

Staff Report

Subject: Ordinance Revision
Author: Steve Candler, Director
Department: Development Services
Meeting Date: October 17, 2023
Item Description: Consideration of an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article III – Buffers.**

Summary Recommendation

Staff is rewriting the entire zoning ordinance. The request was made to prioritize the section referencing buffers, 3.4-3.45. The information gathered from the Board of Commissioner's retreat and the multiple workshops have been incorporated into this ordinance update.

Executive Summary/Background

- Based on feedback from the workshop and the Commissioner's retreat, staff has adjusted the buffers ordinance revision to reflect the input given.
- The berm slope has been changed to a minimum of 4:1 where before it was a maximum.
- The total area of natural undisturbed buffer is 35' and if the base of the berm is expanding, that expansion will be into the property and not into the 35' of natural undisturbed buffer.
- The buffer table has been updated to reflect 30' buffers between residentially zoned parcels, as opposed to 15' buffers. While mixed-use zoned parcels will buffer 30' as oppose to 20' to residentially zoned parcels.
- A bond requirement has been added for the berm in Commercial, Industrial, and PD developments. This bond will be 10% of the cost of construction as determined by EOM.
- The addition of fencing has been added for residentially zoned parcels and can allow for a reduction in the buffer by 10'.
- In residential subdivisions, the visual buffer shall have a minimum 50% opacity. The visual buffer may be no higher than six feet in height, except on main or collector street where buffer is a maximum height of twenty feet.
- Within required plant material, where trees do not already exist, the change is from every 30 linear feet to every 15 linear feet of buffer and at least two inches dbh.

Alternatives

1. **Approve** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article III – General Provisions:**
2. **Deny** an **amendment** to the Code of Ordinances **Appendix C – Zoning Ordinance, Article III – General Provisions.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Manager

FUNDING: N/A

Attachments: 1. Consultant version of 3.4 2. Staff reviewed version of 3.4