

Sec. 19-1.11. Definitions

[...]

Manufacturing, light means manufacturing uses that do not produce odor, vibration, dust, or hazard discernible beyond the property. Examples include, but are not limited to, assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, cosmetics, and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item. This use type is regulated under the "manufacturing and production" use category in [article 19-4](#), use regulations.

***Masonry wall* means a structural wall to be built with stone, brick, or other natural or similar material.**

Marquee means a permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building.

[...]

19-4.3.3 Commercial uses

(F) *Retail sales and service.*

(5) Convenience store.

(b) Site configuration for convenience stores with gasoline sales.

1. Lot area.

b. Interior lots. Interior lots containing a convenience store with gasoline sales shall have a lot area of at least 30,000 square feet and a lot width of at least 120 feet.

12. Buffer screening per 19-6.2.3 (D) shall be required. Screening of residential districts. A convenience store with gasoline sales abutting a residential district shall provide one of the following screening treatments along the lot line shared with the residential district (see Figure 19-4.3.3-2):

~~(a) A buffer yard with a minimum width of five feet that includes a solid masonry wall measuring at least six eight feet in height, meeting the requirements of section 19-5.2.7, and canopy trees, meeting the requirements of table 19-6.2-1, planted along the outside perimeter with a maximum on-center spacing of 20 15 feet; or~~

~~(b) A buffer yard with a minimum width of ten feet that includes an alternating double row of various evergreen shrubs and may include a berm to achieve a minimum height at time of planting of six eight feet, planted a maximum of 60 48 inches on-center; or~~

~~(c) A buffer yard with a minimum width of 20 feet that includes vegetative screening meeting the following standards per 100 linear feet and the requirements of table 19-6.2-1:~~

- ~~i. Eight canopy trees (at least two evergreen); and~~
- ~~ii. Four understory trees (at least one evergreen); and~~
- ~~iii. 25 shrubs (at least 16 evergreen shrubs).~~

19-6.2.2 Landscaping requirements

(A) *General.*

(5) Any shrub used to comply with ~~a six~~ **the eight-foot-tall** screening requirement shall be evergreen, and at least four feet in height at the time of planting. Exception: Shrubs used to screen non-**residential single-family** uses ~~proposed for the C-3, S-1, and RDV from abutting single-family detached uses~~ shall be six feet tall at the time of planting. Cultivars of evergreen shrubs that do not increase in spread size and provide a full natural screen at maturity shall not be used to meet screening requirements.

(B) *Minimum planting size/height requirements.* All landscape planting materials shall conform to the minimum size or height standards in table 19-6.2-1 at the time of planting as well as meet the standards of ANSI Z60.1 American Standard for Nursery Stock.

Table 19-6.2-1: Minimum Planting Size/Height Requirements/Spacing	
Type of Planting Material	Minimum Size/Height/Spacing
Shade trees	3-inch caliper, 12-foot height
Ornamental and understory street trees	2-inch caliper, 10-foot height, 5-foot clear trunk
Multi-stemmed street trees	5 canes maximum, 10-foot height,
Evergreen buffer vegetation	4-foot height at planting, plant spacing 5 feet on-center (or as noted in 19-6.5.7 non-residential screening requirement), 10' maximum mature width, 6' 8' minimum mature height
Evergreen shrubs	18-inch height

Deciduous shrubs	24-inch height
Additional screening requirement	48-inch height, evergreen, plant spacing 4 feet on-center

19-6.2.3 Buffering and screening requirements

~~(D) Screening standard. With the approval of the administrator, a developer may use any combination of the screening materials referenced in subsection 19-6.2.3(C), provided the screen provides complete opacity pursuant to the requirements of this section.~~

~~(E) Multifamily developments abutting detached single-family residential dwellings shall follow the buffer standards in Section 19-6.8.9 (L) (8)~~

~~(F) Nonresidential developments abutting detached single-family residential dwellings shall follow the buffer standards in Section 19-6.5.7 (M) (4)~~

(D) All nonresidential commercial or multi-family developments shall provide a buffer yard equal to ten (10) percent of the lot depth, not to be less than ten (10) feet and not to exceed twenty (20) feet in width, along a rear and/or side lot line that abuts a single family detached use.

