LDC Summary of Changes: Buffering

Note: *Since these sections have been significantly reorganized, the Ordinance may show an entire section to be new or removed. However, there are no new or removed sections, and any section shown to be new or removed have actually been relocated within the Code. This summary of changes is shown in a strike-through/underline format to show the actual changes within each section.*

Sec. 30.14.~~4.~~3. Buffering requirements in general.

(a) Buffers are described in terms of required opacity, or the degree of screening between two (2) adjoining uses or activities. An opacity of 0.1 screens ten (10) percent of an object, while an opacity of 1.0 completely obscures the object from view during summer months after all required plants have reached maturity.

(b) Buffers shall be located on the outer perimeter of a development site but entirely within the property bounds of such site and shall not include right-of-way or areas that will be dedicated as right-of-way. Buffers may be placed within utility easements, subject to verification that the dedicated use of the easement does not conflict with the function of the buffer. The owner of the property shall be responsible for replacement of landscape materials damaged or removed by the placement or maintenance of utilities within such easements.

(c)Required buffers shall not contain parking, including vehicle overhang areas in adjacent parking spaces. Driveways and other vehicular maneuvering areas shall not be permitted in a buffer, except that access points to adjacent roads may cross a buffer with minimum possible interference with the buffering function, as determined by the Development Services Director.

(d) Buffers are required for the following situations:

(1) For new development adjacent to existing development, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the land use intensity of the adjacent use(s). Required opacities are shown in Section ~~30.14.7(a)~~ 30.14.5(a). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~30.14.7.

(2) For new development adjacent to vacant land, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the Future Land Use designation of the adjacent property as established by the Seminole County Comprehensive Plan. Required opacities are shown in Section ~~30.14.7(b)~~ 30.14.5(b).

Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~30.14.7.

(3) For new development adjacent to roads and right-of-way, required buffers shall be determined according to the land use intensity of the proposed use(s) as compared to the functional classification of the road or right-of-way, unless otherwise provided in this code. An unimproved right-of-way shall be assumed to contain the most intense road classification for which it was designed. Required opacities are shown in Section ~~30.14.7(c)~~ 30.14.5(c). Development on small or irregular sites, resource-limited sites, or infill sites shall be developed according to the criteria of Section ~~30.14.11~~30.14.7.

(4) Landscape buffers for parking lots shall be provided in accordance with Section ~~30.14.8.~~30.14.10.

(5) Landscape buffers for storage or loading areas that represent a special nuisance shall be provided in accordance with Section ~~30.14.9.~~30.14.11.

(e) Existing natural vegetation may be used in place of a required wall, fence, and/or landscaping where such vegetation consists of canopy and understory trees that meet the minimum buffer component requirements and is of sufficient density to provide one hundred (100) percent opacity to a height of six (6) feet. The landscape plan for the development shall include protection measures to preserve the natural buffer area during and after site development. Nothing provided in this paragraph shall prohibit the removal of invasive species.

~~(f) Buffer criteria varying from the requirements of this Part may be authorized by the Board of County Commissioners through approval of a Master Development Plan within the Planned Development (PD) zoning District in accordance with Sec. 30.8.5 or through approval of a special exception under Sec 30.3.1.5. Variations from the provisions of this Part may reduce or increase required opacities, or specify alternative buffer concepts, as appropriate to the site under consideration. In all cases, the relevant Board shall find that approved variations ensure compatibility between adjoining land uses and are consistent with the Comprehensive Plan.~~

Sec. 30.14.~~6.~~4. Determination of land use classifications and intensities.

(a) This Section classifies uses according to their potential impacts on surrounding properties. The impacts of higher intensity may include greater impervious surface coverage, causing increased

stormwater runoff and reduced open space; increased bulk and height of buildings; increased traffic with associated noise and congestion; signs and exterior lighting visible from neighboring property; and late hours of operation. Under these regulations, a developer may either build at a lower intensity that minimizes nuisances to neighbors, or provide a ~~denser buffer~~ higher opacity if the land is developed at a greater intensity.

