

Table 4-5: Buffer Width Requirements for Adjacent Existing Land Uses by Land Use Intensity Class

Proposed		Land Use Intensity Class (Existing)										
L.U. Intensity	Class	I	II	III	IV	V	VI	VII	VIII	IX	X	XI
	I	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	II	NR	B	10	15	15	15	15 ²	20 ³	20 ³	20 ³	20 ³
	III	NR	10	B	15	15	15	15 ²	20 ³	20 ³	20 ³	20 ³
	IV	NR	15	15	B	15	15	15 ²	20 ³	20 ³	20 ³	20 ³
	V	NR	15	15	15	NR	NR	10	15	15	15	15 ¹
	VI	NR	15	15	15	NR	NR	NR	10	15	15	15
	VII	NR	15 ²	15 ²	15 ²	10	NR	NR	NR	10	10	15
	VIII	NR	20 ³	20 ³	20 ³	15	10	NR	NR	NR	B	10
	IX	NR	20 ³	20 ³	20 ³	15	15	10	NR	NR	NR	NR
	X	NR	20 ³	20 ³	20 ³	15	15	10	B	NR	NR	NR
	XI	NR	20 ³	20 ³	20 ³	15 ¹	15	15	10	NR	NR	NR

Table 4-6: Buffer Width Requirements for Adjacent Vacant Land by Zoning District

Proposed		District (Vacant Land)											
L.U. Intensity	Class	UC ⁴	UN ⁴	NC	DD-H	RDD	R	LDD	CDD	CRD ⁴	SCCD ⁴	I ⁴	HD
	I	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	II	10	10	A	A	A	NR	B	B	5	5	20 ³	A
	III	10	10	B	B	B	NR	10	B	5	5	20 ³	B
	IV	A	A	10	10	10	NR	10	B	5	5	15 ²	10
	V	10	10	10	10	10	B	15	10	5	5	15	10
	VI	15	15	15	15	15	B	15	10	5	5	15	15
	VII	15 ¹	15 ¹	15 ¹	15 ¹	15 ¹	B	15 ¹	15	5	5	10	15 ¹
	VIII	15 ²	15 ²	15 ²	15 ²	15 ²	10	15 ²	15	5	5	10	15 ²
	IX	15 ²	15 ²	20 ³	20 ³	20 ³	10	20 ³	15	10	10	B	15 ²
	X	20 ³	20 ³	20 ³	20 ³	20 ³	10	20 ³	15 ¹	10	10	NR	20 ³
	XI	20 ³	20 ³	20 ³	20 ³	20 ³	15	20 ³	15 ¹	15	15	NR	20 ³

Table 4-7: Buffer Width Requirements Adjacent to Streets

Proposed		Collector						
L.U. Intensity	Class	Expwy.	Arterial	(Land Use Across Street)			Minor Street	
				Nonres.	Vacant	Res.	Res.	Nonres.
	I	NR	NR	NR	NR	NR	NR	NR
	II	15 ⁵	15	10	10	10	10	10
	III	15 ⁵	15	10	10	10	10	10
	IV	15 ⁵	15	10	10	10	10	10
	V	NR	B	10	B	B	10	10
	VI	NR	10	10	B	15	15	10
	VII	NR	15	10	10	15	15	10
	VIII	B	15	10	10	15	15	10
	IX	10	15	B	15	15	15	B
	X	15	15	10	15	15	15	10
	XI	15	15	10	15 ⁵	15	15	10

- Notes:*
- Residential uses shall provide a 15-foot buffer area against a railroad with 16 tree inches per 100 feet.
 - Residential buffer required along with Structure Type Option 1.
 - Residential buffer required along with Structure Type Option 2.
 - Residential buffer required along with Structure Type Option 3.
 - For projects in the UC, all three (3) UN districts, CRD, SCCD₂ and I districts, no bufferyard is required if the vacant land is in the same zoning district.
 - Structure Type Option 1 is required for this bufferyard; however, the structure type may be waived in exchange for a 20% increase in required understory and shrubs.
 - A 10-foot bufferyard with two (2) canopy trees per 100 linear feet is required in the Industrial District for all development adjacent to all streets.