(a) Buffer yards that are ten (10) feet in width shall include a solid masonry wall located at the abutting property line and measuring at least eight (8) feet in height, meeting the requirements of section 19-5.2.7, and canopy trees, meeting the requirements of table 19-6.2-1, planted along the outside perimeter with a maximum on-center spacing of fifteen (15) feet.

(b) Buffer yards that are over ten (10) feet and within twenty (20) feet of depth shall include one (1) of the following options:

i. A buffer yard that includes an alternating double row of various evergreen shrubs and may include a berm to achieve a minimum height at time of planting of eight (8) feet, planted a maximum of forty-eight (48) inches on-center; or

ii. A buffer yard that includes vegetative screening meeting the following standards per a hundred (100) linear feet and the requirements of table 19-6.2-1:

1. Eight (8) canopy trees (at least two evergreen); and

2. Four (4) understory trees (at least one evergreen); and

3. Twenty-five (25) shrubs (at least sixteen (16) evergreen shrubs).

(c) The following are prohibited within the buffer zone:

(a) Principal or accessory structures associated with the development;

(b) Driveways, drive aisles, surface parking areas, or alleys;

(c) Outdoor storage areas;

- (d) Outdoor dining or gathering areas;
- (e) Heating, cooling, or other mechanical equipment;
- (f) Signs;
- (g) Any other structure or use that would unduly interfere with the use and enjoyment of the adjacent single-family use as determined by the Administrator.

(d) The administrator may reduce the buffer yard depth on side and/or rear property lines that abut a single-family detached use to a minimum of ten (10) feet upon finding that provision of the required buffer yard is overly constraining to accommodate reuse of an existing structure. This allowance is not applicable for any project including expansion of a structure or new construction. Constraints may include, but are not limited to:

- 1) Location of existing building within an otherwise required entire buffer yard;
- 2) Existing parking/driveway areas or required parking and/or driveway access prevents provision of entire buffer depth;
- 3) Location of existing significant or heritage trees to be protected on site; or
- 4) High slope areas or other topographic considerations.

19-6.5.7 Nonresidential design standards

(M) *Landscaping and screening.*

(3) Nonresidential development shall incorporate foundation plantings along building facades that face public streets or single-family dwellings. Foundation plantings shall consist of evergreen and deciduous shrubs spaced no farther than ~~five~~ **three** feet on-center and located within three feet of the building wall.

(4) ~~Buffer screening per 19-6.2.3 (D) shall be required. Nonresidential development shall provide one of the following screening treatments along all lot lines abutting single-family detached dwellings (see Figure 19-6.5-14):~~

~~(a) A buffer yard with a minimum width of five feet that includes a solid masonry wall measuring at least six feet in height, meeting the requirements of section 19-5.2.7, and canopy trees, meeting the requirements of table 19-6.2-1, planted along the outside perimeter with a maximum on-center spacing of 20 feet; or~~

~~(b) A buffer yard with a minimum width of ten feet that includes an alternating double row of various evergreen shrubs and may include a berm to achieve a minimum height at time of planting of six feet, planted a maximum of 60 inches on-center; or~~

~~(c) A buffer yard with a minimum width of 20 feet that includes vegetative screening meeting the following standards per 100 linear feet and the requirements of table 19-6.2-1:~~

- ~~i. Eight canopy trees (at least two evergreen); and~~
- ~~ii. Four understory trees (at least one evergreen); and~~
- ~~iii. 25 shrubs (at least 16 evergreen shrubs).~~

(5) The setback widths and use restrictions for buffer zones shall be considered the minimum standard for nonresidential development abutting property improved with a single-family detached use and shall supersede lesser requirements applicable to development generally.