The range of intensity classes available to a use does not affect whether the use can locate on a site, but only how the use develops on that site. For example, an office use may meet the standards of any ~~of~~ land use intensity ~~classes~~ ratings V through IX, depending on building and site design. Performance standards are specified for each land use intensity ~~class~~ rating. Exceeding any single standard in a~~n~~ land use intensity ~~class~~ rating moves a use to the next higher intensity ~~class~~ rating.

(b) All land uses permitted by this Code are assigned a land use category for the purpose of determining buffering requirements. This classification system separates uses on the basis of the type and degree of "nuisance" or negative impact a use is likely to impose on adjacent properties. All uses within a use category are considered to have an equivalent impact on neighboring uses.

(c) A particular development or proposed development shall be assigned an intensity rating according to the table in paragraph (d) of this Section. Each land use category established in the table has one or more possible intensity ratings, depending on the specific characteristics of the site. The intensity rating for any site shall be determined by the elements that most appropriately measure intensity for a given land use category, such as, but not limited to, the impervious surface ratio (ISR), hours of operation, building height, ~~the floor area ratio (FAR),~~ and density.

~~The most extreme value for any measurement shall determine the intensity rating of the site.~~ To determine the site's land use intensity rating, the site's elements must fit within the parameters of the elements listed within the land use category. If the measurement of any listed element exceeds the amount within the land use intensity rating, the intensity rating shall increase to the next rating (II-IX). For example, the table below shows that an office or general commercial use has possible land use intensity ratings of V, VI, VII, VIII, and IX.

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	~~X~~

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~~Office~~ General Commercial and office										
~~FAR~~					~~0.20~~	~~0.25~~	~~0.50~~	~~0.75~~	~~0.75+~~	
Height (feet)					15	25	35	50	50+	
Hours of Operation					7 a.m.- 9 p.m.		Unlimited			
~~Height/Setback~~					~~0.66~~	~~1.0~~	~~2.0~~	~~=> 2.0~~		

An ~~single-story~~ office development having building height of fifteen (15) feet ~~an FAR of no more than 0.20~~ would have an intensity rating of V. However, a site with the same ~~FAR~~ building height with ~~a building height greater than twenty-five (25) feet and no more than thirty-five (35) feet~~ hours of operation exceeding 7 a.m.- 9 p.m.would have an intensity rating of VII.

(d) A particular development or proposed development shall be assigned an intensity rating according to the table:

Land Use Category	Land Use Intensity Rating									
	I	II	III	IV	V	VI	VII	VIII	IX	~~X~~
Rural/Agricultural (East Rural Area Only)										
Gross Density	0.33									
Residential										
Gross Density		4.00	7.0	10.0 +		~~7.00~~	~~8.50~~	~~10.00~~	~~12.00~~	~~12.00+~~
~~Office~~										
~~FAR~~					~~0.20~~	~~0.25~~	~~0.50~~	~~0.75~~	~~0.75 +~~	

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~~—Height (feet)~~					~~15~~	~~25~~	~~35~~	~~50~~	~~50+~~	
~~Height/Setback~~					~~0.66~~	~~1.0~~	~~2.0~~	~~—-> 2.0 —-~~		
General Commercial and office										
~~—FAR~~					~~0.15~~	~~0.20~~	~~0.25~~	~~0.35~~	~~0.50~~	~~0.50+~~
Height (feet)					15	~~20~~25	~~25~~35	~~35~~50	50+	~~50+~~
Hours of Operation					7 a.m.- 9 p.m.		Unlimited			
~~—Hours of Operation~~					~~7:00 a.m.—9:00 p.m.~~			~~Unlimited~~		
~~Height/Setback~~					~~0.5~~	~~0.66~~	~~1.0~~	~~2.0~~	~~> 2.0~~	~~—-~~
Heavy Commercial										
~~—FAR~~							~~0.25~~	~~0.35~~	~~0.50~~	~~0.50+~~
Height (feet)							25	35	50	~~50+~~
Hours of Operation							7:00 a.m. —9:00 p.m.	Unlimited		
~~Height/Setback~~							~~1.0~~	~~2.0~~	~~> 2.0~~	~~—-~~
Light Industrial										
ISR							0.5	~~0.5~~.75	0.75 +	~~0.75~~
Height (feet)							35	~~35~~50	50+	~~50+~~
Hours of Operation							7:00 a.m. —9:00 p.m.	~~7:00 a.m.— 9:00 p.m.~~ Unlimited		~~Unlimited~~
~~Height/Setback~~								~~0.66~~	~~1.0~~	~~1.0+~~

