

**CHAPTER 02-32 BUFFERS**

**Section: 02-32 Buffers**

**Definitions:** A strip or area that consist of walks and plants, which include pre-cast walls, masonry walls and burms. With trees, shrubs, stone, rocks and other landscaping materials at least ten feet in width to form a hardy screen dense enough and high enough both to interrupt vision and to diffuse the transmission of sound.

**Purpose:** To interrupt vision and diffuse the transmission of sound between non-residential and residential agricultural uses and the “greening” of the City.

**Buffering and Landscaping:** Requirements are at locations where the side and/or rear property lines of a lot used for non-residential purposes abuts a residential and/or agricultural residential zone or at locations other wise required.

The following plants shall be approved for such purpose of buffering, but shall not be exclusive of other plants which may be suitable; provided that they can form a hardy screen, dense enough and high enough both to interrupt vision and to diffuse the transmission of sound:

**Street Trees / Name Species**

Acerginnala / Amur Maple  
Acer Spicatum  
Eastern Mountain Maple  
Glossy Privet  
Newport flowering plum  
Kwanzan Japanese  
Flowering Cherry  
Crataegus Laeuigata  
English Hawthorn  
Autumn Glory  
Paulii – Coccinea Flore Plena  
Flowering Cranapple  
Dolgo Crabapple  
Common Haptice  
Hedge Maple  
Ginko

**Street Trees / Name Species**

Japanese Flowering Crabapple  
Roseybloom Crab  
Bechtel Crab (Klem’s Improved)  
Snowdrift Crab  
Redbud Crab  
New Mexico Locust  
Mugo Pine  
Purple-leaf Sand Cherry  
Japanese Tree Lilac  
Nannyberry Uiburnum  
Dwarf Norway Spruce  
Eastern Redbud  
Black Hawthorn  
Goldenrain Tree  
Bradford Callery Pear

Said strip shall be planted and maintained in a healthy, growing condition by the property owner. No Such buffer strip shall, however, extend nearer to a street right-of-way line than the established building setback line of the adjoining lot. The owner of said buffer area is also required to erect a permanent wall or fence of not less than six feet in height.

Except as provided above, the natural topography of the land shall be preserved. The natural growth shall not be disturbed beyond that which is necessary to prevent a nuisance, or to thin such natural growth where too dense for normal growth, or to remove diseased, misshapen, or dangerous and decayed timbers. However, a slope easement may be cleared and graded where required to prevent soil erosion; provided such easement shall be immediately replanted upon completion of easement improvements.

Such buffer strip shall not be used for parking or a structure other than a fence, wall or drainage improvements required by the City. However, a buffer area may be used for vehicular access and utility easements (only if such uses are provided approximately perpendicular to the greater distance to the buffer area) and for drainage improvements required by the city based upon competent engineering studies which show such improvements to be necessary.