



Amendments to Chapter 55: Section 5.20 Landscaping, Screening and Buffers

CITY PLANNING COMMISSION
PUBLIC HEARING

JUNE 6, 2023



Out of Order Presentation

1. Section 5.20.4 Conflicting Land Use Buffers
2. Section 5.20.3 Vehicular Use Area Landscaping and Screening
3. Section 5.20.6 Refuse/Recycling Container Screening



Section 5.20.4 Conflicting Land Use Buffers

Applicability Requirement 5.20.4.A	Conceptual Changes
1. A vehicular use area adjacent to a public park or land principally used or zoned for residential purposes.	Move to Section 5.20.3 Vehicular Use Area Landscaping and Screening.
2. A refuse/recycling container adjacent to a public park or land principally used or zoned for residential purposes.	Move to Section 5.20.6 Refuse/Recycling Container Screening
3. The portion of a parcel zoned O, RE, ORL, C, or M abutting a public park or parcel principally used or zoned for residential purposes.	Eliminate requirement when abutting parcel “ principally used ” for residential purposes.
4. The portion of a parcel zoned R3 or R4 adjacent to a parcel principally used or zoned for residential purposes .	Eliminate requirement.
5. The portion of a parcel zoned TC abutting a residential zoning district or the PL district.	Combine with #3.



CLUB Applicability

3. The portion of a parcel **zoned O, RE, ORL, C or M** abutting a public park or parcel **principally used or zoned for residential purposes.**

- Dependent upon outside variables
- Requires mixed-use developments to be buffered from mixed-use developments



CLUB Applicability

4. The portion of a parcel **zoned R3 or R4** adjacent to a parcel **principally used or zoned for residential purposes.**

- Requires buffers between identical uses
- Desire to prioritize one land use may further diminish neighborhood character of others



Moving, ~~Deleting~~, Combining

1. A vehicular use area adjacent to a public park or land principally used or zoned for residential purposes.
2. A refuse/recycling container adjacent to a public park or land principally used or zoned for residential purposes.
3. The portion of a parcel zoned O, RE, ORL, C, or M abutting a public park or parcel principally used or zoned for residential purposes.
4. ~~The portion of a parcel zoned R3 or R4 adjacent to a parcel principally used or zoned for residential purposes.~~
5. The portion of a parcel zoned TC abutting a residential zoning district or the PL district.



Combining

3. The portion of a parcel zoned O, RE, ORL, C or M abutting a public park or parcel ~~principally used or~~ zoned for residential purposes.



5. The portion of a parcel zoned TC abutting a residential zoning district or the PL district.



Section 5.20.4 ... where a parcel or portion thereof in a Mixed-Use, Special Purpose or Nonresidential Zoning District abuts a public park or a parcel in a Residential Zoning District ...



Section 5.20.3

Vehicular Use Area Landscaping and Screening

VUA Screening, Landscaping, and Buffering

A. Right of Way Screening

No changes

B. Interior Landscape Islands

Added headings, reordered.

C. Conflicting Use Buffer

No changes from 5.20.4.B



Section 5.20.4 Refuse/Recycling Container Screening

R/R Container Screening and Buffering

A. Right of Way Screening

No changes

B. Conflicting Use Buffer

Slight changes from 5.20.4.B (hedge or landform berm not permitted for consistency with screening requirement above)