

I would like to discuss some changes to the landscape buffer reqt's to more closely coincide with the building setback standards.

- **Section 9.3-1. Standards applicable to all commercial development.**

(a) All commercial development, regardless of size, shall comply with the following design standards.

1. Landscape buffers shall be provided for all commercial uses in compliance with [section 74-108](#). Buffers for all commercial uses in zoning districts other than B-3 and B-4 shall meet the requirements of the B-4 zoning district.
2. Dumpsters shall not be located within any buffer area.

- **Sec. 74-108. - Parking area screening and streetscape requirements.**

Standards for parking area screening are as follows:

- (1) *Location and design.* Buffers shall be provided on the outer perimeter of a lot or parcel, in accordance with the requirements and standards contained in this article. Buffers shall not be located on any portion of any existing, dedicated, or reserved public or private street or right-of-way. The buffer width is normally calculated parallel to the property line. Design variations are allowed, however, if the average width of the buffer conforms to the standard listed in this section. The average width shall be measured at the two end points of the buffer and two additional points which are each approximately equidistant from themselves and from the closest end point.
- (2) *Diversity of tree species.* In order to reduce the monotony of site design, no more than one-third of the canopy and understory trees may be of the same species on a site where a total of 15 or more canopy trees are required.
- (3) *Use of buffers.*
 - a. A buffer may be used for some forms of passive recreation. It may contain pedestrian, bike or equestrian trails, provided that:
 1. No plant material is eliminated.
 2. The total width of the buffer is maintained.
 3. All other requirements of this Code are met.
 - b. In no event, however, shall the following uses be allowed in buffer areas:
 1. Playfields.
 2. Tennis courts.
 3. Stables.
 4. Swimming pools.
- (4) *Buffers in B-4 zoning district.*
 - a. *Required width.* A minimum average width of 25 feet is required.
 - b. *Required landscaping.* Within each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this article: three canopy trees and five understory trees along the property boundaries, together with a minimum three-gallon shrubbery or hedge to provide a continuous visual screen along all streets.
- (5) *Buffers in B-3 zoning district.*
 - a. *Required width.* A minimum average width of ten feet is required.
 - b. *Required landscaping.* Within each 100 linear feet or fraction thereof of boundary, the following plants shall be provided in accordance with the planting standards and requirements of this article: three canopy trees and five understory trees along the property boundaries, together with shrubs or hedge a minimum of two feet at planting to provide a continuous visual screen along all streets.
 - c. *Waiver of hedge requirements.* The city council may waive the requirement of a streetfront hedge if it is determined the hedge or shrubbery will interfere with the nature or character of the building or structure.
- (6) *Landscaping and streetscape requirements for community redevelopment area.*
 - a. The streetscape shall be improved in the public right-of-way adjoining any new construction on a vacant or previously used site. The city shall have the right to require the type, quantity and size of streetscape improvements during the site plan review process. The criteria for the improvements shall be based on the city's

downtown landscape program. All streetscape improvements throughout the community redevelopment area shall require a drip line irrigation system.

- b. In lieu of subsection (6)a of this section, all new developments in the community redevelopment area district will be required to pay a fee to the city. The fee will be used throughout the community redevelopment area to create urban open space parks or areas or to upgrade the streetscape program along identified rights-of-way. The fee for each development will be based on one percent of the cost of the proposed development or redevelopment or a maximum of \$5,000.00, whichever is lower.

(Ord. No. 00-09, § 1(25-41(B)), 4-24-2000)

- The following schedule of dimensional regulations shall be adhered to:

District	Min Area	Min Width	Density Max (DU/acre)	Front	Side	Rear	Max Height
A-1	5 acres	150	0.2	25	25	25	40
R-1	32,600	85	1	40	15	40	40
R-1A	13,000	85	2.5	25	<u>8</u>	25	40
R-2	14,000	85	5	25	<u>8</u>	15	40
R-3	9,000	100	<u>12</u>	25	10	25	50
R-3A	7,000	85	5	25	<u>8</u>	25	40
R-4	9,000	100	<u>12</u>	25	10	25	20
R-5	10,000	100	5	25	<u>8</u>	25	40
MH	7,500	<u>65</u>	*2	See appendix A, section 9.2			50
PUD	5 acres	—	<u>12</u> ³	See appendix A, section 8.9			—
RBO	10,000	100	None	25	<u>12</u>	10	50
B-3 ⁴	10,000	—	None	—	—	—	50
B-4	10,000	80	None	25	<u>12</u>	10	60
B-5	10,000	80	None	25	<u>12</u>	10	60
B-6	10,000	100	None	25	<u>8</u>	25	50