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Heavy Industrial									all	~~alt~~
Outdoor Recreation										
ISR		0.20	0.35	0.50	~~0.60~~ 0.70	~~0.70~~ 0.75	0.75+	~~0.75~~		
Height (feet)		15	20	25	~~35~~ 45	~~45~~ 50	50+	~~50+~~		
Institutional & Group Living										
~~ISR~~				~~0.20~~	~~0.30~~	~~0.45~~	~~0.60~~	~~0.75~~		
~~FAR~~				~~0.10~~	~~0.15~~	~~0.20~~	~~0.25~~	~~0.25+~~		
Height (feet)				~~15~~ 20	~~25~~ 35	~~35~~ 50	~~45~~ 50+	~~45+~~		
~~Height/Setback~~				~~0.5~~	~~0.66~~	~~1.0~~	~~2.0~~	~~> 2.0~~		
Public Service										
ISR					~~0.20~~ 0.35	~~0.35~~ 0.50	~~0.50~~ 0.60	~~0.60~~ 0.65	~~0.65~~ 0.70+	~~0.75~~
~~FAR~~					~~0.10~~	~~0.25~~	~~0.40~~	~~0.60~~	~~0.75~~	~~0.75+~~
Height (feet)					~~15~~ 25	~~25~~ 35	~~35~~ 45	~~45~~ 60	~~60~~ 60+	~~60+~~

Sec. 30.14.~~7.~~5. Required buffers.

(a) Buffers Adjacent to Developed Property. The standards in the table below address the opacity of the buffer required between proposed and existing uses. The rows show the proposed land use intensity of the subject property, while the columns contain the land use intensity of existing development on the adjoining parcel(s). Asterisks indicate that no buffer is required.

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Required opacity shall be reduced by fifty (50) percent where the existing adjacent land use is a single-family home in a HIP, MXD, Industrial, Commercial, or Office future land use designation.

Required Opacity of Buffers Adjacent to Developed Sites											
		LUI Existing									
		I	II	III	IV	V	VI	VII	VIII	IX	~~X~~
LUI Proposed	I	*	*	*	*	*	*	*	*	*	~~*~~
	II	0.2	*	0.1	0.2	0.3	0.4	0.5	0.6	0.7	~~0.8~~
	III	0.2	0.1	*	0.1	0.2	0.3	0.4	0.5	0.6	~~0.7~~
	IV	0.3	0.2	0.1	*	0.1	0.2	0.3	0.4	0.5	~~0.6~~
	V	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	0.3	0.4	~~0.5~~
	VI	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	0.3	~~0.4~~
	VII	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.1	0.2	~~0.3~~
	VIII	~~0.6~~0.7	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	0.2	0.1	*	0.2	~~0.2~~
	IX	~~0.7~~0.8	~~0.6~~0.7	~~0.5~~0.6	~~0.4~~0.5	~~0.3~~0.4	0.3	~~0.2~~0.3	~~0.1~~0.2	*	~~*~~
	~~X~~	~~0.8~~	~~0.7~~	~~0.6~~	~~0.5~~	~~0.4~~	~~0.3~~	~~0.3~~	~~0.2~~	~~*~~	~~*~~

*No buffer required.

(b) Buffers Adjacent to Vacant Land. The standards in the table below address the opacity of the buffer required between proposed uses and vacant land. The rows show the proposed land use intensity of the subject property, while the columns contain the Future Land Use designation on adjoining parcel(s).

Vacant sites having an approved, unexpired ~~development plans~~ preliminary subdivision plan, master development plan, or site plan shall be evaluated as developed sites.

