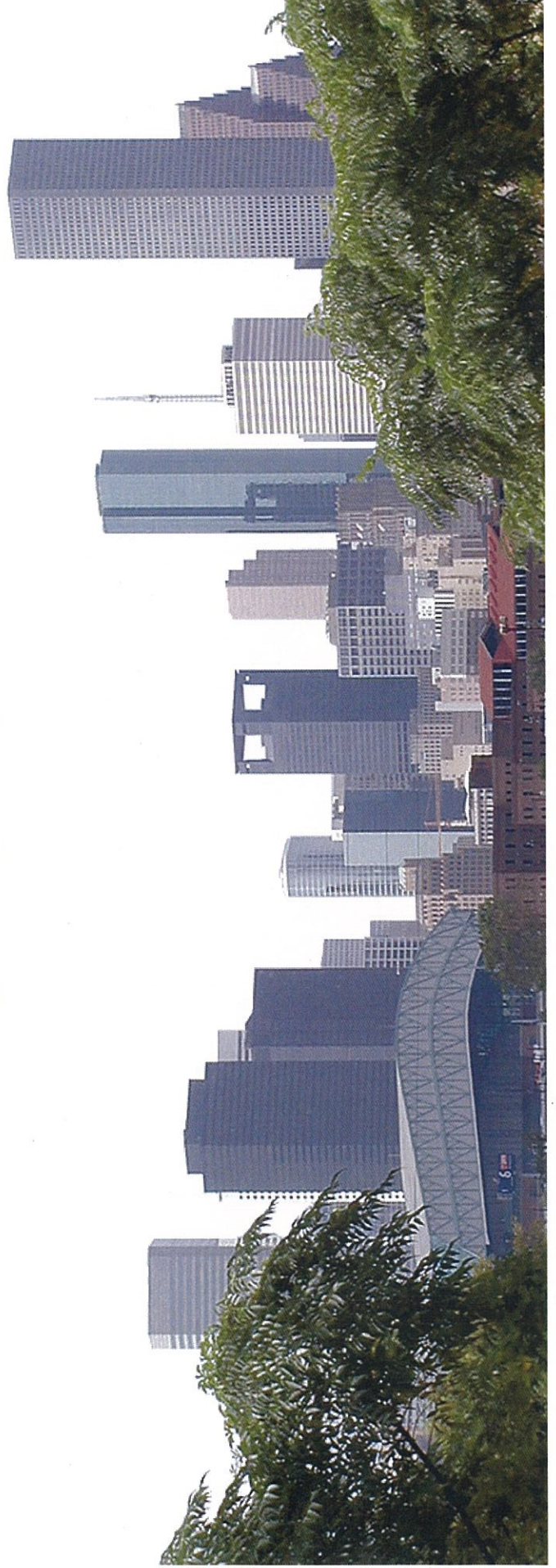


Residential Buffering Ordinance

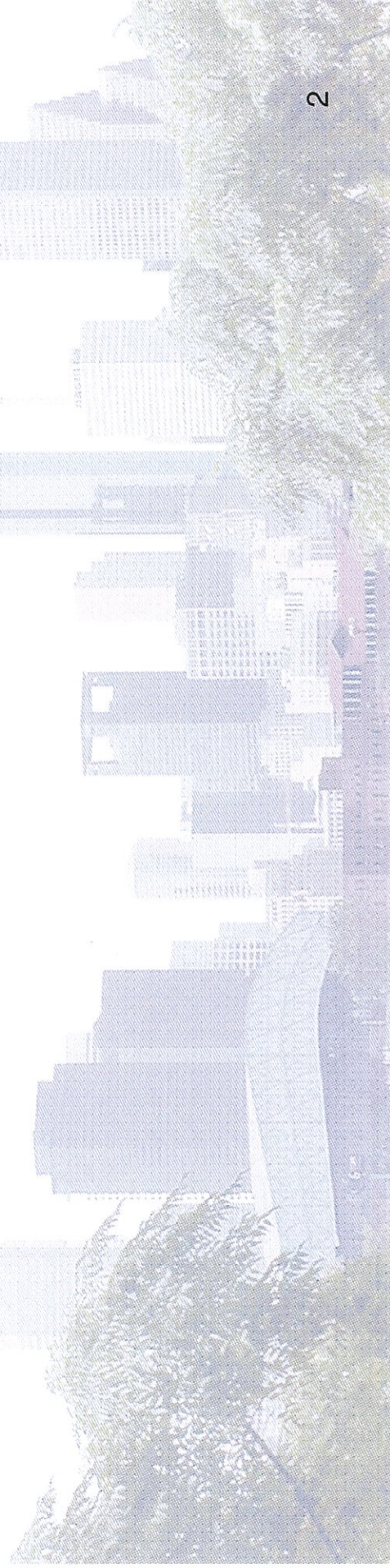
DRA Council Committee
November 14th, 2011

Presented By:
Planning & Development Department



Introduction

- Purpose
- Goal – Draft a narrowly defined ordinance that “buffers” single family residences by developing standards ensuring certain distancing requirements and encouraging development in more appropriate locations



