

SECTION 42
BUFFERYARDS

(As amended by Ordinance No. 480-M)
(Previously amended by Ordinance No. 480-E)
(As further amended by Ordinance No. 480-JJ)
(As further amended by Ordinance No. 480-UUU)
(As further amended by Ordinance No. 480-VVV)
(As further amended by Ordinance No. 480-UUUU)
(As further amended by Ordinance No. 480-VVVV)

42.1 PURPOSE AND INTENT - Bufferyards shall be required in accordance with this section to separate different land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fire or explosions. Both the amount of land and the type and amount of planting and specified structures for each bufferyard are designed to lessen nuisances between adjacent land uses or between a land use and a public road.

42.2 DEFINITIONS

- a. Bufferyard: A bufferyard is a unit of land, together with a specified amount of planting thereon, and any structures which may be required between land uses to eliminate or minimize conflicts between them.
- b. Canopy Trees: Canopy trees are those contributing to the uppermost spreading branchy layer of a forest and may be commonly referred to as shade trees.
- c. Accent Trees: Small evergreen or deciduous trees or large shrubs which typically would grow below the top layer of the forest.
- d. Shrubs: Plants which grow vertically in a multi-branched growth pattern.
- e. Ground Cover: Low growing, dense spreading plants typically planted from containers.
- f. Lawn Grasses: Thin bladed surface growing plants typically planted from seed, sprigs, or plugs.
- g. Streamway: A naturally occurring watercourse and associated riparian corridor as measured 25 feet from top of bank or 50 feet from a creek or stream centerline, or the boundary of the 100 year floodplain, whichever is greater, which may contain native growth such as canopy trees, understory trees, shrubs and groundcover of the woody and herbaceous variety which are conducive to the protection and stabilization of the stream bank from the effects of development and water runoff. (As amended by Ordinance No. 480-VVVV.)

42.3 LOCATION - Bufferyards shall be located within and along the outer perimeter of a lot or boundary line. Bufferyards may overlap drainage and/or utility easements, however plantings should not impede the flow of water within a drainage easement. Bufferyards shall not be located on any portion of an existing or dedicated public street or right-of-way.

42.4

DETERMINATION OF BUFFERYARD REQUIREMENTS - The requirements herein shall apply to all new nonresidential, community service, multiple-family and two-family construction and certain development adjacent to public rights-of-way as described in Table Two of this section.

- a. **Changes in zoning:** Any requests for changes in zoning to any district other than agricultural or single family residential districts shall require that all required bufferyards and associated irrigation be installed prior to the issuance of a certificate of occupancy for the proposed use.
- b. **Changes in ownership:** Changes in ownership of properties without adequate bufferyards shall not require the installation of the required bufferyards.
- c. **Existing buildings:** Buildings in existence on the effective date of this ordinance may be considered nonconforming as to bufferyard requirements. The requirements herein shall apply to new construction necessary to replace a nonconforming structure which has been destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction.

New construction which increases the square footage of the existing building by thirty percent (30%) or greater or which exceeds 5000 square feet shall be required to meet the bufferyard requirements herein.

- d. **Leased pad site developments:** Pad site developments which are ground leases (as opposed to separate platted lots) and a part of a larger planned commercial center shall be required to provide bufferyards along the perimeter of the project, but shall not be required to provide bufferyards along lease lines common to the larger commercial center.
- e. Refer to Tables One, Two, or Three to determine the type of bufferyard required between two adjacent parcels or a parcel and a roadway. The letter designations contained in the tables refer to the different bufferyards described in Illustration A, "Illustration of Bufferyards" attached to this section.
- f. In all tables the applicant should begin along the left column by determining the zoning of their tract and then horizontally match the appropriate column corresponding to the zoning on the adjacent tract to determine the required bufferyard. The following is a summary of all bufferyards. Plant materials required are per 100 linear feet of property line. However, the width of approved drives crossing a bufferyard may be deducted from the length of the property line when calculating the required plantings. All bufferyards have the option of reducing the required plantings by twenty percent (20%) if the width of the bufferyard is doubled.