Required Opacity of Buffers Adjacent to Vacant Sites													
		LUI Existing											
		R-10, R-5, R-3, SE	LDR	MDR	HDR	COM	OFF	HIP	MXD	IND	REC	PUB	PD
LUI Proposed	I	*	*	*	*	*	*	*	*	*	*	*	n/a
	II	0.2	*	*	*	*	*	*	*	*	*	*	n/a
	III	0.2	*	*	*	*	*	*	*	*	*	*	n/a
	IV	0.3	*	*	*	*	*	*	*	*	*	*	n/a
	V	~~0.3~~0.4	~~0.2~~ 0.3	*	*	*	*	*	*	*	*	*	n/a
	VI	~~0.4~~0.5	~~0.3~~ 0.4	*	*	*	*	*	*	*	*	*	n/a

	VII	~~0.5~~0.6	~~0.4~~ 0.5	*	*	*	*	*	*	*	*	n/a
	VIII	~~0.6~~0.7	~~0.5~~ 0.6	~~*~~ 0.2	~~*~~ 0.3	0.2	0.2	*	*	*	*	n/a
	IX	~~0.7~~0.8	~~0.6~~ 0.7	~~0.2~~ 0.3	~~0.3~~ 0.4	0.2	0.3	*	*	*	0.2	*	n/a
	~~X~~	~~0.8~~	~~0.7~~	~~0.3~~	~~0.4~~	~~0.3~~	~~0.4~~	~~*~~	~~*~~	~~*~~	~~0.3~~	~~*~~	~~n/a~~

*No buffer required.

(c) Buffers Adjacent to Streets.

(1) Chuluota Overlay Area Buffers. Nonresidential uses adjacent to County Road 419 within the Chuluota Overlay Area, shall meet the buffering requirements. Residential uses within the Overlay area shall be consistent with Paragraph (2) below.

(2) Other Street Buffers. The standards in the table below address the opacity of the buffer~~yard~~ that is required along arterial, collector, and local streets or railroads.

Required Opacity of Buffers Adjacent to Roads					
		Arterial	Collector	Perimeter Local/ Regional Trail**	Railroad
LUI Proposed	I	*	*	*	*
	II	0.1	*	*	0.6
	III	0.1	0.1	0.1	0.6
	IV	0.2	0.1	0.1	0.5
	V	0.3	0.2	0.1	0.4
	VI	0.3	0.3	0.1	0.2
	VII	0.4	0.4 ~~0.3~~	0.1	0.1
	VIII	0.5~~0.4~~	0.5 ~~0.4~~	0.4~~0.2~~	*
	IX	0.5	0.5	0.5 ~~0.4~~	*
	~~X~~	~~0.5~~	~~0.5~~	~~0.5~~	~~*~~

*No buffer required.

**Buffers adjacent to trails can have trail amenities, such as wayfinding signage, benches, dog waste stations, water fountains, and bike racks.

(3) Landscape Materials. Plant Group "C," shall be used on all street buffers where overhead power lines are present. ~~In the event that canopy trees are required adjacent to power lines under a previously existing development order, developer's commitment agreement, PD master development plan, or other provision(s) of this Code, the Development Services Director may allow~~

~~the substitution of three (3) understory trees for each required one (1) canopy tree.~~ Under an existing development order, developer's commitment agreement, PD master development plan, or other provisions of this Code that require canopy trees adjacent to power lines, the Development Services Director may permit the substitution of three (3) understory trees for each required one (1) canopy tree.

30.14.~~7.1~~5.1. Buffer Requirements for M-1A, M-1 and M-2.

(a) Landscaping. As required by Sections ~~30.14.3—30.14.5~~ 30.14.3, 30.14.6 and 30.14.9 of the Land Development Code.

(b) Front buffer. Front yards shall be not less than fifty (50) feet in depth as measured from the front property line to any building. The twenty-five (25) feet of such yard nearest to the front property line shall remain unpaved except for normal entrance drives and shall be landscaped as required in Part 14. The remaining twenty-five (25) feet may be used for the parking of passenger vehicles only. Front setbacks for property located internal to an industrial park may utilize a front yard setback of not less than twenty-five feet (25') in depth from the front property line if not less than ten feet (10') of such yard nearest to the front property line is retained as a landscaped green area which is unpaved except for normal entrance drives, and sufficient area for the loading and unloading of vehicles is provided, consistent with generally accepted engineering practices and principles.