Introduction

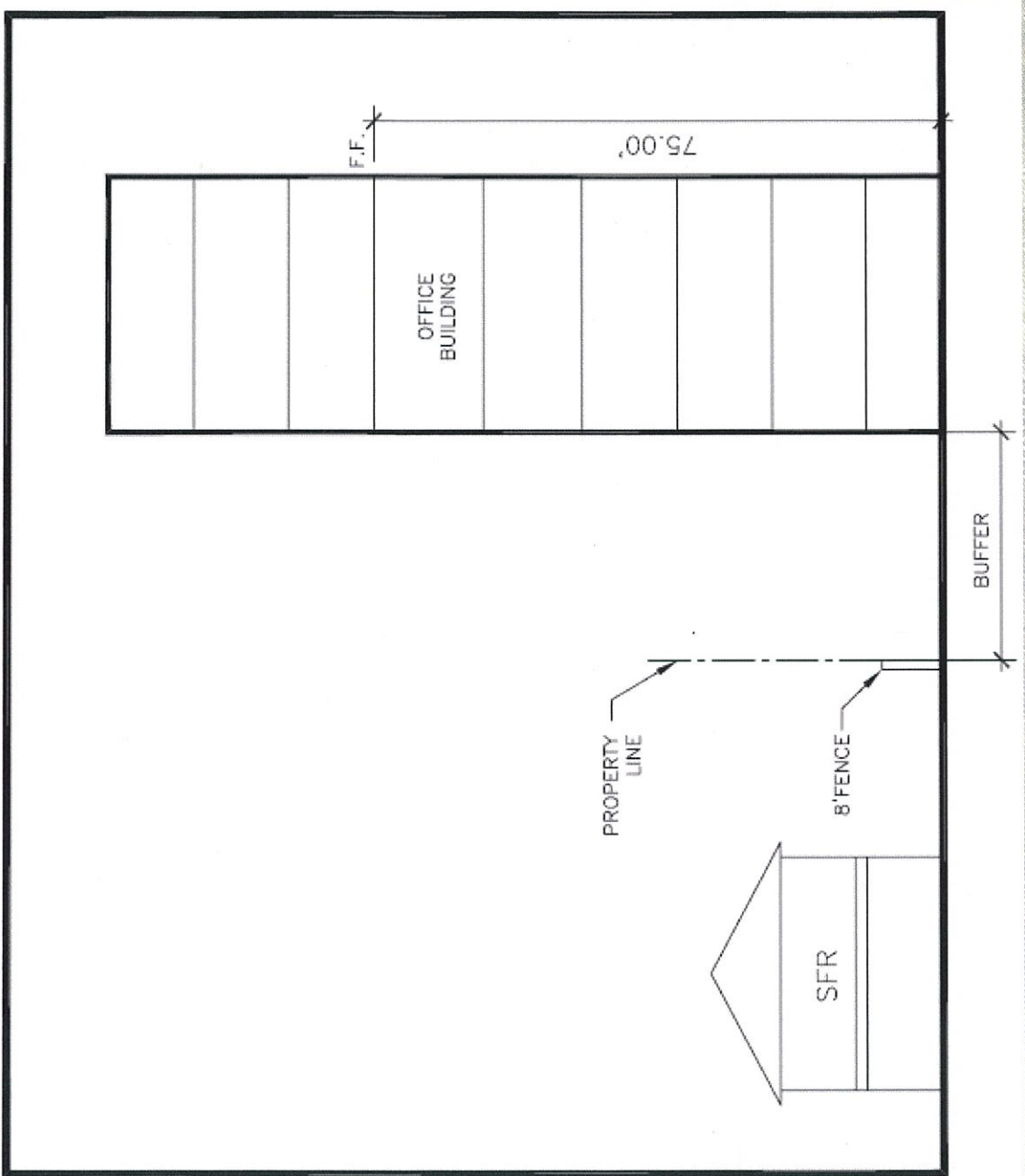
- Options
- Areas of agreement



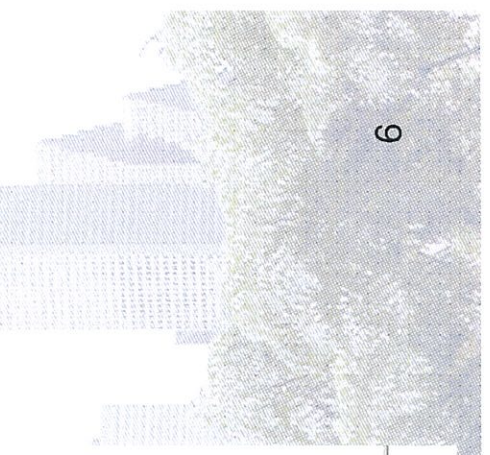
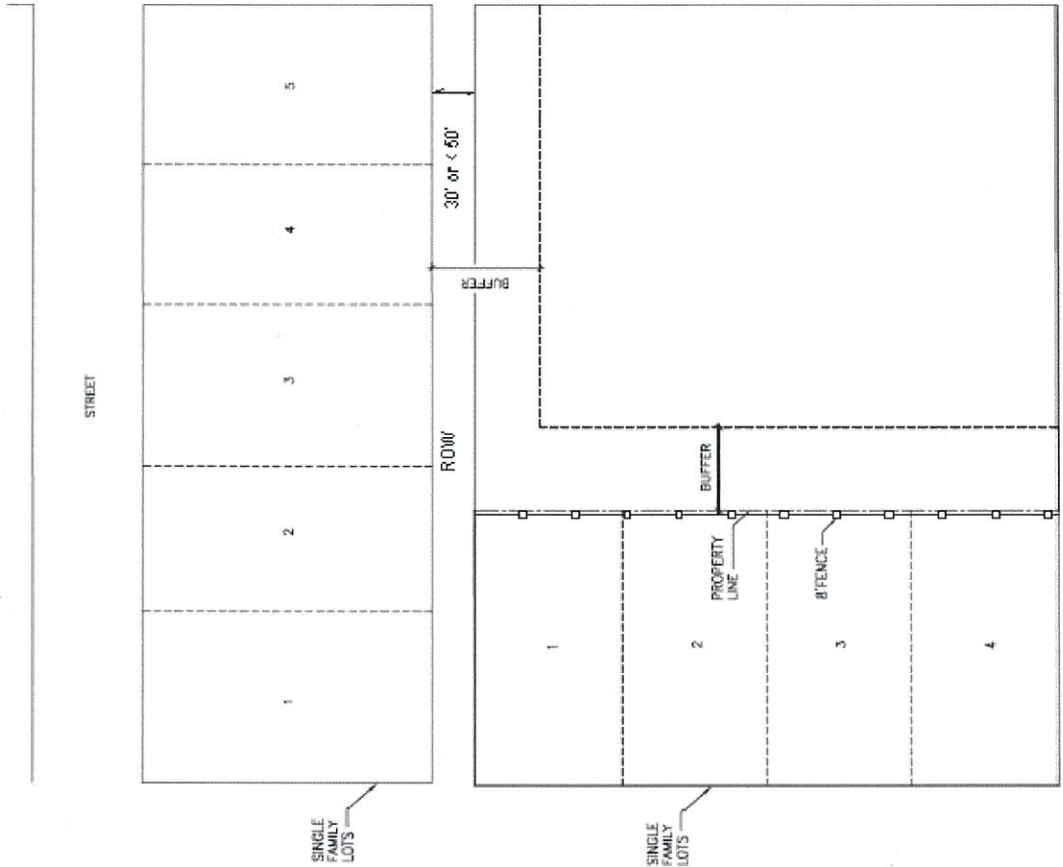
Applicability

	Option A	Option B	Option C
Measurements	Height of a structure is measure from grade to finished floor of the highest habitable floor for midrise and high rise.	Height of a structure is measure from grade to finished floor of the highest habitable floor or the highest floor of a parking garage.	Height of a structure is measure from grade to finished floor of the highest habitable floor or the highest floor of a parking garage.
Applicability	Rules apply to townhomes midrise and high rise development that about SFR.	Rules apply to high rise development that about SFR property that are deed restricted to or in use for SFR <ul style="list-style-type: none"> • Majority of the lots abutting the property line are greater than 3500 sq. ft. and • 60% of the length of the property line is comprised of lots greater than 3500 sq. ft. Abutting SFR is within 30' of the property line of the high rise development	Rules apply to high rise development that about SFR property that are deed restricted to or in use for SFR <ul style="list-style-type: none"> • Majority of the lots abutting the property line are greater than 3500 sq. ft. and • 50% of the length of the property line is comprised of lots greater than 3500 sq. ft. Abutting SFR is within 50' of the property line of the high rise development
		Rules apply to new construction/additions	Rules apply to new construction/additions
		Rules do not apply to MAC's	Rules do not apply to MAC's

