), General Business Zone (B-2), B-4 Zone, Lake Business Zone (B-3), Multiple-Residence District (MR) and the Airport District where any parcel in any of these zones is used for a use other than a single family residence and abuts a residentially zoned parcel containing a single family dwelling or a multi-family dwelling. Such buffer shall be implemented and located along the interior perimeter of a parcel utilized for non-residential uses where the property line adjoins a parcel zoned and utilized for residential purposes. A multi-family residence located within a Multiple Residence Zone shall be required to provide said buffer when abutting a parcel which is used for residential purposes and is located in a Single Family Residential Zone.

In addition, any special permit use outlined in Chapter 25 under sections 025-080, 025-100, and 025-070 which requires parking for more than 8 motor vehicles, and which parcel is located in a single family residential zone with abutting residential uses shall be required to provide the buffer described above.

1. The minimum depth of buffer areas shall be as follows:
 - a. Special Permit Uses in all Residential zones which will require parking for more than 8 motor vehicles: 60 feet
 - b. Business Zones (B-1, B-2, B-3, B-4): 60 feet. Properties 5 acres or less in the B-1 Zone may, subject to Site Plan Approval from the Zoning Commission, reduce the buffer to 40 feet if the number of evergreens required below in subsection (2) is doubled for each required "plant unit".
 - c. Industrial Zones (I, I/C, RI): 60 feet
 - d. When an industrially zoned (I, I/C, RI) or business zoned (B-1, B-2, B-3, B-4) parcel in excess of 5 acres abuts a residential zone where single family or multiple-family dwellings are currently located less than 150' to the adjoining property line, the required minimum buffer depth shall be 100' and the required number of plantings shall be proportionately adjusted.
 - e. Airport Zone: 60 feet
2. The buffer area shall be left in a natural condition or planted in lawn and/or ground cover and contain one (1) plant unit for each one hundred feet (100') of buffer length, or a portion thereof. For the purposes of this paragraph, "one plant unit" consists of:
 - a. Four (4) canopy trees
 - b. Six (6) understory trees
 - c. Twenty four (24) shrubs

- d. Twelve (12) evergreens
 - e. A berm
3. At the Commission's sole discretion, where the existing topography and/or landscaping provide natural screening, which satisfies the purpose of this regulation, no additional screening will be required.
 4. No structures, including but not limited to septic systems, stormwater detention basins, stormwater retention basins, water quality basins or infiltration systems may be located in any required buffer areas. The Commission may allow fencing or walls in the required buffer area if erection of such would assist in achieving the purpose of the buffer area.

(Section Amended Effective: June 8, 2018)