

ZONING

255 Attachment 8

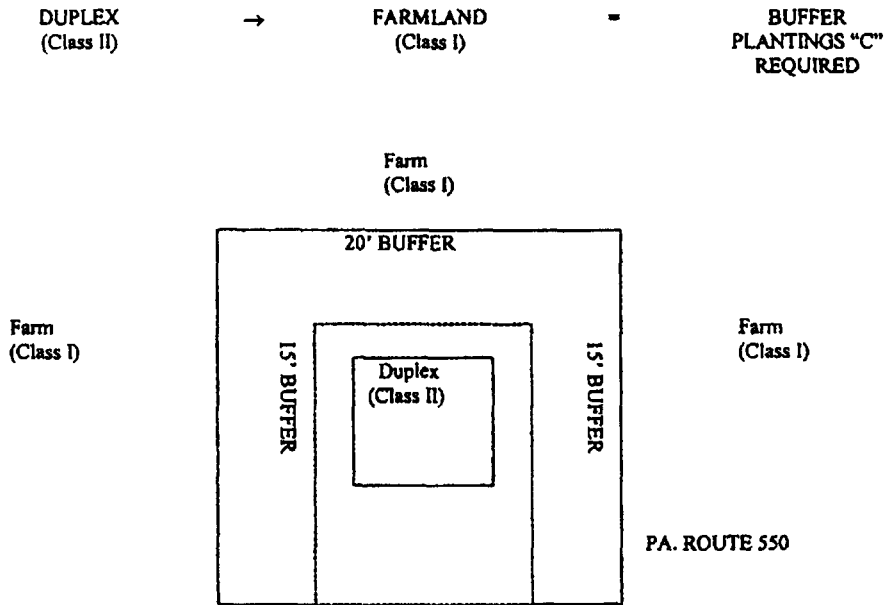
Township of Halfmoon

Sample Determination of Required Buffer Yard Plantings

Proposed Conditional Use: Duplex (Two Attached Dwelling Units)

Adjacent Land Uses: Farmland (Three Sides) and Road

Rating Factor:



Buffer Plantings "C" Per 100 Feet:
(Table 5)

Multiply the appropriate plant unit multiplier (left side of buffer picture) by the required plant units for every 100 feet of length.

Example:	Multiplier	Canopy	Understory	Shrubs
15 feet buffer selected/determined	0.9	3 X .9 = 2.7*	6 X .9 = 5.4*	9 X .9 = 8.1*
Required buffer plantings/100 feet		3	5	8

* Plant unit numbers are rounded up to the next whole plant unit.

HALFMOON CODE

Table 1
Land Use Classifications for Establishing Buffer Requirements

Class I

Agriculture
Single-family detached
Parks

Class II

Duplexes
Group homes
Mobile home park
Multifamily dwelling

Class III

Churches
Business and professional
Offices and services
Art galleries
Golf courses
Government services
Libraries
Museums
Riding stables
Studios for instruction in music and performing arts
Vacant lands

Class IV

Amusement enterprises
Hotels and motels
Ambulance services
Auditoriums, concert halls
Community centers
Motion-picture theaters
Photographic studios
Private clubs, fraternal organizations
Radio and television studios

Class V

Newspaper publishing
Neighborhood shopping center
Retail trade
Assembly from components
Commercial parking lots
Optical instrument systems development
Plastics assembly
Public utility and service structures
Research, engineering and testing laboratories
Wholesale distribution
Taxi and limousine services

Table 2
Rating Factor for Buffer Plantings

Use Class	Adjacent Use Class				
	I	II	III	IV	V
I	A	B	B	B	C
II	C	C	C	C	C
III	C	A	C	C	C
IV	E	D	C	B	C
V	E	E	C	C	B

Table 3
Buffer Plantings
"A"

	PLANT UNIT MULTIPLIER	100'	BUFFER WIDTH (FEET)
	.4		30'
	.6		25'
<u>REQUIRED PLANT UNITS/100'</u>			
Canopy Trees	1		
Understory Trees	2		
Shrubs	3		
Evergreens			
Fence			
	.8		20'
	1		15'

