

Residential Buffering Ordinance: Summary*

*Note: Document for discussion purposes only. Refer to the ordinances for detailed requirements.

Abutting Development

Structure on property not in use for or restricted to single-family residential (SFR)
 Directly abutting property used for or restricted to SFR
 Within 30 feet of property used for or restricted to SFR

Residential Buffering Standards

Shall apply to abutting developments within the City that are

- 75' high as measured from grade to top habitable finished floor or top garage floor
- abutting local or collector streets only
- majority of lots abutting the property line are greater than 3500 sf.
- 60% of the length of the property line has abutting lots greater than 3500 sf.
- outside a major activity center (MAC)

Shall not apply to abutting developments within the City that

- abut or take access from major thoroughfare (MT) or transit corridor street (TCS)
- abut or take access from both local or collector street and major thoroughfare or transit corridor street
- located within a MAC

Requirements

- 30' buffer area from single-family residential (SFR) development when abutting collector street
- 40' buffer area from SFR development when abutting local street
- 10' landscape buffer within the buffer area next to abutting development
- 8' Solid masonry wall or an 8' wooden fence
- grass, shrubs other vegetation or non-vegetative permeable cover with no paving
- No mechanical equipment in the 10' landscape buffer
- Min one tree planted or preserved for every 20' along the abutting development

Ordinance Reference

- Chapter 42-1
- Chapter 42-271 through 273

Garage Screening

Shall apply to any part of an abutting development used as parking garage

- where parking directly faces SFR development
- or ramps and other sloped surfaces facing SFR development

Shall not apply to any floor of the parking garage structure which has a finished floor over 50 feet in height from grade.

Requirements

Exterior cover

- is made of an opaque surface or screen mesh material of sufficient rating to block headlights
- must be provided for each floor where parking faces SFR development
- shall be at least 42 inches in height measured from the finished floor where parking occurs
- for ramps and sloped surfaces, it must block headlights from emitting any light on SFR development

Ordinance Reference

- 42-1
- 406.2.11

Full Cutoff Lighting fixtures

Shall apply to any lighting fixtures installed (outdoor wall mounted, or pole mounted) on an abutting development within 30 feet of an abutting SFR development.

Full cutoff fixture shall mean a light fixture that prevents the light from spillover in all directions.

Shall not apply to lighting fixtures installed that are not within 30' of SFR development

Requirements

- Full cutoff fixtures for any wall mounted outdoor fixtures
- Full cutoff fixtures with house side shields on all pole mounted fixtures

Ordinance Reference

- 42-1
- Building code
- 513.1