

**TABLE 155.5203.F.3: REQUIRED BUFFER TYPES AND STANDARDS**

<b>WHERE REQUIRED <sup>1</sup></b>	<b>REQUIRED BUFFER TYPE BY FUNCTION AND OPTIONAL SCREENING STANDARDS</b> <small>2,3,4,5,6,7</small>	
<p>Between a proposed multifamily dwelling and land zoned RS-1, RS-2, RS-3, RS-4, RS-L, RD-1, or MH-12, or as required per a use-specific standard in Article 4.</p>	<b>TYPE A BUFFER</b>	
	<p>This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses.</p>	
	<b>OPTION 1</b>	<b>OPTION 2</b>
	<p align="center">At least 10 feet wide + 1 canopy tree per 30 linear feet + A continuous hedge at least 4 feet high</p>	<p align="center">At least 20 feet wide + 1 canopy tree per 50 linear feet + 1 understory tree per 30 linear feet + 1 shrub per 10 linear feet</p>
<p>Between a proposed institutional, commercial, or mixed-use development and land within a residential zoning district, or as required per a use-specific standard in Article 4.</p>	<b>TYPE B BUFFER</b>	
	<p>This perimeter buffer functions as a semi-opaque screen from the ground to a height of at least six feet.</p>	
	<b>OPTION 1</b>	<b>OPTION 2</b>
	<p align="center">At least 10 feet wide + A wall or semi-opaque fence at least 6 feet high + 1 tree per 30 linear feet + a continuous hedge at least 4 feet high on the exterior side of the wall or fence + 1 shrub per 10 linear feet on the interior side of the wall or fence</p>	<p align="center">At least 20 feet wide + 1 canopy tree per 30 linear feet + 1 understory tree per 20 linear feet + 1 shrub per 5 linear feet</p>
<p>Between a proposed industrial use and land within a non-industrial zoning district, or as required per a use-specific standard in Article 4.</p>	<b>TYPE C BUFFER</b>	
	<p>This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.</p>	
	<b>OPTION 1</b>	<b>OPTION 2</b>

	<p style="text-align: center;">At least 10 feet wide + An opaque masonry wall at least 8 feet high + 1 understory tree per 30 linear feet + a continuous hedge at least 5 feet high on the exterior side of the wall or fence + 1 canopy tree per 30 feet on the interior side of the wall or fence</p>	<p style="text-align: center;">At least 25 feet wide + A wall or opaque fence at least 4 feet high atop a berm at least 4 feet high + 1 understory tree per 15 linear feet on the exterior side of the wall or fence + 1 canopy tree per 30 linear feet on the interior side of the wall or fence</p>
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**NOTES:**

1. Developments with multiple buildings shall provide perimeter buffers around the perimeter of the development site instead around individual buildings.
2. Deviations from perimeter buffer width and screening requirements may be authorized in accordance with Section 155.2421, Administrative Adjustment.
3. Where an adjacent use is designed for solar access, understory trees may be substituted for canopy trees as necessary to minimize interference with solar access.
4. Fences or walls within a perimeter buffer shall comply with the standards of Section 155.5302, Fences and Walls.
5. A wall shall be designed to not interfere with the rooting of required trees.
6. Walls and fences shall include a gate to allow the access necessary to maintain the required screening.
7. Planting ratios shall be deemed per the prescribed number of linear feet or major fraction thereof.