




Site Design Standards

Planted Buffers - Selection & Application

Buffer Function	Buffer Type				
	Living Fence Buffer (two [2] feet width)	Hedge Buffer (five [5] feet width)	Informal Buffer (ten [10] feet width)	Informal Buffer (thirty [30] feet width)	Informal Buffer (fifty [50] feet width)
To screen Off-Street Parking Areas					
To Separate Incongruous Land Uses					
To Provide a Perimeter Screen Adjoining a TND0 Edge					
To Comply with Section 313 Landscaping, Screening and Buffering					
To Provide a Riparian Buffer Along Lititz Run					

NOTES:

1. Living Fence Buffers shall be used to screen up to eight (8) off-street parking spaces
2. Informal Buffers shall be used to screen nine (9) or more off-street parking spaces



3. Incongruous land uses include those uses that are or could be: excessively loud or bright; have strong odors; involve outdoor storage; involve loading docks; or involve other activities that may become a nuisance
4. Hedge Buffers shall be used in the Downtown
5. Informal Buffers (thirty [30] feet wide) shall be used when incongruous land uses abut TND0 tracts

6. Informal Buffers (thirty [30] feet wide) shall be used along rear yards of single-family detached dwellings
7. Informal Buffers (fifty [50] feet wide) shall be used along rear yards of townhouse and multi-family tracts

8. Refer to Section 313 A and B

9. Provide native plantings along waterways and wetlands

Note: Refer to pages 20.22, 20.23, and 20.28 to 20.31 for additional details

Key:  = possible;  = probable

Legislative Intent

- 20.115 Where required, planted buffers are intended to clearly delineate edges between public and private outdoor spaces.
- 20.116 Narrow planted buffers (ten [10] feet width or less) are intended to create visual barriers where two incongruous land uses exist, objectionable views might otherwise exist, and/or to accentuate property boundaries within areas with limited, narrow spaces such as Downtown or residential neighborhoods.
- 20.117 Within or bordering areas zoned RA and GB, and excluding all Downtown areas, wide planted buffers (greater than ten [10] feet width) are intended to create visual barriers where two incongruous land uses exist and/or objectionable views might otherwise exist.

Design Standards

- 20.118 Planted Buffers shall clearly delineate edges between public and private outdoor spaces, and shall create visual barriers where two incongruous land uses exist, objectionable views might otherwise exist, and/or to accentuate property boundaries.