

Bufferyard Ordinance

Planning Commission

July 7, 2020

Bufferyard Ordinance

▶ Goals

- ▶ Provide Vertical Screening Between Residential and Business/Industrial uses
- ▶ Reduce current landscaped area/buffer distances by providing options
- ▶ Promote land use efficiency while mitigating negative impacts
- ▶ Aiming to minimize impacts associated with varying intensities of land use
- ▶ Promote attractive development

What is a Bufferyard?

- ▶ Add Bufferyard to Zoning Ordinance Definition Section:
 - ▶ A bufferyard is a unit or setback combined with landscaping, trees, fence, wall, and/or continuous shrubs intended to provide a physical and aesthetic barrier between land uses.

Current Regulations

- ▶ Landscaped areas are required between residential and commercial/industrial districts
- ▶ Currently no requirement for vertical screening (trees, shrubs, fences, walls)
- ▶ Landscaped areas consist of grass and parking lots, structures, access drives are not able to be located in a required buffer area
- ▶ Substantial buffer distances ranging from 25' to 50'
- ▶ Difficult to mix land uses on constrained sites
- ▶ Does not offer much privacy or screening other than distance

New Ordinance

- ▶ Allows option of reducing buffer with the planting of shrubs, trees, or installation of a fence or wall
- ▶ Current regulations providing for wide grassy areas are still option as they may work better on large sites
- ▶ Differentiates requirements based on intensity of zoning districts (more intense uses have more substantial requirements)
- ▶ Provides greater buffer distances in more intense districts such as B-3, I-1, I-1R, I-2 Districts
- ▶ Considers the impact based on the height of structures (over 30' in height increases bufferyard)
- ▶ Mandates fencing when more intense districts abut residential districts because immediate screening is necessary
- ▶ Establishes different types of bufferyards based on zoning district, building height, and for structures and parking lots

Height Comparison Chart for Reference

Street Department Building	25' to wall
City-County Government Center at front entrance	44' to wall
Fox Run Apartments	37' to average gable
Bankstar along 6 th Street to wall	27'
Library at front entrance (SW corner) to wall	30' (buildings taller will require stricter buffer requirements)
County Courthouse - west entrance to wall	42'
6 th Street Center (corner of 6 th St. & 12 th Ave)	36'
Lofts at Parkhill (6 th St. & 12 th Avenue) to wall	48'
Brookings Property Mngt. (Corner of 6 th St & 11 th Ave)	30-31' to average gable

Ordinance Revision Process

- ▶ Development Review Team (DRT) recommends approval
- ▶ Planning Commission for review and recommendation
- ▶ City Council makes the final decision on ordinance amendments
- ▶ Public comment opportunities at Planning Commission meeting, and City Council meetings

Questions and Comments