19-6.8.9 Multifamily design standards

(L) *Landscaping and screening.*

~~(8) **Buffer yard screening per 19-6.2.3 (D) shall be required.** One of the following buffer yards shall be provided along all lot lines abutting single-family detached dwellings and between any adjacent residential dwelling and multifamily common areas, driveways, and parking areas in order to screen traffic, headlights, and other adverse impacts (see Figure 19-6.8-11):~~

~~(a) A buffer yard with a minimum width of five feet that includes a solid masonry wall measuring at least six feet in height, meeting the requirements of section 19-5.2.7, and canopy trees, meeting the requirements of table 19-6.2-1, planted along the outside perimeter with a maximum on-center spacing of 20 feet; or~~

~~(b) A buffer yard with a minimum width of ten feet that includes an alternating double row of various evergreen shrubs and may include a berm to achieve a minimum height at time of planting of six eight feet, planted a maximum of 60 inches on-center; or~~

~~(c) A buffer yard with a minimum width of 20 feet that includes vegetative screening meeting the following standards per 100 linear feet and the requirements of table 19-6.2-1:~~

(9) The setback widths and use restrictions for buffer zones shall be considered the minimum standard for multi-family development abutting property improved with a single-family use and shall supersede lesser requirements applicable to development generally.

~~i. Eight canopy trees (at least two evergreen); and~~

~~ii. Four understory trees (at least one evergreen); and~~

~~iii. 25 shrubs (at least 16 evergreen shrubs).~~

~~Figure 19-6.8-11~~

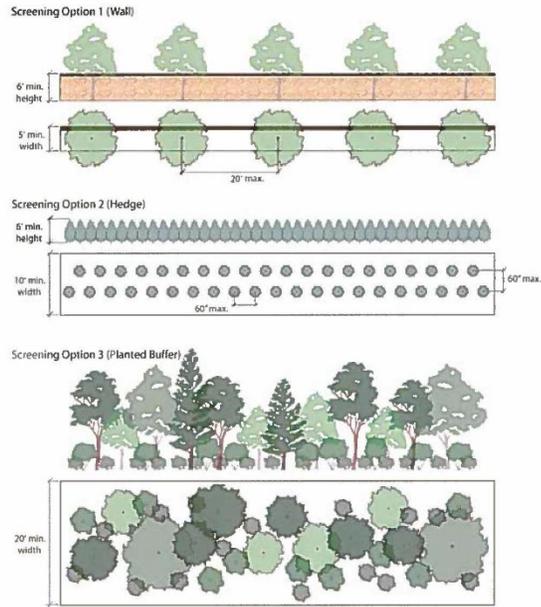
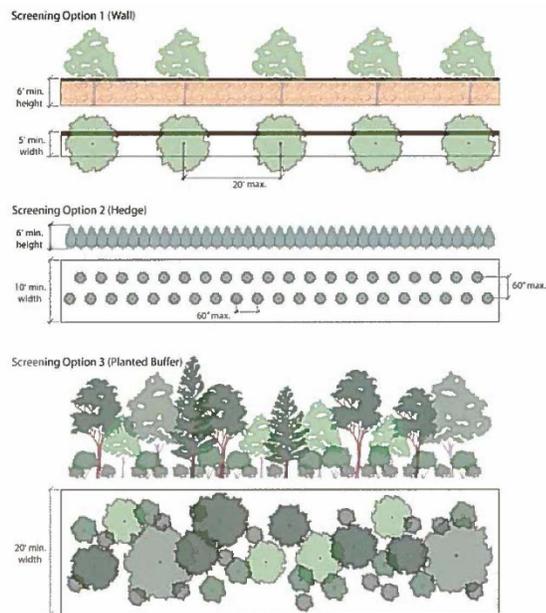


Figure 19-6.5-14



Summary of Text Amendment:

Existing Text

New Text

ADDED PROPOSED REVISIONS:

- Clarified that the buffer yard requirements pertain to and apply to rear and side lot line that abut adjacent single family detached uses.
- Clarified that the buffer yard wall is to be constructed within the buffer area at the abutting property line to single-family detached use.
- Added a definition of “masonry wall” within Sec. 19-1.11 *Definitions*.
- Interim process to appropriately address and adjudicate non-conforming situations/exception to design standards/undue hardships addressed under separate amendment.