

**CITY OF YUCAIPA
ADMINISTRATIVE DESIGN STANDARDS**

The following standards have been created to provide sufficient design guidance for the development of small to medium scale projects. Larger scale projects must also be designed to accommodate these standards, but development of this scope may require special design considerations and, therefore, additional requirements. As a minimum, these design standards provide for the health, safety and welfare of the general public, and if they are incorporated into project design, an accelerated review and approval of a proposed project can be expected.

The standards have been divided into several categories. Each category addresses a principal design issue/requirement that must be satisfied prior to granting project approval. The categories are: parking, pedestrian circulation, vehicular access, drainage and storm water management, open space, fire protection, multiple residential building separations, and landscaping/screening. A complete review of these standards is recommended prior to initiating design work on a project.

PARKING: Adequate parking shall be provided for each intended use. The number of required spaces depends on the type of development, e.g., residential, commercial, industrial, etc. and is directly related to the volume of traffic expected to be generated by each use. The following parking criteria is to be incorporated into project design.

LOCATION:

- Parking shall be located on the same site as the main use.
- Parking shall not be located within the ultimate right-of-way of a street or highway.
- Parking spaces for the disabled shall be located as near as practical to a primary entrance to a single building, or shall be located to provide for safety and optimum proximity to the entrances of the greatest incidence of use when more than one (1) building is served by the parking lot. Such spaces shall be located so that a disabled individual is not compelled to wheel or walk behind parked cars, other than his own. Pedestrian ways which are accessible to the physically disabled shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space.

SIZE:

- Each regular parking space shall be a minimum of 9' x 19'.
- Each compact parking space shall be a minimum of 7½' x 15'.
- Each parking space for the disabled shall be a minimum of 14' x 19'. Two adjacent parking spaces for the disabled can be accommodated within a 23' wide area that is lined to provide for a 9' parking area on each side of a 5' loading and unloading area in the center.
- Each loading zone shall be a minimum of 10' x 20' and 14' clear in height.

AISLE WIDTH:

- One-way access drives leading to aisles within a parking area shall be a minimum 12' wide, and within the aisle as follows:

<u>Parking Stall</u>	<u>Maximum Aisle</u>
<u>Angle</u>	<u>Width</u>
Parallel (0)	12'
1-45°	14'
46-60°	17'
61-90°	24'

- Two-way aisles and two-way access drives leading to aisles within a parking area shall be a minimum width of 24'.

NUMBER OF SPACES PER USE:

Business and Commercial Uses:

- General business, except as herein specified: One (1) parking space for each two hundred fifty (250) square feet of building floor area. A minimum of four (4) parking spaces shall be provided for each use.
- Amusement enterprises, commercial recreation and similar uses such as shooting ranges, race tracks, miniature golf course, pitch and putt courses, parks and zoos: One (1) parking space for each four (4) persons using or attending the facilities.
- Automobile sales, boat sales, mobilehome sales, retail nurseries and other open uses not in a building or structure: One (1) parking space for each two thousand (2,000) square feet of open area devoted to display or sales; provided, however, that where such area exceeds ten thousand (10,000) square feet, only one (1) parking space need be provided for each five thousand (5,000) square feet of such area in excess of the first ten thousand (10,000) square feet contained in such area.
- Bowling alleys and billiard halls: Five (5) parking space for each bowling lane and two (2) parking spaces for each billiard table.
- Chapels and mortuaries: One (1) parking space for each three (3) fixed seats and for every twenty (20) square feet of seating area where there are no fixed seats, all to be within the main chapel, and one (1) parking space for each four hundred (400) square feet of floor area outside the main chapel. Twenty-four (24) linear inches of bench or pew shall be considered a fixed seat.
- Child care centers: One (1) parking space for each employee or teacher and one (1) parking space for each five (5) children that the facility is designed to accommodate.
- Children's homes: One and one-half (1½) parking spaces for each employee on the largest shift.
- Churches: One (1) parking space for each four (4) fixed seats or for every twenty-five (25) square feet of seating area within the main auditorium where there are no fixed seats. Twenty-four (24) linear inches of bench or pew shall be considered one (1) fixed seat.

