# 9.0110 – Buffer & Screening Standards

## Statement of Applicability

The buffering and screening standards of Section 9.0100 do not apply to this development because [EXPLAIN]..

Otherwise, findings of compliance are specified below.

## 9.0110(A) – Required Buffer Materials

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| 9.0110(A)(1) – Use/Activity Restrictions in Buffer Setback |  |  |
| 9.0110(A)(2) – Prohibition on Projections in Buffer |  |  |
| 9.0110(A)(3) – Prohibition on Children’s Play Areas in Buffer |  |  |

## 9.0110(B) – Buffer Tree Allowances

| 9.0110(B) – Allowance Towards Yard and Site Tree Requirement |  |  |
| --- | --- | --- |

## 9.0110(C) – Adjacent Vacant Lots

| 9.0110(C) - Adjacent Undeveloped Lots and Non-Conforming Uses |  | The applicant understands that for purposes of this section a vacant lot is defined as a lot that is undeveloped or developed with a non-conforming use. The abutting use of a vacant lot(s) is assumed to be the primarily intended use of the district.  **[Describe the abutting uses and, if vacant, specify the assumed use at build out.]** |
| --- | --- | --- |
| 9.0110(C)(1) - Implementation Adjacent to Vacant Lots |  |  |
| 9.0110(C)(2) - Abutting LDR-5, LDR-7, TLDR or TR Districts |  |  |
| 9.0110(C)(3) - Proposed LDR-5, LDR-7, TLDR or TR District Development Abutting More Intensive Vacant Properties |  |  |
| 9.0110(C)(4) - Abutting Non-Buffered Existing Use |  |  |

## 9.0110(D) – Buffers Across Streets

| 9.0110(D)(1) – Industrial Uses Adjacent Single Residential |  |  |
| --- | --- | --- |
| 9.0110(D)(2) – Commercial or Type B Uses Greater than 10,000 Square Feet Adjacent to Residential |  |  |

## 9.0110(E) – Required Materials

| 9.0110(E)(1) – Trees (Specify Total Number Proposed, size at planting, and Proposed Spacing) |  |  |
| --- | --- | --- |
| 9.0110(E)(2) – Shrubs (Specify Total Number Proposed, Size at Planting, Placement Arrangement, and Average Spacing) |  |  |
| 9.0110(E)(3) - Ground Cover |  |  |
| 9.0110(E)(4) – Fences (Specify Material(s), Height, and Placement in Relation to Shared Property Line) |  |  |
| 9.0110(E)(5) – Walls (Specify Material(s), Height, and Placement in Relation to Shared Property Line) |  |  |
| 9.0110(E)(6) – Berms (Specify Fill Material, Average Height at Apex, Proposed Slope on Either Face of the Berm, and/or Use of retaining Wall |  |  |

## 9.110(F) - Maintenance

| 9.0110(F) - Maintenance |  | The applicant acknowledges that the property owner is responsible for continual maintenance of the approved buffer and screening plan, including but not limited to sustained irrigation, periodic pruning, removal of diseased material, replacement of dead/dying vegetation. |
| --- | --- | --- |
| 9.0110(F)(1) - Inspections |  |  |
| 9.0110(F)(1) – Financial Guarantee (If Applicable) |  |  |
| 9.0110(F)(2) - Establishment Period |  |  |
| 9.0110(F)(3) - Maintenance by Owner |  |  |
| 9.0110(F)(4) - Landscape Maintenance Agreement |  |  |
| 9.0110(F)(5) - Responsibility and Certificates of Occupancy |  |  |

## 9.0110(G)(1) – Modified Buffer (Existing Elements)

| 9.0110(G)(1) – Existing Non-Tree Elements. (Describe in detail any pre-existing fences, walls, and non-tree vegetation proposed to remain as part of buffer proposal) |  |  |
| --- | --- | --- |
| 9.0110(G)(1) - Existing Trees (Describe Number of Pre-Existing Trees and Demonstrate the Modified Minimum Number of Buffer Tree Calculation). |  |  |