<u>Bufferyard</u>	<u>Canopy Trees</u>	<u>Accent Trees</u>	<u>Shrubs</u>	<u>Width</u>	<u>Note</u>
A	1	2	8	5'	
B	2	3	10	10'	
C	3	4	12	10'	
D	4	5	18	10'	
E	1	2	8	10'	Hedge-H1
F1	3	6	8	10'	Fence-F1

- g. Existing Plant Credits: Existing trees which are within fifty feet (50') of the property line and have a minimum of fifty percent (50%) of the drip line within the bufferyard area shall be granted credits toward reducing the required plantings as set forth in the Landscape Ordinance, as amended.

Existing trees between 2" caliper and 6" caliper which are within the bufferyard may be granted credits on a 1 for 1 basis. (As amended by Ordinance No. 480-JJ.)

- h. Streamway Buffer Credit: Where a Site Plan, Development Plan or Concept Plan is required by Section 40 or Section 41, City Council may completely or partially waive Bufferyard requirements on any boundary of a site or portion thereof which lies within a naturally-occurring stream corridor as defined in Section 42.2.g and in accordance with the City of Southlake Code Chapter 9.5, Subsection 82, "Open Channel Policy." To qualify for credit, the streamway buffer must meet the following:

1. The streamway buffer must be designated on the plat as a Streamway Buffer Easement or by appropriate instrument in the County records. The plat or easement must clearly state that no activity or clearing of vegetation shall take place without prior authorization from the City of Southlake, except in the case of an imminent threat to life or property. Monuments shall be set on the property to delineate the boundary of the easement;
2. The extent of the buffer and the existing trees therein shall be documented as part of a required tree survey, and the limits of the buffer shall be clearly shown on all site and civil plans;
3. For developments with multiple lots under an owner's association, it shall be the option of the developer to designate the buffer as a separate lot under common ownership in lieu of a Streamway Buffer easement. The lot must be dedicated as a common area under ownership of the Property Owners' Association to prevent alteration or development. If the developer elects this option, or if the buffer lot is dedicated to the city of Southlake, bufferyard credit will apply to the side(s) of the lot(s) which directly abuts the buffer lot;
4. Adequate protection of the buffer shall be maintained throughout construction. If any damage is done to or within the buffer during construction, the damaged area shall be restored to the maximum extent practicable with native plantings and ground cover. Such restoration shall be completed and new vegetation put in place prior to issuance of a Certificate of Occupancy for the associated building(s);
5. A streamway buffer may only be used for passive recreation in conjunction with a Site Plan approved by the City, and only where topography and considerations of stream bank stability and the integrity of the riparian area allow for such activity. Allowable uses include pedestrian, bike, or equestrian trails, provided that: (a) any native plant material that is eliminated shall have a minimal impact and shall be replaced elsewhere within the buffer; (b) the total width of the streamway buffer is maintained; and (c) all other regulations of this ordinance are met. In instances where such approved facilities are put in place, limited trimming and maintenance may be performed to keep the facilities usable, so long as no additional clearing of vegetation is performed beyond what existed at the time the trail was completed. In

no event shall the following uses be permitted in a streamway buffer: playfields, stables, swimming pools, tennis courts or similar facilities, accessory buildings, parking facilities, or trash dumpsters;