- Dance halls: One (1) parking space for each twenty (20) square feet of dance floor area and one (1) parking for each three (3) fixed seats and for each twenty (20) square feet of seating area where there are no fixed seats.
- Golf courses and driving ranges, but not to include miniature golf courses: Four (4) parking spaces per hole on all golf courses and one (1) parking space per tee for driving ranges.
- Hospital: One (1) parking space for each two (2) patient beds and one (1) parking space for each staff member and employee on the largest shift.
- Medical offices, clinics, veterinary hospitals: Five (5) parking spaces for each doctor or dentist.
- Offices, banks, building and loan associations, business and professional uses: One (1) parking space for each two hundred and fifty (250) square feet of floor area. A minimum of four (4) such parking spaces shall be provided.
- Organization camps: One and one-half (1½) parking spaces for each staff member or employee.
- Restaurants, including drive-ins, cafes, night clubs, taverns and other similar places where food or refreshment are dispensed: One (1) parking space for each three (3) seats and for every fifty (50) square feet of floor area where seats may be placed. A minimum of ten parking spaces shall be provided.
- Skating rinks, ice or roller: One (1) parking space for each three (3) fixed seats and for each twenty (20) square feet of seating area where there are no fixed seats, and one (1) parking space for each two hundred and fifty (250) square feet of skating area. Twenty-four (24) linear inches of bench shall be considered one (1) fixed seat.
- Social care facilities: One (1) parking space for each three (3) residents in accordance with the resident capacity of the home as listed on the required license or permit, plus one (1) parking space for each staff member and employee on the largest shift.
- Commercial swimming pools and swimming schools: One (1) parking space for each five hundred (500) square feet of water surface area. A minimum of ten (10) parking spaces shall be provided.
- Theaters, auditoriums, stadiums, sport arenas, gymnasiums and similar places of public assembly: One (1) parking space for each four (4) fixed seats and for every twenty-four (24) square feet of seating area where there are no fixed seats.

Educational Uses:

- Schools, accredited general curriculum, kindergarten through grade nine (9): One (1) parking space for each staff member, faculty member, and employee.
- Schools, accredited general curriculum, grade ten (10) through twelve (12), colleges and universities, busine, and professional schools: One (1) parking space for each five (5) students plus one (1) parking space for each staff member, faculty member and employee.
- Special schools or trade schools: One (1) parking space for each three (3) students plus one (1) parking space for each staff member, faculty member, and employee.

Industrial Uses:

Industrial uses of all types, including warehouses or buildings used exclusively for storage purposes, wholesale houses and distributors and public utility facilities including, but not limited to, electric, gas, water, telephone and telegraph facilities not having business offices on the premises: One (1) parking space for each employee on the largest shift or one (1) parking space for each one thousand (1,000) square feet of floor area, whichever is greater, and one (1) parking space for each vehicle operated or kept in connection with the use.

Residential Uses:

- Single residential - two parking spaces, one of which must be covered; multiple residential - two parking spaces, covered if 1 bedroom unit, enclosed garage if 2 bedroom unit. Such parking spaces shall be located to the rear of the front setback line except that in mountain areas the parking spaces may be located within the setback areas. Tandem parking shall be prohibited except in mountain areas.
- Clubs, conference centers, fraternity and sorority houses, rooming and boarding houses and similar structures having guest rooms: One (1) parking space for each three (3) guest rooms. In dormitories, each one hundred (100) square feet shall be considered equivalent to a guest room.
- Mobilehome parks: Two (2) parking spaces (which may be in tandem) on each mobilehome lot. There shall also be established and maintained within each mobilehome park one (1) parking space for each ten (10) spaces or fraction thereof within the mobilehome park, for visitor use.
- Motels, hotels, and motor hotels: One (1) parking space for each unit.

PARKING FOR THE DISABLED:

Total # of Parking Spaces	# of Handicapped Parking Spaces Required
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2 Percent of Total
Over 1001	20 Plus 1 for each 100 or fraction over 1001

SITE PLAN REQUIREMENTS:

- Show formula used to calculate the number of spaces required for each use/unit.
- Show directional arrows.

DESIGN REQUIREMENTS:

- The parking area shall be designed so that a car entering the parking area shall not be required to enter a street to move from one location to any other location within the parking area or premises.
- Parking and maneuvering areas shall be so arranged that any vehicle entering a vehicle right-of-way can do so traveling in a forward direction.
- Head-in parking shall not be permitted where curbs and gutters do not exist and where vehicular access to the private property is not restricted by barriers.
- Compact spaces shall be grouped.
- Driveways and parking areas should be clearly defined with physical barriers.

PEDESTRIAN CIRCULATION: A system of pedestrian walks shall be designed into projects. Walks shall provide for safe, convenient access to all buildings and for safe pedestrian circulation throughout a development between facilities and locations where need for pedestrian access can be anticipated.