~~(c) Buffering shall comply with Part 14. In any case, where the required buffer width exceeds a setback requirement noted in this Section, the greater standard shall apply.~~

Sec. 30.14.~~5.~~6. Standard buffer~~syards and permitted adjustments~~.

(a) The criteria in the table below shall achieve required opacity levels for bufferyards specified in Section ~~30.14.7~~30.14.5.

Opacity	Standard Buffer~~yard~~ Width (ft.)	Number of Plant Units Groups per 100 feet	Structure Enhancement Required	~~Eligible for Adjustments**~~
0.1	10	1.00	None	~~No~~
0.2	10	2.00	None	~~No~~

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0.2 (parking buffer)	10	1.00	3' masonry wall	~~No~~
0.3	15	~~2.60~~ 2.25	None	~~Yes~~
0.4	15	~~2.25~~ 2.50	~~3' hedge~~ None	~~Yes~~
0.5	25	2.70	~~6' masonry wall***~~ None	~~Yes~~
0.6	25	~~3.50~~ 2.90	~~6' masonry wall***~~ None	~~Yes~~
0.7	40	~~2.90~~ 3.20	6' masonry wall*~~**~~	~~Yes~~
0.8	50	~~3.20~~ 3.50	6' masonry wall*~~**~~	~~No~~
~~0.9*~~	~~50~~	~~3.20~~	~~6' masonry wall~~	~~No~~
~~1.0*~~	~~50~~	~~3.80~~	~~6' masonry wall~~	~~No~~

Notes:

~~*These buffers only occur where nuisance buffers are required by Section 30.14.9.~~

~~**Subject to approval by the Development Services Director.~~

~~**~~***Adjacent to a street, may be reduced to three (3) foot metal decorative fence and three (3) foot hedge. The Development Services Director may waive segments of any required fence or wall in order to ensure visibility of traffic for safety purposes.

~~(b) Required buffers may be adjusted to add or subtract land area, or to modify specific requirements for structures or landscape plantings. Such adjustments, where permitted, shall be~~

~~assumed to maintain the required opacities under Sections 30.14.7. These adjustments may be made at the option of the applicant in order to make more efficient use of available land or to address other site design issues requiring greater flexibility in Code requirements; however, the Development Services Director may deny any proposed adjustment upon a finding that it would significantly impair the screening function of the required buffer.~~

~~Permitted bufferyard adjustments shall be as follows:~~

~~(1) Increased Buffer Widths. Bufferyards exceeding the standard widths established in paragraph (a) above shall permit a reduction in landscape planting requirements. This reduction shall be applied equally to all plant types specified within the formula for the applicable plant group. In certain cases, the required buffer enhancement may be reduced as a result of increased buffer width. Adjusted buffer enhancement and planting requirements are as shown below:~~

~~Opacity~~	~~Buffer Width (ft.)~~	~~Number of Plant Groups per 100 feet~~	~~Enhancement Required~~
~~0.4~~	~~20~~	~~2.00~~	~~None~~
~~0.5~~	~~35~~	~~2.25~~	~~3' hedge~~
~~0.6~~	~~35~~	~~2.70~~	~~3' hedge~~
~~0.7~~	~~55~~	~~2.25~~	~~3' hedge~~

~~(2) Reduced Buffer Widths. Buffers having less than the standard widths established in paragraph (a) above shall be subject to an increased landscape planting requirement. This increase shall be applied equally to all plant types specified within the formula for the applicable plant group. An upgrade in buffer enhancement features shall also be required. Adjusted buffer enhancement and planting requirements are as shown below:~~

~~Opacity~~	~~Buffer Width (ft.)~~	~~Number of Plant Groups per 100 feet~~	~~Enhancement Required~~
~~0.3~~	~~10~~	~~3.00~~	~~3' hedge~~

~~0.4~~	~~10~~	~~2.50~~	~~3' open metal fence and 3' hedge~~
~~0.5~~	~~15~~	~~3.25~~	~~6' masonry wall*~~
~~0.6~~	~~20~~	~~4.00~~	~~6' masonry wall*~~
~~0.7~~	~~30~~	~~3.50~~	~~6' masonry wall*~~
~~*May be reduced to 3' open metal fence and 3' hedge adjacent to a street.~~			

Sec. 30.14.~~11.~~7. Constrained site buffers.

