

SUBDIVISION 5. BUFFER/SCREEN REQUIRED BETWEEN LAND USES

Sec. 8.900. Required typical impact screens.

The following impact screens shall be required between any district as identified in Table 8.890 in which the perspective development is located and adjacent to or across from:

- A. High impact screening. A 100 percent opaque screen between land uses, which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the 20-foot buffer yard: (1) a six-foot high masonry wall, ~~or~~ opaque vinyl fence, ~~or three-foot high berm~~, (2) and low impact screening. ~~shall be planted on both sides of the wall or the fence.~~

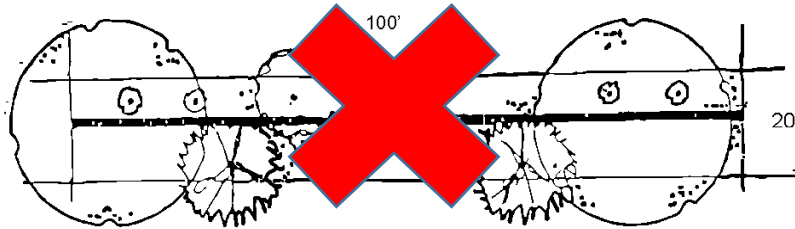


Photo examples of plantings with a berm

- B. Medium impact screening. A 70 percent semi-opaque screen between land uses which are dissimilar in character. Semi-opaque screening should partially block views from adjoining land uses and create a separation between the adjoining land uses. For medium impact screening, either a landscape screen or fencing is required. A medium impact landscape screen must meet one of the following screening options:

Screen A		
Shade trees	1/500 sq. ft.	
Ornamental trees	1/750 sq. ft.	
Evergreen trees	1/300 sq. ft.	
Shrubs	1/200 sq. ft.	
Screen B		
Shade trees	1/1,000 sq. ft.	
Ornamental trees	1/500 sq. ft.	
Evergreen trees	1/300 sq. ft.	
Shrubs	1/200 sq. ft.	
Screen C		
Shade trees	1/750 sq. ft.	
Ornamental Trees	0 sq. ft.	
Evergreen trees	1/200 sq. ft.	
Shrubs	1/200 sq. ft.	

- C. Low impact screening. An open screen between relatively similar land uses. Open screening shall provide an attractive separation between land uses. A low impact landscape screen must portray one of the following screening options:

Screen A		
Shade trees	1/500 sq. ft.	
Ornamental trees	1/750 sq. ft.	
Evergreen trees	1/500 sq. ft.	
Shrubs	1/500 sq. ft.	
Screen B		
Shade trees	1/1,000 sq. ft.	
Ornamental trees	1/500 sq. ft.	

Evergreen trees	1/500 sq. ft.	
Shrubs	1/500 sq. ft.	
Screen C		
Shade trees	1/750 sq. ft.	
Ornamental trees	1/750 sq. ft.	
Evergreen trees	1/750 sq. ft.	
Shrubs	1/200 sq. ft.	