LOCATION:

- Walks shall be located such that a minimum vertical clearance of seven (7) feet from all permanent or temporary obstructions is achieved.

SIZE:

- Minimum walk width shall be four (4) feet except abutting a parking bay or court where it shall be six (6) feet in order to accommodate car overhangs.

VEHICULAR ACCESS: The number and location of curb cuts and driveways shall be determined by the City Engineer.

DRAINAGE AND STORM WATER MANAGEMENT: Buildings, structures, streets, paved areas and utilities shall be located on the site in areas of the least potential groundwater hazard. Grades shall not be designed which direct a concentrated flow of surface drainage over unprotected slopes. Where storm drainage flow is concentrated, permanently maintainable facilities which can include vegetation shall be provided to prevent significant erosion and other damage or flooding on-site or on adjacent properties.

Drainage should be designed using surface drainage, subsurface drainage or both to accommodate storm runoff without adversely affecting structures. All drainage issues shall be addressed as specified in the San Bernardino County Hydrology Manual.

OPEN SPACE: Adequate open space shall be required for multi-family projects of four or more dwelling units, mobilehome parks and all residential portions of Planned Developments. Open space shall be the total area of land or water within the boundaries of the project that is designed and intended for use and enjoyment as open space areas. Open space areas within these projects are areas not covered by buildings, pavement or accessory structures (except recreational areas such as outdoor swimming pools, tennis courts and other unenclosed recreational facilities) and are accessible and available to occupants of the development.

Open space is categorized as either private or common. Private open space is open space directly adjoining the living areas of dwelling units and is intended for the private enjoyment of the dwelling unit residents. Common open space is open space designed and set aside for all occupants of a designated development. The following open space criteria shall be incorporated into project design:

TOTAL OPEN SPACE (PRIVATE AND COMMON):

- 40% minimum for residential portions of Planned Developments.
- 40% minimum for multi-family projects and mobile home parks.

PRIVATE OPEN SPACE:

- Each dwelling unit shall have a minimum contiguous private open space area of 225 square feet (ground floor) or 60 square feet (upper story dwelling with no ground floor).

COMMON OPEN SPACE:

- Each multi-family project or planned development residential area shall be developed with a minimum 5% of common open space. This 5% shall be counted as part of the total open space requirement.
- Land in public utility easements may be included in the common open space provided the use of the land is not restricted for recreational purposes.
- Not more than half the required open space may consist of storm drainage reservation land.
- All dwelling units shall be within 1,500 feet of a common open space or other public park/recreation area accessible to the project's residents.
- Each multi-family project or planned development residential area common open space shall be developed with at least one 10 foot wide (minimum) unencumbered access easement from a public street.

FIRE PROTECTION: Fire protection requirements are determined by type of use, location and project design. The following criteria shall be incorporated into project design:

LOCATION:

- In Fire Safety Overlay areas, Fire Department access roads shall be paved and 26 feet wide.
- In Fire Safety Overlay areas, fuel modification for a distance of 50 to 300 feet is required.
- In Fire Safety Overlay areas, building side setbacks shall be 15 feet from property line.
- Road grades shall not exceed 12%.

TYPE OF USE:

- Two points of vehicular access are required.
- Approved fire hydrants shall be provided every 300 feet with the exception of single family residential, which requires a fire hydrant to be within 400 feet of the residence.
- Minimum residential fireflow is 1000 GPM.
- Minimum commercial fireflow is 2000 GPM.
- Minimum industrial fireflow is 3000 GPM.
- Illuminated street addresses with 4 inch numbers for residential projects are required.
- Illuminated street addresses with 8 inch numbers for commercial/industrial projects are required.

PROJECT DESIGN:

- Fire access roads which exceed 150 feet in length shall be 20 feet in width.
- An approved turn-around is required for driveways and roads which exceed 150 feet.
- Fire Department access shall be provided to within 150 feet of any portion of the building.
- Security gates shall require approved Fire Department key boxes.

MULTIPLE RESIDENTIAL BUILDING SEPARATIONS: The following separations shall apply to any lot containing two (2) or more dwelling units which are in separate detached structures. The separations shall be between opposite exterior walls. Walls shall be considered opposite if a perpendicular line drawn in a horizontal plane from one structure intersects another structure's wall. The front side of a unit is the one containing the primary entrance to the dwelling unit.