Where a small or irregularly shaped site cannot feasibly meet the standard buffer requirements, the Development Services Director may authorize reduced buffers as follows:

The site shall meet one of the criteria listed below:

Constraint	Criteria
Small or ~~Infill Site~~ irregularly shaped site	The site is small enough that the installation of the standard buffers required under Section 30.14.7(a) would reduce the area available for development by 10 percent or more.
Resource ~~L~~limited ~~S~~site	The site has wetlands, flood-prone areas, or other natural constraints to development, and the use of standard buffers required under Section 30.14.7 would reduce the net buildable area of the site by 10 percent or more.
~~Tree Preservation~~	~~Compliance with Chapter 60, Arbor Regulations, reduces by 20 percent or more the density (dwelling units per net buildable acre) or intensity (Floor Area Ratio or other appropriate measure) that would otherwise be permitted.~~

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Based on required opacity, each constrained site buffer shall meet the applicable standard listed below:

Required Opacity	Buffer~~yard~~ Width (ft.)	Number of Plant Groups per 100 ft.	Type of Structure Enhancement Required
0.1	5	1.00	None
0.2	5	1.50	~~3 ft. hedge~~ None
Parking Buffer (0.2)	5	1.15	3 ft. masonry wall
0.3	5	1.40	None ~~5 ft. masonry wall**~~
0.4	10	2.15	None ~~6 ft. masonry wall**~~
0.5	15	2.45	6 ft. masonry wall*~~*~~
0.6	15	2.60	6 ft. masonry wall*~~*~~
0.7	25	3.65	6 ft. masonry wall*~~*~~ ~~4 ft. berm with 5 ft. hedge on top**~~
0.8	30	4.35	6 ft. masonry wall* ~~5 ft. berm**~~
~~0.9*~~	~~40~~	~~4.20~~	~~6 ft. berm**~~
~~1.0*~~	~~40~~	~~4.85~~	~~6 ft. berm**~~

Table notes:

~~*These buffers only occur where nuisance buffers are required by Section 30.14.7.~~

**Where a required wall or berm required is adjacent to a road, the Development Services Director may waive such wall or berm requirement or determine an appropriate alternative based on site visibility, public safety, and similar concerns.

Sec. 30.14.10.8. Calculating the buffer planting.

(a) The table below provides the plant material for a sample bufferyard. To calculate a bufferyard on a site, take the actual length of the bufferyard and divide by one hundred (100). Then multiply the result by the number of plant groups per one hundred (100) feet required by the table in Section 30.14.530.14.6. A sample calculation for opacity 0.2 is shown below.

Total Linear Feet		Hundreds of Linear Feet	Plant Units Groups Per 100'	Total Plant Groups	Standard Plants in Plant Group B	Plant Type	Total Plants Required*
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	1	Canopy Tree =	(6.30) 7
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	2	Understory =	(12.60) 13
315	Divide by 100 =	3.15 ×	2.00 =	6.30 ×	17	Shrub =	(107.10) 108

Table notes:

* (calculated figure) / rounded to next whole number

(b) The width of roads, driveways, or cross-access easements that interrupt a bufferyard shall not be counted in determining the total linear feet of the bufferyard. In some cases, it may be necessary to locate stormwater retention, utility facilities, or pedestrian/bicycle trails within a required buffer area due to the size, shape, or other characteristics of the development site. In these instances, the Development Services Director may adjust the location and design of the buffer to maintain the required opacity while meeting the unique needs of the subject property.

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Sec. ~~30.14.3. Buffering.~~ 30.14.9. Plant Groups.

