

20-1005 **Bufferyards**

(a) Purpose

The standards of this section are intended to mitigate the impacts associated with incompatible land uses on adjacent properties. The standards require landscape **Bufferyards** between such uses to minimize the harmful impacts of noise, dust/debris, glare and other objectionable activities.

(b) Applicability

The **Bufferyard** standards of this section apply to all development or redevelopment requiring site plan review.

(c) Table of Required Bufferyards

Bufferyards are required in accordance with the following table. To determine the type of **Bufferyard** required, first identify the zoning of the site that is being developed (the first column of the table) and each adjacent site (along the top of the table). Find where the zoning of the developing site and each adjacent site intersect on the table. If a **Bufferyard** is required, a numeral at the intersection will indicate the type of **Bufferyard** required. Width and landscape planting options for **Bufferyards** are explained in Sec. **(d)** through **(f)**. Where the required **Bufferyard** is wider than the **Side Setback** required at that location, the **Side Setback** shall be expanded to accommodate the **Bufferyard**.

Developing Site's Zoning	Adjacent Site's Zoning						
	RS	RM	CN1, CO, CN2	CD	CC, CR, CS	IBP, IL, IG	GPI, H
RS Districts (Residential uses)	–	1	1	2	2	3	3
RS Districts (Nonresidential uses)	1	1	1	1	2	3	2
RM Districts	1	–	1	–	2	3	2
CN1, CO and CN2 Districts	1	1	–	–	1	2	1
MU and CD Districts	2	–	–	–	–	–	–
CC, CR and CS Districts	2	2	1	–	–	1	1
GPI and H Districts	3	2	2	–	–	1	–
IBP, IL and IG Districts	3	3	2	–	1	–	1