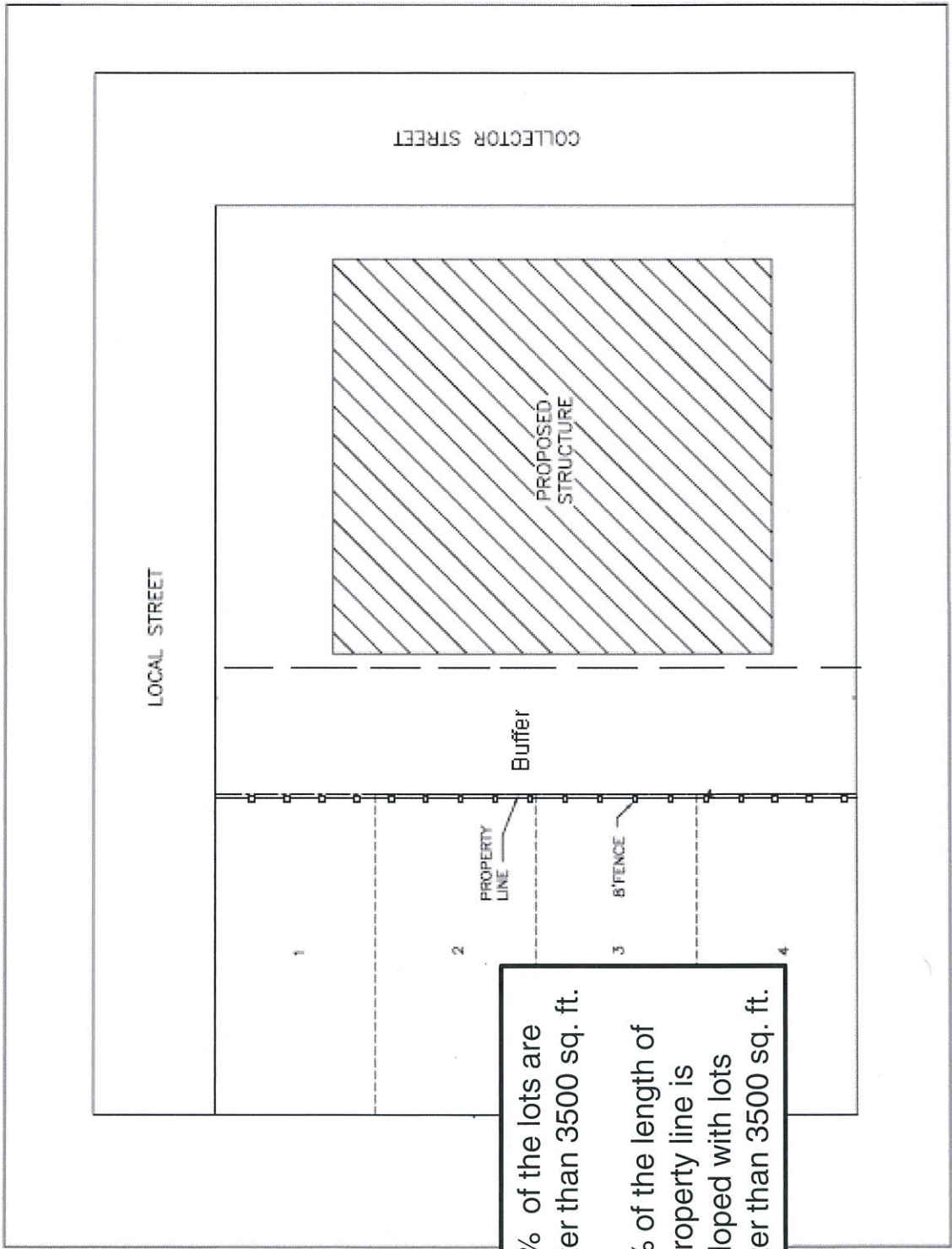
High Rise



Abutting Development



Abutting Property Calculation



100 % of the lots are greater than 3500 sq. ft.
100% of the length of the property line is developed with lots greater than 3500 sq. ft.