Building Orientation	Separation (feet)
Side-to-side	10
Rear-to-rear or front-to-side	15
Front-to-rear	20
Front-to-front or interior court space	25
Interior court space with parking access	30
All others	20

LANDSCAPING AND SCREENING STANDARDS: Landscaping and screening, consisting of trees, shrubs, flowers, ground covers, hardscape materials, fencing, walls, or any combination thereof shall be installed and maintained for all new development, or the new development portion of a site only. Landscaping shall correlate to the climate, soil, and existing vegetation of the site, as well as the type of development proposed. Landscaping enhances the appearance of buildings and grounds, provides shade for leisure and recreational areas, reduces noise and erosion, and provides necessary buffering between incompatible uses. The following standards do not apply to one single-family residence on a lot, or to parcel maps, or to tracts, but may be used as landscape guidelines for those developments, as necessary.

LANDSCAPING REQUIREMENTS:

- Planting Design
 - (1) Planting design shall coordinate new plant materials and their growth requirements with the climate, soil, orientation, water courses, existing vegetation, fire prevention needs, related natural resources and man-made facilities.
 - (2) Maintenance intensive landscaping should be held to a minimum and located near primary use areas.
 - (3) Native plant materials or locally adaptable drought tolerant plantings capable of surviving the prevailing climatic and soil conditions with a minimum of supplemental water are strongly encouraged.
 - (4) In order to reduce evaporation, competition for water, weed growth and damage to trees and shrubs, the use of mulch in shrub areas and within eighteen inches of tree trunks is strongly encouraged.
 - (5) New plant materials should represent a good planting variety. Use of one predominant species should be avoided to prevent spread of disease.
 - (6) Plant materials shall be utilized in locations appropriate to their known climatic and environmental requirements and spaced to allow mature growth.
 - (7) Plants having similar water use shall be grouped according to water requirements.

- (8) Any plant materials may be used in the landscape design, providing the Estimated Water Use (EWU) of the project does not exceed the Maximum Applied Water Allowance (MAWA).
- (9) Turf areas shall be minimized, and those turf areas requiring motorized maintenance shall be limited to 50% of all portions of the site requiring groundcover. The exception to this would be large recreational areas where the specific use dictates the need for turf, such as a playing field.
- (10) Any trees/shrubs shall be planted so as not to conflict with planned or existing overhead utility lines, or any clear sight triangle.
- (11) Any street trees planted shall be located not less than 25 feet from the beginning of curb returns at intersections; 10 feet from street lights; 10 feet from fire hydrants; and 10 feet from driveways.

- Existing Plant Materials:

Healthy, existing plant materials shall be used to meet Landscape requirements wherever possible. All existing trees shall be retained on-site unless otherwise approved in writing by the Planning Division, or the proper removal permit is granted in accordance with Division 9 of the Development Code.

- Landscapes shall be maintained to ensure water efficiency and healthy appearance. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing the irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing, pruning, weeding, removing litter and replacement of plants as required. All pruning should be in accordance with the adopted pruning standards of the Western Chapter of the International Society of Arboriculture.

- Parking lots:

- A minimum of five percent of the gross area used for parking and drive aisles shall be landscaped, except where parking lots are not required to be paved.
- Parking lots shall be landscaped with plant materials, hardscape, or any combination thereof.
- Landscaping shall be distributed throughout the parking area so as to provide maximum shade and reduction of reflective heat.
- Landscaping adjacent to parking spaces shall be protected by a raised curb.
- Parking spaces adjacent to landscaping shall be as required for either regular or compact spaces, measured from the landscaped curb.
- Parking lot tree planters shall be a minimum of 15 square feet and protected by a raised curb.
- Healthy, existing vegetation in any parking lot area shall be used wherever possible to meet the five percent landscaping requirement.
- Preservation of trees may be used to waive parking space requirements with the approval of the Planning Division.

- Common Open Space areas proposed in multi-residential projects, mobile home parks, and residential portions of Planned Developments shall be landscaped to provide shade for areas where benches, picnic tables, water fountains, or other similar improvements are planned.
- Required Quantities:
The quantity of trees, shrubs and ground covers shall be sufficient to fulfill the requirements of the property as interpreted by the Planning Division, based upon professional site design analysis and customary planting treatments in the general locale.
 - (1) General Landscaping: For general landscaping, the specifications listed in Table 1 shall be utilized. Additional quantities may be required for boundary landscaping, interior parking landscaping, screening and slope stabilization.
 - (2) Slope Stabilization: In addition to general landscaping, slopes shall be protected from erosion by suitable drought tolerant landscaping or other appropriate plant materials. Decorative rock, boulders or other suitable hardscape material may be utilized, but live plant materials should comprise at least fifty percent of slope landscaping. Trees and shrubs may be used as a part of slope landscaping where appropriate.
 - (3) Interior Parking Lot Landscaping: Not less than five percent of the gross area for parking and drives shall be landscaped.

