

Article III – District Use Regulations

Sec. 3.22.4.2 Minimum Yard and Open Space Requirements

...

(3) Buffer Strip:

(a) At least 10 feet adjacent to any Residential District for the first 50 required off-street parking spaces or any portion thereof, plus an additional 10 feet of buffer strip adjacent to any Residential District for each additional 50 required off-street parking spaces, or major fraction thereof, up to a maximum of 100 feet of buffer strip.

(b) Notwithstanding the above, where there is a mixed use development containing a hotel, motel or extended stay hotel use, located on a single lot within the Interchange Commercial District, and where the lot: (i) comprises a minimum of seven (7) acres; (ii) is within one hundred feet of Interstate I-95; and (iii) is adjacent to a residential zone district; 10 feet of buffer strip shall be provided for each 12 feet of height of the highest building within the mixed use development, with a minimum of 40 feet of buffer strip being provided regardless of the height (in feet) of the highest building within the mixed use development, up to a maximum of 100 feet of buffer strip on any portion of the lot adjacent to any Residential District. The calculation of the height for this buffer strip requirement shall not apply to or include the following: (a) roof parapets and turrets of less than 3 feet; (b) cupolas and domes not used for human habitation, clock towers, bell towers and roof ventilators, provided however that the total area covered by such features shall not exceed 15 percent of the roof area, and that such features shall extend not more than 5 feet above the highest main ridge or flat roof lines in a structure; (c) church spires and belfries, pole-type television antennas and chimneys; and (d) telecommunication antennas and associated screening, which shall not exceed 10 feet in height.

Effective Date: January 25, 2019