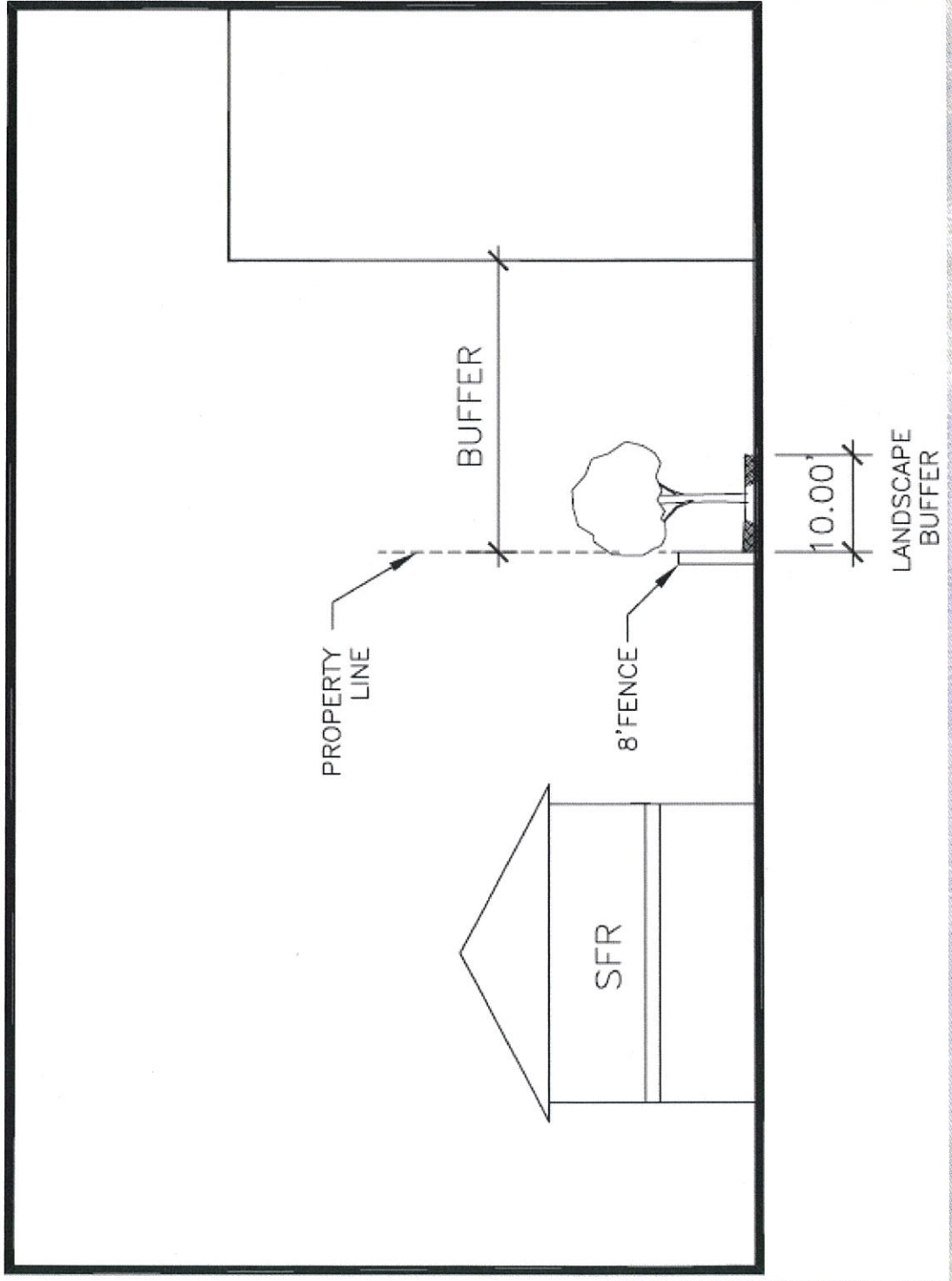
Buffering

	Option A	Option B	Option C
General	Buffer is based upon the type of development and street classification	Buffer is based upon the more intensive street classification	Buffer is based upon the more intensive street classification
Street Type			
<ul style="list-style-type: none"> Local Street 	Townhome – 5 to 10' Midrise – 30 to 50' High rise – undefined substantial buffer	High rise – 35' when only abutting a local street	High rise – 50'
<ul style="list-style-type: none"> Collector 	None	High Rise – 30'	High Rise – 50'
<ul style="list-style-type: none"> Major Thoroughfare 	Mid-rise – 20 to 40' High-rise – 30 to 40'	None	None
<ul style="list-style-type: none"> Transit Corridors 	None	None	None
Major Activity Centers	Not addressed	None	None

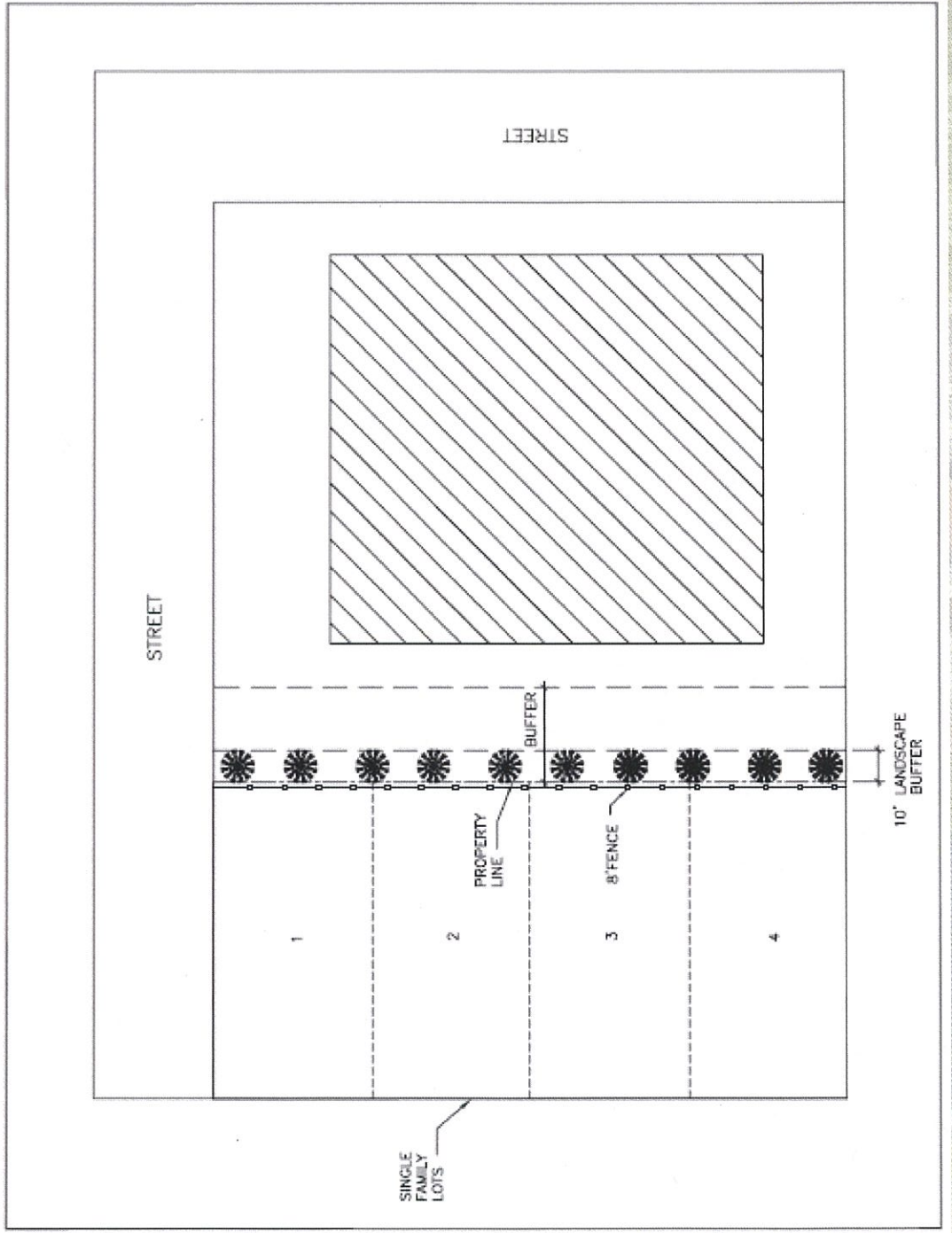
Buffering contd.