6. Additional plantings and/or restoration of the streamway buffer, including replacement of invasive species with native species, is encouraged, provided that such activity results in the planting of native species approved by the Landscape Administrator. Any approved landscaping placed within the buffer area will count toward front or side yard landscaping as required in the Landscape Ordinance, Section 3.3.d;
7. For single lots which contain a stream corridor running within their boundaries rather than along their boundaries, fifty percent (50%) credit shall be given towards plantings and width to the bufferyard required along the lot boundaries roughly parallel to the banks of the preserved stream, or the shortest linear site boundaries on either side if the stream meanders or runs diagonally through the site. Fencing requirements shall not be altered as part of the foregoing bufferyard credit.
8. On non-single family residential development, credit for existing trees within the stream corridor may be granted in the following instances:
 - (a) The trees within the stream corridor which are used as credit are native species in healthy condition;
 - (b) For buffers along property lines, the trees within the stream corridor shall be sufficient in number to account for all new plantings that would have been required for a manmade buffer along the same property boundary. No credit will be given for new plantings required outside of the buffer unless a surplus of native trees exist within the streamway buffer above what would normally be required for bufferyard plantings along the same property boundary;
 - (c) If the requirements of subsection b are met, credit may be granted on a one for one basis towards any required planting within the interior of the site, other required bufferyards, or the parking lot; provided, however, that the required plantings within these areas individually are not reduced by more than twenty percent (20%) of the minimum requirements for any lot, building, or off-street parking area. All other requirements such as fencing type and height, irrigation, and parking lot island width shall be unaffected by this provision;
 - (d) The trees used as credit shall be clearly tabulated and marked on the approved Landscape Plan by species and caliper inch size;
 - (e) On commercial developments with multiple lots or zero lot line buildings with common parking and amenities, or on sites where the developer elects to parcel off or dedicate the buffer lot, credit toward required plantings shall be given only for the lot(s) which contains or abuts the stream corridor;
 - (f) An applicant who elects to preserve a streamway buffer for credit against bufferyard and tree planting requirements shall still be required to preserve the minimum percentage of existing tree coverage as required in the most

current Tree Preservation Ordinance, or its successor ordinances. (As amended by Ordinance No. 480-VVVV.)

42.5 REQUIREMENT OF PLANT MATERIALS

- a. Minimum plant size when planted shall meet the requirements set forth in the Landscape Ordinance, as amended. (As amended by Ordinance No. 480-JJ.)
- b. Plant materials shall be appropriate for the region and local soil conditions and shall be planted in accordance with good horticultural practice. Plants selected should require only low maintenance and should be hardy as to temperature and drought. The applicant shall meet all the planting material, maintenance, and other related requirements as set forth in Landscape Ordinance No. 544, as amended. (As amended by Ordinance No. 480-VVV.)
- c. The City reserves the right to approve plants and planting through an appointed horticulturalist, landscape architect, or other persons so qualified.
- d. All bufferyards, unless lawn grass or ground cover is already established, shall be seeded with lawn grass or planted with ground cover so as to assure coverage within three years.

42.6 SUBSTITUTION OF PLANT MATERIALS - Specific planting requirements for canopy trees, understory trees, shrubs, and evergreens/conifers are set forth in the various bufferyards illustrated in Illustration A. Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all requirements.

42.7 REQUIRED STRUCTURES (As amended by Ordinance No. 480-UUU.)

- a. Fences – F1: An 8’ opaque fence meeting the material requirements in Section 39.2b.
- b. Masonry Wall – F2: An 8’ masonry wall meeting the material requirements in Section 39.2b.
- c. Hedges - H1: A hedge of plants obtaining a mature height greater than three feet (3’). When planted, this hedge shall be a minimum of two feet (2’) in height and planted no further than thirty inches (30”) on center.
- d. Berms - B1: A berm having a minimum height of three feet (3’) and maximum 3:1 side slopes may be substituted for the Hedge - H1 when adequate bufferyard width (minimum 20’ width) is provided.

42.8 OPTIONAL BUFFERYARDS

- a. The applicant may choose to provide a more intense bufferyard than the required bufferyard (i.e., provide a fence and reduce plantings).

<u>Bufferyard Required by Tables</u>	<u>Optional Bufferyards</u>
A-----	B,C,D,E
B-----	C,D,F1

C-----D,F1
D-----F1
E-----B,C,D
F1-----F2
F2-----NONE

42.9 DESIGN OF BUFFERYARD - The exact placement of required plants and structures shall be the decision of each user except that the following requirements shall be satisfied:

- a. Plant material shall be credited to meet only one bufferyard (i.e., plants on corners do not satisfy two bufferyards).
- b. Hedge/Berm locations: Hedges and/or berms as required herein shall be placed adjacent to all parking areas along a public R.O.W.; however, in no instances will the required hedge/berm cover less than seventy-five percent (75%) of the length of the property line to be buffered.

42.10 USE OF BUFFERYARDS - A bufferyard may be used for passive recreation, such as pedestrian, bike, or equestrian trails, provided that: (a) no plant material is eliminated; (b) the total width of the bufferyard is maintained; and (c) all other regulations of this ordinance are met. In no event shall the following uses be permitted in a bufferyard: playfields, stables, swimming pools, tennis courts or similar facilities, accessory buildings, parking facilities, or trash dumpsters.

