

Side by side comparison matrix

Livable Places – Proposed Residential Buffering and Screening Amendments



PLANNING & DEVELOPMENT DEPARTMENT

Residential buffering standards (Chapter 42)	
Existing	Proposed
<ul style="list-style-type: none"> • Buffer from single-family homes on lots >3,500 square feet 	<ul style="list-style-type: none"> • Buffer from ALL single-family and multi-unit residential up to eight units
<ul style="list-style-type: none"> • Pertains to buildings if top habitable floor is 75 feet or higher <ul style="list-style-type: none"> • Buffer must be 30 feet if taking access from Collector Street • Buffer must be 40 feet if taking access from Local Street 	<ul style="list-style-type: none"> • ALSO pertains to building if highest roof is 65 feet or higher <ul style="list-style-type: none"> • Buffer must be 15 feet only if taking access from Local Street
<ul style="list-style-type: none"> • All buffers must include a 10-foot landscape area and 8-foot fence 	<ul style="list-style-type: none"> • Landscape area not required for 15 feet buffer; 8-foot fence is required
Garage screening standards (Section 406 Construction Code)	
Existing	Proposed
<ul style="list-style-type: none"> • Pertains to garages abutting single family residential property within 30 feet 	<ul style="list-style-type: none"> • Pertains to garages directly abutting or across the street from any residential property
<ul style="list-style-type: none"> • Must provide an exterior cover of 42 inches. Exterior material may be screen mesh. 	<ul style="list-style-type: none"> • Must provide an exterior cover of 48 inches. Exterior material may be screen mesh.
<ul style="list-style-type: none"> • No existing standards 	<ul style="list-style-type: none"> • Must prevent light trespass from garage ceiling lights of more than 0.2-foot candles measured at the property line
Lighting fixture standards (Section 513 Electric Code)	
Existing	Proposed
<ul style="list-style-type: none"> • All outdoor fixtures (wall or pole mounted) on commercial developments within 30 feet of single-family residential property must be Full cut off fixtures 	<ul style="list-style-type: none"> • All outdoor fixtures (wall or pole mounted) on commercial developments abutting a public street or residential development must <ul style="list-style-type: none"> • Direct light downward and • Be fully enclosed in the fixture housing • Must prevent light trespass of more than 0.2-foot candles measured at the property line • Full cut off fixtures may be used
<ul style="list-style-type: none"> • No existing standards 	<ul style="list-style-type: none"> • Maintain a maximum Correlated Color Temperature of 3,500 Kelvins and • minimum Color Rendering Index of 70
Bulk container screening standards (Chapter 39)	
Existing	Proposed
<ul style="list-style-type: none"> • Require screening for the bulk containers abutting public streets on the address side of the property. 	<ul style="list-style-type: none"> • Require screening for the bulk containers abutting residential developments and ALL public streets. • All new developments other than single family properties within the city must identify the bulk container on the site plan