	Option A	Option B	Option C
Landscape Buffer	<p>Recommended</p> <p>Enhance fencing requirement</p>	<p>10' landscape buffer on the property line that is abutting SFR</p> <ul style="list-style-type: none"> 8' tall solid masonry wall or 8' wooden fence if a utility easement that runs along the property line Permeable landscape buffer with grass, shrubs other vegetation or no-vegetative permeable cover 1 tree (planted or preserved) for every 20' <p>None</p>	<p>10' landscape buffer on the property line that is abutting SFR</p> <ul style="list-style-type: none"> 8' tall solid masonry wall or 8' wooden fence if a utility easement that runs along the property line Permeable landscape buffer with grass, shrubs other vegetation or no-vegetative permeable cover 1 tree (planted or preserved) for every 20' <p>None</p>
Mechanical equipment	<p>Dumpsters away from landscape areas</p> <p>Recommended noise standards</p>	<p>None</p>	<p>None</p>

Landscape Buffer



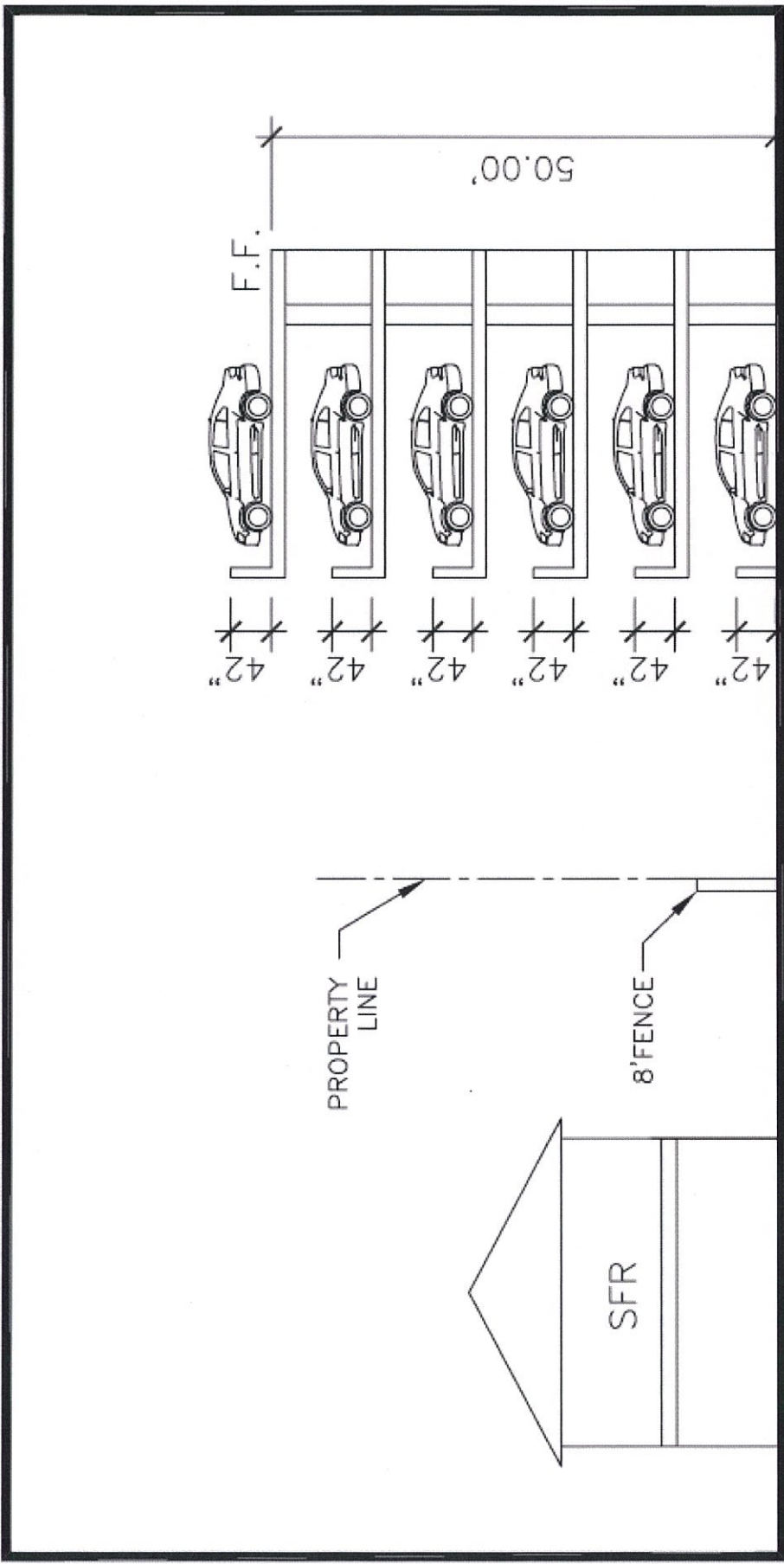
Landscape Buffer



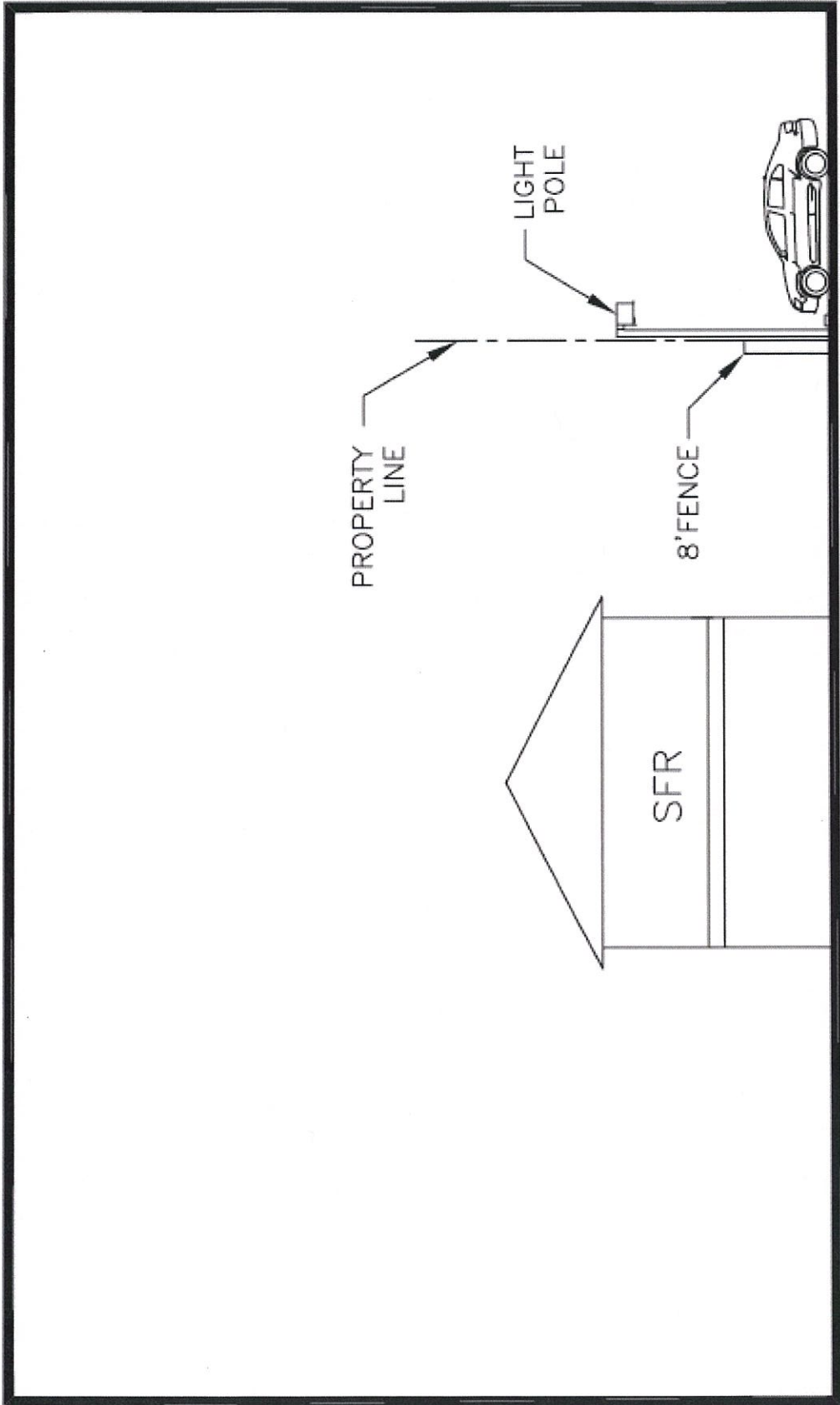
Additional Criteria – Code Amendments

	Option A	Option B	Option C
Garage Screening	Recommended some form of Garage Screening	Garage Screening Required when abutting property that is directly abutting or within 30' of a property in use for or restricted to SFR. (Includes properties in MAC's)	Garage Screening Required when abutting property that is directly abutting or within 50' of a property in use for or restricted to SFR. (Includes properties in MAC's)
Lighting Standards	Recommend some form of lighting standards	Exterior cover – opaque surface or screen mesh on each floor that is 50' or under. The screening shall be at least 42 inches from finished garage floor.	Exterior cover – opaque surface or screen mesh on each floor that is 50' or under. The screening shall be at least 42 inches from finished garage floor.
Feathering	Suggested considering Feathering	Full cutoff fixtures within 30' of abutting SFR <ul style="list-style-type: none"> • wall mounted fixtures • light poles with house side shields None	Full cutoff fixtures within 50' of abutting SFR <ul style="list-style-type: none"> • wall mounted fixtures • light poles with house side shields None

