
§ 155.300 PURPOSE.

The purpose of the Buffer Parking Zone is to provide adequate open space and to insure proper distance between industrial or commercial zones and adjoining areas where separation of uses may be desirable. The Buffer Parking Zone may also be used to designate off-street parking areas for automobiles where the incumbent open space would serve as a means of reducing conflicts between adjoining uses and to facilitate the safe and proper movement of vehicles within the property and upon entering or leaving adjoining streets.

('64 Code, § 48.50) (Am. Ord. 700, passed 9-11-86)

§ 155.301 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the Buffer Parking Zone:

- (A) Landscaping.
- (B) Off-street automobile parking.
- (C) Employee recreational areas when located adjacent to industrial zones, providing there are no structures.
- (D) Access to adjoining property.
- (E) Office structures provided that such structures comply with the yard setback provisions of this subchapter.

('64 Code, § 48.51) (Am. Ord. 746, passed 4-13-89)

§ 155.302 ACCESSORY USES.

The following accessory uses are permitted in the Buffer Parking Zone:

- (A) Ornamental type fences, hedges or walls.
- (B) Signs in accordance with the provisions of this chapter.

('64 Code, § 48.52)

§ 155.303 CONDITIONAL USES.

The following uses shall be permitted in the Buffer Parking Zone only after a valid conditional use permit has first been issued: gatehouses or guardhouses to provide control over the entrance and exit facilities.

('64 Code, § 48.53) (Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.304 PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply in the Buffer Parking Zone. In addition, the development standards set forth in §§ 155.445 through 155.463 shall apply.

('64 Code, § 48.54) Penalty, see § 10.97

§ 155.305 FRONT YARD.

Each lot shall have a front yard of not less than 20 feet extending across the full width of the lot, except that where adjoining a major or secondary highway, the front yard shall not be less than 30 feet. ('64 Code, § 48.55) (Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.306 SIDE YARD.

None required, except that where adjoining a local street, a side yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway shall have a side yard of not less than 30 feet. ('64 Code, § 48.56) (Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.307 REAR YARD.

None required, except that where adjoining a local street, a rear yard of not less than 20 feet shall be required. Lots adjoining a major or secondary highway shall have a rear yard of not less than 30 feet. ('64 Code, § 48.57) (Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97

§ 155.308 FENCES AND WALLS.

Fences or walls in the Buffer Parking Zone shall be erected of new material and maintained in a neat and orderly condition. Said fences or walls shall not exceed three and one-half feet in height in the required yard area, nor six feet in height in other portions of the Buffer Parking Zone. ('64 Code, § 48.58) Penalty, see § 10.97

§ 155.309 REQUIRED WALLS.

Where a Buffer Parking Zone separates an industrial zone from an adjoining agricultural or residential zone, school or park, a solid masonry wall not less than six feet in height nor less than eight inches in thickness shall be built and maintained along the side and rear property lines adjoining said agricultural or residential zone, school or park; except, that said wall shall be three and one-half feet high where it adjoins the front yard setback area of said agricultural or residential zone, school or park. Said wall need not be installed until the property in the industrial area is developed for industrial uses.

('64 Code, § 48.59) (Am. Ord. 358, passed 7-10-69) Penalty, see § 10.97

§ 155.310 SUBSTITUTION OF LANDSCAPING FOR REQUIRED WALL.

The required wall may be replaced by suitable landscaping of a screening nature, approved by the Director of Planning and Development, and continuously maintained in accordance with the provisions of §§ 155.545 through 155.559.

('64 Code, § 48.60) (Am. Ord. 501, passed 6-24-75) Penalty, see § 10.97

§ 155.311 PARKING AND ACCESS.

Off-street parking facilities established in the Buffer Parking Zone shall be improved in accordance with the provisions of §§ 155.475 through 155.502. Access to said facilities shall also be provided in accordance with said sections. ('64 Code, § 48.61) Penalty, see § 10.97

§ 155.312 SIGNS.

No signs shall be permitted in the BP Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

- (A) Signs shall be permitted in the BP Zone only after a valid conditional use permit has first been wanted except that architect or builders signs, direction signs or signs pertaining to the sale, lease or rental of the site or structure on the site shall be permitted without a conditional use permit provided all other requirements of this section are complied with. The Planning Commission shall establish criteria and conditions for the approval of conditional use permits for freestanding signs.
 - (B) Architect's or builder's signs, or temporary tract signs, shall be permitted in accordance with the provisions of §§ 155.515 through 155.536 of this chapter.
 - (C) Direction signs, each not exceeding six square feet in area, shall be permitted in connection with off-street parking and loading facilities.
 - (D) Two signs, each not exceeding 16 square feet in area and located not closer than 50 feet apart, shall be permitted as a temporary use pertaining to the sale, lease or rental of the site or structures on the site. The said sign(s) shall be removed from the site or structures on the site. The said sign(s) shall be removed from the site upon occupancy of the site, structure or unit.
 - (E) Signs which move or have moving parts or flashing lights shall not be permitted.
- ('64 Code, § 48.62) (Am. Ord. 700, passed 9-11-86) Penalty, see § 10.97

§ 155.313 LANDSCAPING.

- (A) Where a BP Zone adjoins a dedicated street, a minimum area equivalent to 25 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. This landscaping shall be distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area. Said landscaping shall be located on private property behind the planned street width line and shall be clearly visible from the street frontage.
- (B) For property with frontage on a major or secondary highway, the front yard landscaping area shall consist of a grass lawn with undulating earth berms two to three feet in height and minimum 24 inch box trees.

- (C) On lots fronting a local street, a minimum 15 feet wide landscaping strip shall be required between the on-site parking area and the property line adjoining a public street, excepting locations for driveways. On lots fronting a major or secondary highway, the said landscaping strip shall be 20 feet in width.
 - (D) The public parkway adjoining the lot shall be improved with a sidewalk and/or landscaping including public street trees in accordance with the requirements of the Director of Public Works.
 - (E) Where fences or walls, including building walls, are located within 30 feet of a public street, the entire area between the public street and fence, wall or building wall shall be landscaped, excepting locations for driveways.
 - (F) Concrete curbs a minimum six inches in height shall be installed along the borders of all on-site landscaped areas adjoining driveways, off-street parking and loading areas and other similar improvements.
 - (G) The Planning Commission shall have the authority to grant a temporary waiver of required landscaping in accordance with the provisions of § 155.557.
- ('64 Code, § 48.63) (Am. Ord. 358, passed 7-10-69; Am. Ord. 367, passed 12-11-69; Am. Ord. 700, passed 9-11-86; Am. Ord. 746, passed 4-13-89) Penalty, see § 10.97