42.11 CHANGES IN REQUIRED BUFFERYARDS - Where the bufferyard required between a land use and vacant land turns out to be greater than that bufferyard which is required between the first use and the subsequently developed use, the following options apply:

- a. The initial existing use(s) may expand into the original bufferyard, provided that the resulting total bufferyard meets the bufferyard requirements of this section.
- b. The existing use(s) may enter into agreements with abutting landowners to use its existing bufferyard to provide some or all of the required bufferyard to both land uses. The total bufferyard shall equal the minimum requirements of this section. Provided that such an agreement can be negotiated, the initial use may provide the second use some or all of its required bufferyard and/or extra land on which it might develop. The existing use may reduce its excess bufferyard by transferring part or all of the excess bufferyard to the adjoining landowner to serve as its bufferyard. Any remaining excess buffer area may be used by the existing use for expansion of that use or for transfer by it to the adjoining landowner to expand that adjoining use.

42.12 CONTRACTUAL REDUCTION OF BUFFERYARD ABUTTING VACANT LAND - When a land use is proposed adjacent to vacant land, and the owner of the vacant land enters into a contractual relationship with the owner of the developing land use, a reduced bufferyard may be provided by that first use, provided that the contract contains a statement by the owner of the vacant land of an intent to develop at no greater intensity than specified in the agreed upon zoning category; and an agreement by that vacant landowner to assume all responsibility for additional bufferyards if needed at the time of development of the vacant land.

42.13 MAINTENANCE

- a. Maintenance of bufferyards shall be in accordance with the requirements set forth in the Landscape Ordinance, as amended. (As amended by Ordinance No. 480-JJ.)
- b. Lack of maintenance shall constitute a violation of this ordinance. (As amended by Ordinance No. 480-JJ.)

42.14 MODIFICATIONS - Whenever there are practical difficulties involved in complying with the provisions of this ordinance, the Landscape Administrator may grant modifications in individual cases provided he shall first find that a special individual reason makes strict compliance with this ordinance impractical; that the modification is in conformity with the intent and purpose of this ordinance; and that the proposed modification is at least the equivalent of the requirements prescribed by this ordinance. Such modification may only be made upon written application filed with the Landscape Administrator and the details of any action granting a modification shall be recorded and entered into the files of the City.

42.15 VARIANCES - The responsibility for granting variances shall be as follows:

- a. City Council: On all site plans and concept plans requiring review by the Planning and Zoning Commission and approval by the City Council, variances to the bufferyards may be granted by the City Council.
- b. Board of Adjustment: On all other site plans, variances to the bufferyards may be granted by the Board of Adjustment.

42.16 ENFORCEMENT - All bufferyards shall be installed, irrigated and properly maintained prior to the issuance of a certificate of occupancy for new construction described in Section 42.4 of this ordinance.

All other construction not required to install bufferyards prior to the issuance of a certificate of occupancy shall not encroach into these areas with uses described in Section 42.10 of this ordinance.

It shall be the responsibility of the Landscape Administrator to confirm the adequacy of the installed bufferyard. (As amended by Ordinance No. 480-JJ.)

42.17 LANDSCAPE ORDINANCE - All the requirements within the Landscape Ordinance, as amended, shall apply to the bufferyards. Where any conflict does exist, the more restrictive requirement shall apply. (As amended by Ordinance No. 480-JJ.)

TABLE ONE
BUFFERYARD ADJACENT TO PLATTED AND/OR ZONED PROPERTY
(As amended by Ord. 480-E, Ord. 480-UUUU.)

This table shall be used to determine the bufferyard requirements adjacent to tracts which are platted and zoned, and for tracts that only have zoning.