- Minimum Sizes

The following minimum sizes shall apply:

TABLE 1

MINIMUM PLANT SIZES

General Landscaping and Screening

Shade Trees.....	1 1/2" Caliper
Palm & Ornamental Trees.....	6 - 8'
Evergreen Trees.....	5 - 6'
Large Shrubs.....	18 - 24"
Medium Shrubs.....	12 - 15"
Small Shrubs.....	1 Gal.

Slope Stabilization

Trees.....	1 Gal.
Shrubs.....	1 Gal.

LANDSCAPING STANDARDS:

- Existing trees which are removed to accommodate development shall be replaced at the rate of 3:1. Fruit or nut bearing trees planted in groves shall be exempt from this provision. Replacement trees shall be a minimum 15 gallon size.
- Recommended plant materials include, but are not limited to deciduous and evergreen varieties which are drought tolerant or native. NOTE: Any existing oak trees or native trees with a size one (1) inch or greater stem diameter or 19 inches in circumference measured at 4½ feet above the average ground level of the tree base shall not be removed except under permit from the City and in accordance with any applicable ordinance, except as provided for herein.
- All building setback areas shall be landscaped except for sites where no disturbance of the natural terrain within a setback is proposed, and the natural terrain precludes setback landscaping (e.g. mountainsides or hillsides).
- All slopes 5:1 ratio or greater, cut slopes five feet vertical height or greater, and fill slopes three feet vertical height or greater, shall be protected against damage from erosion. Groundcover requiring minimal or no irrigation, hardscape, or any combination thereof may be used. Trees and shrubs shall be provided on slopes of 15 feet vertical height or greater, spaced sufficiently to allow adequate growth, and in visually attractive groupings.
- Parking lot planters shall provide a minimum of one 15 gallon, multi-branched tree, unless healthy, existing trees are used in the planters.
- Irrigation shall be kept to the minimum level necessary to maintain plant materials in a healthy state. Irrigation shall be provided by drip, mister, or other non-aerial water saving method or system.

CITY-WIDE SCREENING/BUFFERING REQUIREMENTS: A landscaped area which provides an opaque screen and buffers incompatible uses may be required along any lot boundary. Screening shall not intrude upon clear sight triangles for streets or sidewalks. Should planting materials utilized as screening fail to provide adequate screening within eighteen months of installation, a wall, berm, or fence may also be required. Whenever residential uses are proposed adjacent to existing nonresidential development, the proposed development shall be responsible for providing adequate landscape screening/buffering. Residential uses in any land use district (which may include a portion of an institutional development) adjacent to industrial uses must be screened by a concrete masonry wall, six feet in height, as measured from the residential use side, along the property line, in addition to buffering requirements.

Voltage boxes, mailboxes, trash enclosures, maintenance structures, backflow devices, automatic controls, air conditioning/heating units, etc., shall be screened from view using fencing, walls, or plantings, or any combination thereof.

Buffering shall be provided in accordance with the requirements shown in Table 3, and screening may consist of any combination of the following:

- Walls: A wall shall consist of decorative concrete, stone, brick, stucco, tile or similar type of masonry material with a minimum thickness of four inches.
- Berms: A berm should be not more than thirty feet in width at the base. It shall be constructed of earthen materials and landscaped.
- Fence: A solid fence shall be constructed of wood, masonry, or other materials with a minimum nominal thickness of one inch and it shall form an opaque screen.
- Plantings: Plant materials, when used as a screen, shall consist of compact evergreen or other suitable plants. They shall be of a type, or used in such a manner as to provide screening, having a minimum thickness of two feet within eighteen months of planting.

LANDSCAPE PLAN REQUIREMENTS: Landscaping plans shall be submitted to the Planning Division for review and approval using the appropriate application.