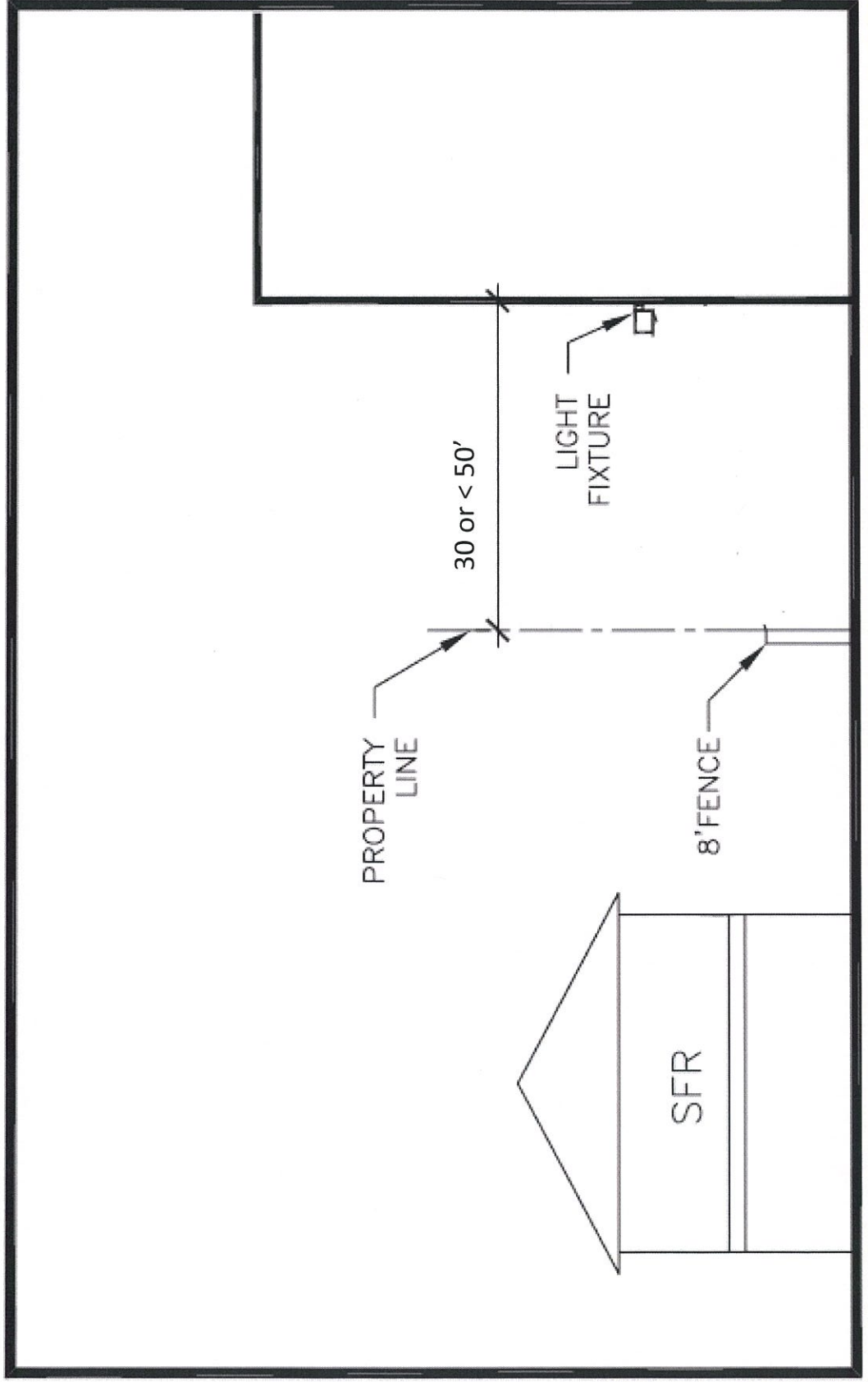
Screening



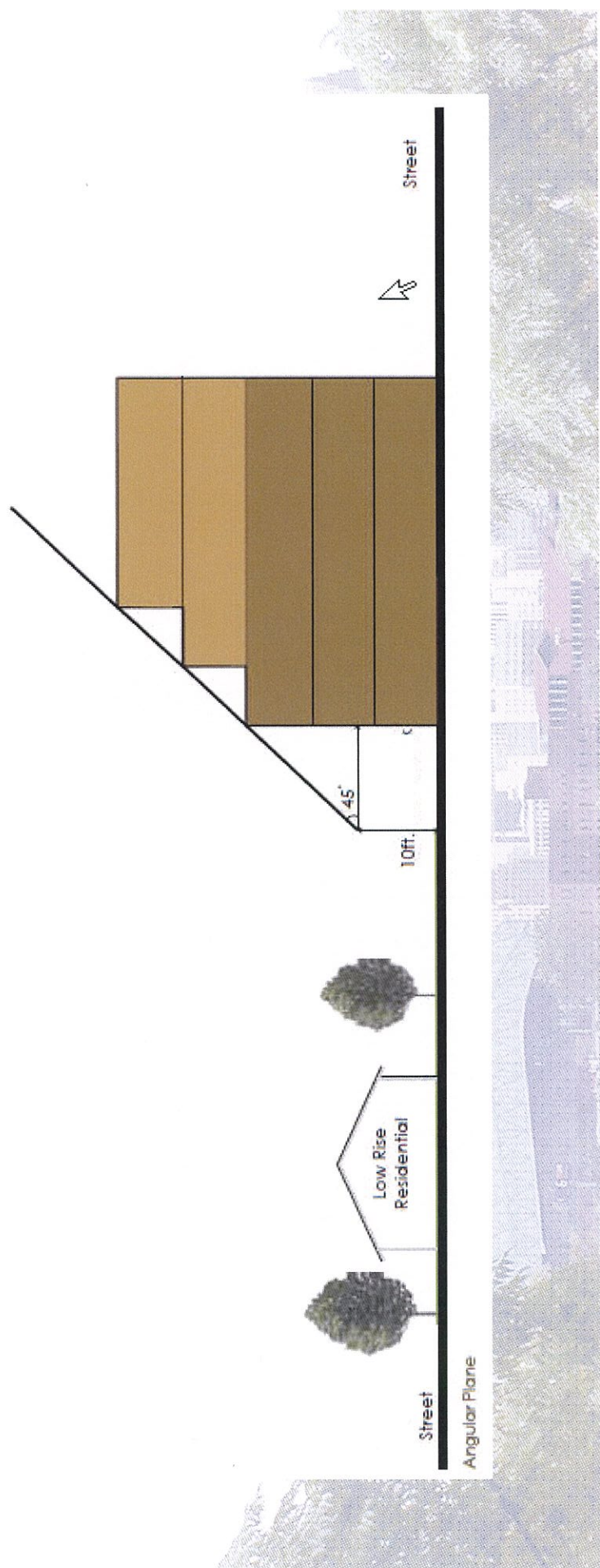
Lighting



Lighting



Feathering



Discussion