ZONING OF ADJACENT PROPERTY

Developing
Tract

ZONING	AG	CS	RE-5	RE-7	SF1A	SF1B	SF30	SF20A	SF20B	MF1	MF2	O1	O2	C-1	C-2	C-3	C-4	B-1	B-2	I1	I2	MH	HC
AG	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
CS	TBL3	*	C	C	C	C	B	B	B	A	A	A	A	A	A	A	A	A	A	*	*	*	A
RE-5	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
RE-7	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SF1A	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SF1B	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SF30	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SF20A	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
SF20B	TBL3	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
MF1	TBL3	A	F1	F1	F1	F1	F1	F1	F1	A	A	A	A	A	A	A	A	A	A	*	*	A	B
MF2	TBL3	A	F1	F1	F1	F1	F1	F1	F1	A	A	A	A	A	A	A	A	A	A	*	*	A	B
O1	TBL3	A	B	B	F1	F1	F1	F1	F1	A	A	A	A	A	A	A	A	A	A	*	*	B	A
O2	TBL3	A	C	C	F1	F1	F1	F1	F1	A	A	A	A	A	A	A	A	A	A	*	*	B	A
C-1	TBL3	A	B	B	F1	F1	F1	F1	F1	B	B	B	B	A	A	A	A	A	A	*	*	F1	A
C-2	TBL3	A	B	B	F1	F1	F1	F1	F1	B	B	B	B	A	A	A	A	A	A	*	*	F1	A
C-3	TBL3	B	C	C	F1	F1	F1	F1	F1	C	C	C	C	A	A	A	A	A	A	*	*	F1	B
C-4	TBL3	B	C	C	F1	F1	F1	F1	F1	C	C	C	C	A	A	A	A	A	A	*	*	F1	B
B-1	TBL3	C	C	C	F1	F1	F1	F1	F1	F1	F1	D	D	B	B	B	B	A	A	*	*	F1	B
B-2	TBL3	C	C	C	F1	F1	F1	F1	F1	F1	F1	D	D	B	B	B	B	A	A	*	*	F1	B
I-1	TBL3	D	D	D	F2	F2	F2	F2	F2	F1	F1	F1	F1	F1	F1	F1	F1	F1	D	A	A	F1	D
I-2	TBL3	D	D	D	F2	F2	F2	F2	F2	F1	F1	F1	F1	F1	F1	F1	F1	F1	D	A	A	F1	D
MH	TBL3	C	D	D	F1	F1	F1	F1	F1	D	D	D	D	A	A	A	A	A	A	*	*	*	D
HC	TBL3	B	D	D	D	D	D	C	C	C	C	B	B	A	A	A	A	A	A	*	*	*	A

* No bufferyard required.

In PUD, SP1 and SP2 zoning districts, the nearest zoning category applicable to the predominant or prevailing use of a parcel shall be used for purposes of determining the required bufferyard.

TABLE TWO
BUFFERYARDS ADJACENT TO R.O.W.
 (As amended by Ord. 480-E, Ord. 480-UUUU.)

This table shall be used to determine the bufferyard requirements along any public right-of-way.

STREET CLASSIFICATION

Collector-70' R.O.W.
 Land Use Desig. Across St.

Zoning of Developing Tract	SH 114/26	1938 & 1709	Arterial 84'/90' R.O.W.	Indust.	Mixed	Public	Res.	Res. Street
AG	*	*	*	*	*	*	*	*
CS	E	E	E	*	*	*	*	*
RE-5	B	B	B	*	*	*	*	*
RE-7	B	B	B	*	*	*	*	*
SF1A	B	B	B	*	*	*	*	*
SF1B	B	B	B	*	*	*	*	*
SF30	B	B	B	*	*	*	*	*
SF20A	B	B	B	*	*	*	*	*
SF20B	B	B	B	*	*	*	*	*
MF1	C	C	C	A	A	A	A	A
MF2	C	C	C	A	A	A	A	A
01	E	E	E	A	A	A	A	B
02	E	E	E	A	A	A	A	B
C-1	E	E	E	A	A	A	B	C
C-2	E	E	E	A	A	A	B	C
C-3	E	E	E	B	B	B	B	C
C-4	E	E	E	B	B	B	B	C
B-1	E	E	E	B	B	B	C	D
B-2	E	E	E	B	B	B	C	D
I-1	D	D	D	B	B	C	C	D
I-2	D	D	D	B	B	C	C	D
MH	C	C	C	B	B	C	C	D
HC	E	E	E	B	B	B	B	C

* No bufferyard required

In PUD, S-P-1 and S-P-2 zoning districts, the nearest zoning category applicable to the predominant or prevailing use of a parcel shall be used for purposes of determining the bufferyard.

