

Article 18

Buffer Strips

Section 18.100 Buffer Strips, When Required
Section 18.101 General Procedures and Requirements

18.100 Buffer Strips, When Required

The purpose of this article is to allow for proper screening, placement of landscaping, and open space between uses and property. Screening and landscaping are intended to lessen the transmission from one lot to another of noise, dust, and glare. Screening and landscaping can lessen the visual pollution that may occur within a community and establish a greater sense of privacy from visual or physical intrusion.

18.101 General Procedures and Requirements

1. A buffer strip of open space may be imposed by the Zoning Administrator for new construction buildings which are located both in an I-1, Light Industrial Zoning District, and adjacent to a Residentially Zoned District. A buffer strip may be imposed by the Zoning Administrator during a site plan review of industrial development when deemed appropriate to buffer a industrial use of a property from adjacent residential use or property. The decision of the Zoning Administrator is subject to appeal to the Board of Zoning Appeals.
2. In general, a buffer strip should not exceed fifteen (15) feet.
3. A buffer strip shall be located within the zone for which it is required.
4. A buffer strip shall be provided in addition to any required setback.
5. A buffer space shall be used for no other purpose than open space, the erection of a fence or screen, and/or landscape planting.