## 9.0110(G)(2) – Alternate Buffer Plan

| 9.0110(G)(2) - Alternative Plan (Describe how the proposed alternative plan differs from the required standard plan) |  |  |
| --- | --- | --- |
| 9.0110(G)(2)(a) – Prepared by Licensed Landscape Architect |  |  |
| 9.0110(G)(2)(b) – Justification for Narrowed Buffer Width |  |  |
| 9.0110(G)(2)(c) – Compliance with Intent of Standard Buffer |  |  |
| 9.0110(G)(2)(c) – Similar Noise Absorption Properties (Provide a Sound Engineer Report, if necessary) |  |  |
| 9.0110(G)(2)(d) – Enhancements in Lieu of Standard Buffer Width |  |  |

9.0110(H) -Flag Lots

| 9.0110(H) - Flag Lots |  |  |
| --- | --- | --- |
| 9.0110(H)(1) - Required Landscaping |  |  |
| 9.0110(H)(2) - For Lots with Greater than 20,000 Square Feet of Flag Area |  |  |

## 9.0111 - Buffer Matrix

| *Describe the standard required buffer type on the basis of the buffer matrix table. Describe individual shared lot lines separately if conditions differ.* | |  |
| --- | --- | --- |
|  | |  |
| 9.0111(B)(1) – Lots Subject to Height Transition Standard |  |  |
| 9.0110(B)(2) – Reduced Buffer Within Extent of Proposed Development |  |  |
|  |  |  |

# 9.0400 - Fencing

## 9.0401 - General Provisions

| **Standard** | **N/A** | **Findings** |
| --- | --- | --- |
| **9.0401 - General Provisions** | | |
| 9.0401(A) - Livestock Fencing |  |  |
| 9.0401(B) - Barbed/Razor Wire |  |  |
| **9.0410 - Fencing of Lots** | | |
| 9.0410(A) - Residential Fence Height |  |  |

## Fencing in Pleasant Valley & Springwater

|  |  |  |
| --- | --- | --- |
| 9.0410(B) - Pleasant Valley and Springwater |  |  |

9.0410(C) – Clear Vision Area

|  |  |  |
| --- | --- | --- |
| 9.0410(C) – Compliance with Clear Vision Area |  |  |

## 9.0410(D) - New Subdivisions and Partitions (LDR-5, L;DR-7, TLDR, & TR)

|  |  |  |
| --- | --- | --- |
| 9.0410(D)(1) – Mandatory Installation of Fencing Along Collector, Arterials, & Boulevards |  |  |
| 9.0410(D)(1) – Consistent, Uniform Appearance For Entire Span |  |  |
| 9.0410(D)(1)(a) – Permitted and Prohibited Fencing Material |  |  |
| 9.0410(D)(1)(b) – Required Vertical Columns Set at Intervals |  |  |
| 9.0410(D)(1)(c) – Safety Elements |  |  |
| 9.0410(D)(1)(d)(i) – Fence Placement and Landscaping (Locations with 36-Inch or Greater Landscape Strip) |  |  |
| 9.0410(D)(1)(d)(ii) – Fence Placement and Landscaping (Locations with Less than 36-inch Wide Landscape Strip) |  |  |
| 9.0410(D)(1)(d)(iii) – Alignment with Neighboring Fencing |  |  |
| 9.0410(D)(1)(d)(iv) – Restriction on Double Fencing |  |  |
| 9.0410(D)(1)(e) – Timing of Installation |  |  |
| 9.0410(D)(1)(f) – Orientation of Finished Side Towards Public Right of Way |  |  |
| 9.0410(D)(1)(g) – Fencing Along Slopes (Stair-Step Method) |  |  |
| 9.0410(D)(1)(h) – Decorative Feature Standards |  |  |
| 9.0410(D)(1)(i) – Stormwater Drainage Design |  |  |

## 9.0411 - Fencing of Hazardous Areas

|  |  |  |
| --- | --- | --- |
| 9.0411 - Fencing of Hazardous Areas |  | The applicant understands that they may be required to furnish and install fencing wherever the City determines that a hazardous condition may exist. The fencing would have to be installed according to standards established by the Manager. No occupancy permit will be issued until said fencing has been installed.  **[Explain any potential hazardous areas in or adjacent to the development and measures to be taken to mitigate the hazard.]** |