30.14.3.1 Plant groups. Landscaping materials and configurations will vary depending on the purpose and intent of the landscape treatment. A plant group is a selection of plants that are intended to provide a standard volume of landscaping from ground level to the top of the canopy. When closely planted, a dense barrier is created. The following table shows the various plant groups that may be used to meet the landscaping requirements of this Part, including minimum size at the time of planting. Each plant grouping has the same screening potential in terms of total plant mass; however, some have limits on where they may be used.

Plant Group Options	Number	Plant Type
Plant Group A (Basic)	~~1~~ 2	Canopy
	1	Understory
	~~1~~	~~Evergreen~~
	11	Shrubs
Plant Group B (Basic)	1	Canopy
	2	Understory
	17	Shrubs
Plant Group C (Height Restricted)	5	Understory
	16	Shrubs
Plant Group D (Basic)	3	~~Evergreen~~ Canopy
	1	Understory
	13	Shrubs
Plant Group E (Low Level Visibility)	2	Canopy
	4	Shrubs

~~Note: See Section 30.14.16(b)(1) and (2) for minimum size at planting.~~

Notes:

(1) See Section 30.14.16(b)(1) and (2) for minimum size at planting.

(2) Any understory tree may be replaced by a canopy tree at the discretion of the applicant.

(3) Low level visibility describes circumstances on a side or rear buffer where, for maintenance or security reasons, plantings are located on the applicant property's side of a wall or fence.

(4) Upon a determination that the quantity of plants within a specific buffer area would result in plant density that would not be optimal for plant spacing, the Natural Resources Officer may approve an alternative location for excess plant material.

Sec. 30.14.~~8.~~10. Parking buffers.

A parking buffer shall be required where a parking lot, or parking structure, drive aisle, and/or loading dock is located within twenty-five (25) feet of the boundary of a residential district or Future Land Use designation. Such buffer shall be in addition to any buffer required under Section ~~30.14.7~~30.14.5.

Sec. 30.14.~~9.~~11. Nuisance buffer~~-yard~~s.

Additional buffering in excess of that required in the tables above shall be required for the following:

(a) Loading and Refuse Disposal. Where loading or refuse disposal abuts a residential district or is visible from the public right-of-way, an increase in opacity by 0.2 and a minimum six-foot wall shall be required as part of the applicable district boundary or street buffer.

(b) Outdoor Storage, Equipment Operation, or Material Handling. Where outdoor storage, exterior equipment operation, or material handling abuts a residential district or is visible from a public right-of-way, an increase in opacity by 0.2 and a ~~berm or evergreen~~ hedge or wall of sufficient height to ensure that stored material is not visible shall be required as part of the applicable district boundary or street buffer.

Sec. 30.14.12. Maximum feasible buffer.

LDC Summary of Changes: Buffering

In cases of redevelopment or expansion of existing uses in which adequate site area for either the standard or constrained buffer~~yard~~ is not available, the Development Services Director may require that the maximum feasible buffer be installed on any property line where a buffer is needed. The maximum feasible buffer shall consist of a selection of plants and other buffer enhancement features that provide the most effective buffering possible in a given location where the required opacity cannot be met. As part of the maximum feasible buffer determination, the Development Services Director may restrict the intensity of the development by limiting parking, employment, hours of operation, etc.

Sec. 30.14.13. Parking lot landscaping.

(a) Landscaping required under this Section shall be installed in planting islands within a parking lot, or in adjacent planting areas not more than eight (8) feet from the edge of parking spaces or driveway aisles. All such planting areas shall be shown on required site plan(s) for the site.

(b) A total planting area of thirty (30) square feet per parking space shall be required for any parking area exceeding five (5) spaces. There shall be no more than twenty (20) parking spaces in a continuous row without one or more planting areas as required under this Section. Tree planting islands shall be a minimum of one hundred (100) square feet in size and eight (8) feet in width.

(c) Minimum landscaping shall consist of one (1) canopy tree or two (2) understory trees per two hundred (200) square feet of required planting area.

Sec. 30.14.14. Pedestrian access.