Two copies of a Landscaping and Irrigation plan shall be submitted, detailing the following:

- (a) North arrow and scale (architectural or engineering scale).
- (b) Names, addresses and phone numbers of person or firm responsible for preparation of the plan and the applicant.
- (c) Project name(s), Assessor Parcel Number and Section, Township and Range.
- (d) Location of all buildings, utility lines, sidewalks, parking areas, trash enclosures, signs, walls, fences and exterior mechanical equipment.
- (e) Indication on plans of any objectionable views on adjacent property.
- (f) Indicate on plan the adjacent land uses.
- (g) Location, size and species of all existing trees on site.
- (h) Location and identification of all landscaping materials proposed for the site.
- (i) Location of irrigation points.
- (j) A schedule of plant materials indicating the number, common and scientific name, and size.
- (k) Calculation of gross lot area excluding road improvements, parking and driveway area, and landscape area.
- (l) Calculation of open space and landscaped areas as a percentage of lot area.
- (m) Calculation of hardscape area and xeriscape area in square feet.
- (n) Calculation of interior parking landscape area as a percentage of parking and driveway area.
- (o) Calculation of Maximum Applied Water Allowance (Annual and Monthly).
- (p) Attach copy of irrigation system plans and calculations.
- (q) Attach copy of soil analysis.
- (r) Attach copy of Water Conservation Concept Statement.

EQUIPMENT REQUIREMENTS:

- (a) Meters: For irrigated landscape areas in excess of 20,000 square feet, separate water meters shall be installed for landscaping.
- (b) Controllers: Automatic control systems are required for all projects and must be able to accommodate all aspects of the design.
- (c) Valves: Plants which require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Antidrain (check) valves shall be installed at strategic points to minimize or prevent low-spot drainage, runoff, and subsequent erosion from low elevation sprinkler heads.
- (d) Sprinkler heads: Heads and emitters shall have consistent application rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.
- (e) Miscellaneous Devices: All systems shall conform to local backflow and cross connection codes. Rain sensing override devices are required on all irrigation systems for irrigated landscaped areas. Moisture sensing devices are encouraged where appropriate.

Minimum Landscape Requirements.

TABLE 2
MINIMUM LANDSCAPE REQUIREMENTS

General Type Use or Structure	Minimum Landscape Area ***		Basic Requirement		Additional Requirement	
	As a % of Project Area	Area in Square Feet	Trees	Shrubs	Per 1,000 Sq. Ft. of Landscape Area	
					Trees	Shrubs
RESIDENTIAL						
R.V. PARK	10%	100*	1*	3*	1	3
Mobile Home Park	10%	500**	2**	5**	2	5
Garden Apartment	40%	500**	2**	5**	1	3
Multi-Family	40%	1,000**	2**	5**	1	3
Single Family	N/A	1,500**	2**	10**	N/A	N/A
Commercial						
CN	20%	2,000	3#	9#	1	3
CG	10%	1,500	3#	9#	1.5	5
CS	10%	1,500	3#	9#	1.5	5
Industrial/Warehouse						
IC	15%	1,500	3#	9#	1	3
Institutional	20%	2,000	4#	12#	1.5	8

* Per space ** Per Dwelling Unit # Per Project
 ***The factor resulting in the larger landscape area shall be used.

Table 3 Minimum Landscape Buffer (in feet)

Adjacent Use Class. Proposed Use Classification	Single Family	Multi-Family	Agriculture I	Agriculture II	Commercial I	Commercial II	Industrial I	Industrial II
Single Family	N/R	5	5	10	10	10	10	10
Multi-Family	5	N/R	5	10	10	10	10	10
Agriculture I	5	5	N/R	N/R	10	5	5	5
Agriculture II	10	10	N/R	N/R	10	5	5	5
Commercial I	5	5	5	10	N/R	5	5	5
Commercial II	10	10	5	5	5	N/R	5	5
Industrial I	10	10	5	5	5	5	N/R	0
Industrial II	10	10	5	5	5	5	0	N/R

N/R = Not Required

Classification Groupings:

- Agriculture I
 - Row, Field, Tree, and Nursery
 - Crop Cultivation
- Agriculture II
 - Animal Raising
 - Commercial Kennels and Catteries.
 - Wholesale Trade of Livestock.
 - Cow and Goat Dairies.
 - Agriculture Support Services.
- Commercial I
 - Professional Services.
 - Retail Trade/Personal Services I and II.
 - Open Lot Services I.
 - Lodging Services.
 - Recreational/Entertainment Services I.
 - Repair Services I.
 - Convenience/Support Services.
- Commercial II
 - Open Lot Services II.
 - Recreational/Entertainment Services II.
 - Repair Services II and III.
- Industrial I
 - Manufacturing Operations I.
 - Wholesale/Warehousing I and II.
 - Transportation Services I.
- Industrial II
 - Manufacturing Operations II.
 - Contract Construction Services.
 - Transportation Services II.