

Section 11.4 Buffer Areas

A. Side and Rear Yard Buffer Areas: A buffer area shall be established along all side and rear lot lines. The buffer area shall not be used for off-street parking, storage or used in any other manner except for the purposes of a buffer.

1. Width: The buffer area shall extend from the respective lot line for a minimum width equal to the required setback for the principal building on the lot except that the minimum side and rear yard buffer width in Business Districts shall be ten (10) feet, and shall be increased to twenty (20) feet when adjacent to a lot in an Agricultural or Residential District.
2. Plantings: In the case of a proposed use on a lot in an Agricultural or Residential District or otherwise adjacent to an Agricultural or Residential District, the buffer area shall be planted and maintained with evergreen trees such as spruce, pines, or firs, and deciduous trees. While such plantings need not be evenly spaced, the trees shall be provided at a rate of at least one (1) evergreen tree per thirty (30) linear feet and one (1) deciduous tree per fifty (50) linear feet. At the time of their planting, evergreen trees shall be a minimum of six (6) feet in height and deciduous trees shall have a caliper of at least two and a half (2 1/2) inches, measured five (5) feet above the ground surface, and be a minimum of ten (10) feet in height. Where a solid wall or fence is part of the buffer area, a minimum of sixty percent (60%) of the required plantings shall be located on the exterior side of such wall or fence.
3. Berm, Wall and/or Fence: In the case of a proposed use on a lot in an Agricultural or Residential District or otherwise adjacent to an Agricultural or Residential District, the buffer area shall include a minimum five (5) foot high berm or solid wall or fence, or a combination thereof, where the Planning Commission determines during site plan review proceedings that the buffer width and plantings required by subsections (1) and (2) above do not adequately mitigate negative impacts. A berm, wall and/or fence shall not eliminate the requirement for plant material required by subsection (2) above.
 - a. A berm or solid wall or fence, or combination thereof, shall not be required along any portion of a lot line where there exists such features in the adjacent yard on the adjacent lot unless the Planning Commission determines during site plan review proceedings that such additional buffering measures are necessary.
4. Corner Lot: In the case of a corner lot, the buffer requirements of this subsection (A) shall equally apply to all yards adjacent to a road.

B. Front Yard Buffer Areas: A buffer area shall be established along all front lot lines. The buffer area shall not be used for off-street parking, storage or in any other manner except for the purposes of a buffer.

1. The buffer area shall extend from the respective lot line for a minimum width of twenty (20) feet except that such buffer width shall be a minimum of twenty (20) feet in a Business District. The buffer area shall be landscaped with a minimum of one (1) tree meeting the minimum size requirements specified in Section 11.4(A)(3) above for each fifty (50) lineal feet, or portion thereof, of frontage adjoining the road right-of-way. The remainder of the front yard buffer area shall be landscaped in grass, shrubs, trees and/or other ground cover. Access ways through required buffer areas shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of required trees.