

**Table 11-B
Landscape Buffer Type Abutting A Right-Of-Way**

Development Zoning District	Abutting Right-Of-Way			
	Local Road	Collector Road	Arterial Road	Railroad
RSF-A, RSF-1 Front yards facing road Rear or side yards facing road	B D or E	B E	D or E E	A A
RSF-2 RMF-2, RMH-P, RMH-S Front yards facing road Rear or side yards facing road	B D or E	B E	D or E E	A A
RMF-3 Front yards facing road Rear or side yards facing road	B D or E	D or E E	D or E E	A A
C-1, C-2 Front or side facing road Rear facing road	B E	B E	C E	A A
CD (cross reference Chapter 9 Overlay Districts. The most restrictive buffers shall apply.)	None	None	C	A
I If property across roadway is zoned or intended for non-residential uses. If property across roadway is zoned or intended for residential uses.	B E	B E	C E	A C
MU, PD	(1)	(1)	(1)	A
PFD Front or side facing road Rear facing road	B D or E	B D or E	C D or E	A A

**Table 11-A
Landscape Buffer Types**

Minimum Requirements	Buffer Type				
	A	B	C	D	E
Average Width	5'	10'	15'	15'	7'
Screen Material ^{(1) (2)}	continuous hedge	continuous hedge or 6' high wall or fence	continuous hedge and a second row of meandering ground cover	continuous hedge planted on top of a berm 12' wide x 3' high	continuous hedge and 6' high block or brick wall, or 6' high fence
Trees ⁽³⁾	1 per each 40' or fraction thereof	1 per each 40' or fraction thereof	1 per each 40' or fraction thereof	1 per each 40' or fraction thereof	1 per each 40' or fraction thereof

**Table 11-C
Landscape Buffer Type Abutting Contiguous Zoning District**

Development Zoning District ⁽³⁾	Contiguous Zoning District								
	RSF-A RSF-1	RSF-2 RMF-2 RMH-S RMH-P	RMF-3	CD	C-1 C-2	I	MU PD	PFD	Property containing other than City zoning
RSF-A RSF-1	None	A	A	B	D or E	A	(1)	A	(2)
RSF-2 RMF-2 RMH-S RMH-P	C	None	B	B	D or E	D or E	(1)	D or E	(2)
RMF-3	E	B	B	B	D or E	D or E	(1)	D or E	(2)
CD	B	B	B	None	A	B	(1)	B	(2)
C-1 C-2	E	D or E	D or E	A	A	A	(1)	B	(2)
I	E	E	E	B	A	None	(1)	D or E	(2)
MU PD	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)
PFD	E	D or E	D or E	B	B	B	(1)	A	(2)

Table Notes: (1) In the Mixed Use Zoning District, there will be no required perimeter buffer except that, between properties designed and authorized for commercial uses and those designed and authorized for single family uses (whether active or vacant), a Type "A" buffer shall be planted. In instances where residential structures are converted to commercial uses, the existing landscaping and fencing may be acceptable if the Director of Community Development deems that it provides an equivalent degree of buffering.

For Planned Developments, the buffering requirements shall be as specified in the applicable zoning ordinance or development agreement. If not specified, the buffering and landscaping shall comply with the standard zoning district in which the proposed use would be considered a permitted use or special use. If the use is permitted in more than one zoning district and the buffer requirements vary in intensity, the more intensive buffer shall apply.