Pedestrian access to neighboring uses through a required buffer may be provided at the option of the abutting property owner(s). Such access shall be designed not to interfere with the screening function of the buffer.

Sec. 30.14.15. - Screening

The following provisions shall apply to mechanical equipment, refuse areas, and utilities visible from a residential district or Future Land Use Designation, or public rights-of-way:

(a) Screening of Refuse Facilities. All solid waste containers, except approved recycling containers, shall be enclosed on at least three (3) sides with a six (6) foot screen. The screen shall consist of a brick or masonry wall, or other durable, low-maintenance material consistent with the finish of the

primary building, as approved by the Development Services Director. Masonry walls shall have a finished surface on the exterior side. Refuse container enclosures shall have gates with spring-loaded hinges or the equivalent, and fasteners to keep them closed at all times except during refuse pick-up. The Development Services Director may require that a hedge or similar landscaping material surround the enclosure walls. The container and enclosure shall be oriented so that the opening faces away from public streets and adjoining properties. A concrete or asphalt pad of appropriate size and construction shall be provided as a base for the container. The container pad shall be at the approximate level of the service vehicle approach area so that the truck's loading mechanism can align with the container's sleeves. The screened enclosure shall not be located in any street right-of-way or required landscape buffer. Containers and enclosures shall be located to allow ease of access for collection trucks and direct access to drive areas. Straight-in or circular drives are encouraged to reduce truck maneuvering problems. No parking or other obstructions shall be permitted in front of such containers and enclosures. Hours of operation for emptying such containers may be specified during the site plan review process based on compatibility with adjacent properties to limit noise.

(b) Mechanical Equipment.

(1) All roof, ground and wall mounted mechanical equipment (e.g., air conditioning condensers, heating units, electrical meters, irrigation pumps, ice machines and dispensers, outdoor vending machines, propane tanks, displays, and refilling areas) shall be screened from view from a residential district or public rights-of-way at ground level on the property line.

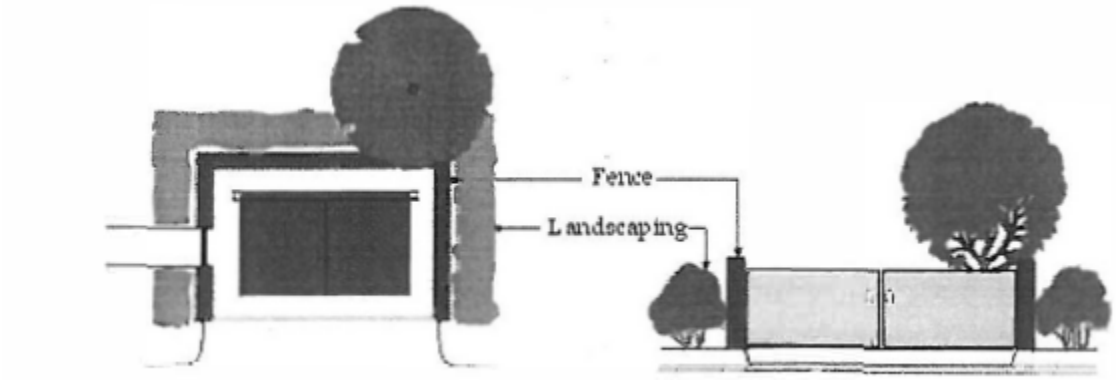
(2) Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include decorative metal screening or louvers that are galvanized or painted to blend with the principal structure.

(3) Wall or ground-mounted equipment screening shall be constructed of:

Planting screens;

Brick, stone, reinforced concrete, or other similar masonry materials; or

Redwood, cedar, preservative pressure treated wood, or other similar materials.



(c) Utilities. Above-ground utilities and appurtenances to underground utilities which require above-ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the structure, up to eight (8) feet. Required access points to these utilities are exempt from the screening provisions.

~~(b)~~ (D) Refer to Part 9 for Pool Screen Enclosure standards.

Sec. 30.14.16. - General provisions for all landscaped areas.

Sec. 30.14.17. - Landscaping and traffic circulation.

Sec. 30.14.18. - Landscape plan and irrigation plan submittal requirements.