TABLE THREE
BUFFERYARDS ADJACENT TO UNDEVELOPED PROPERTY
(As amended by Ord. 480-E, Ord. 480-UUUU.)

This table shall be used to determine the bufferyard requirements adjacent to tracts that are not zoned, or legal non-conforming land use

LAND USE DESIGNATION OF ADJACENT TRACT

Zoning of Developing Tract	Public	Industrial	Mixed Use	Medium Residential	Low Density Residential
AG	*	*	*	*	*
CS	*	*	A	B	C
RE-5	*	*	*	*	*
RE-7	*	*	*	*	*
SF1A	*	*	*	*	*
SF1B	*	*	*	*	*
SF30	*	*	*	*	*
SF20A	*	*	*	*	*
SF20B	*	*	*	*	*
MF1	A	*	A	F1	F1
MF2	A	*	A	F1	F1
O1	A	*	A	F1	F1
O2	A	*	A	F1	F1
C-1	A	*	B	F1	F1
C-2	A	*	B	F1	F1
C-3	B	*	B	F1	F1
C-4	B	*	B	F1	F1
B-1	C	*	C	F1	F1
B-2	C	*	C	F1	F1
I-1	D	A	F1	F2	F2
I-2	D	A	F1	F2	F2
MH	C	*	C	F1	F1
HC	B	*	B	C	D

* No bufferyard required.

In PUD, S-P-1 and S-P-2 zoning districts, the nearest zoning category applicable to the predominant or prevailing use of a parcel shall be used for purposes of determining the required bufferyard.

ILLUSTRATION "A"
ILLUSTRATION OF BUFFERYARDS
 (As amended by Ord. 480-E.)

Required Plants
Per 100' Linear Width
 1-----Canopy Trees
 2-----Accent Trees
 8-----Shrubs

Less
 Intense
 Use

 Property
 Line

More
 Intense
 Use

Width shall be 5 feet. A width of 10 feet may be used in combination with a 20% reduction in plants.

Bufferyard A

Required Plants
Per 100' Linear Width
 2-----Canopy Trees
 3-----Accent Trees
 10-----Shrubs

Less
 Intense
 Use

 Property
 Line

More
 Intense
 Use

Width shall be 10 feet. A width of 20 feet may be used in combination with a 20% reduction in plants.

Bufferyard B

Required Plants
Per 100' Linear Width
 3-----Canopy Trees
 4-----Accent Trees
 12-----Shrubs

Less
 Intense
 Use

 Property
 Line

More
 Intense
 Use

Width shall be 10 feet. A width of 20 feet may be used in combination with a 20% reduction in plants.

Bufferyard C

Required Plants
Per 100' Linear Width

Less
 Intense

More
 Intense

4-----Canopy Trees
5-----Accent Trees
18-----Shrubs

Width shall be 10 feet. A width of 20 feet may be used in combination with a 20% reduction in plants.

Required Plants
Per 100' Linear Width

1-----Canopy Trees
2-----Accent Trees
8-----Shrubs

Width shall be 10 feet. A width of 20 feet may be used in combination with a 20% reduction in plants.

Required Plants
Per 100' Linear Width

3-----Canopy Trees
6-----Accent Trees
8-----Shrubs

Width shall be 10 feet. A width of 20 feet may be used in combination with a 20% reduction in plants.

Required Plants
Per 100' Linear Width

4-----Canopy Trees
8-----Accent Trees
12-----Shrubs

Width shall be 10 feet. A width of 20 feet may be used in combination with a 20% reduction in plants.

Use

Use

Use

Property
Line

Bufferyard D

Less
Intense
Use or R.O.W.

More
Intense
Use

Hedge=H1

Property
Line

Bufferyard E

Less
Intense
Use

More
Intense
Use

Fence=F1

Property
Line

Bufferyard F1

Less
Intense
Use

More
Intense

Fence=F2

Property
Line

Bufferyard F2