Table 4
Buffer Plantings
"B"

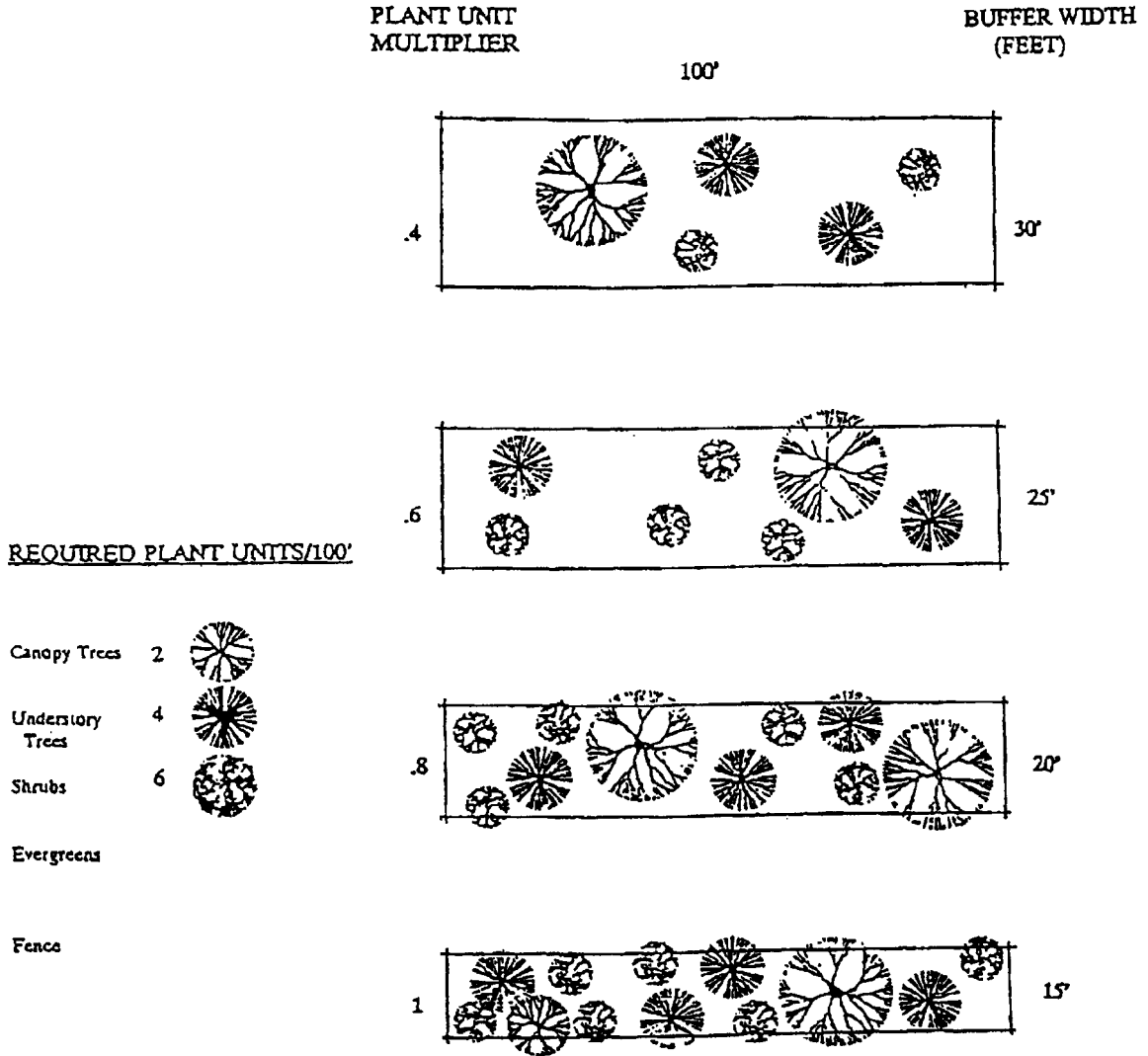


Table 5
Buffer Plantings
"C"

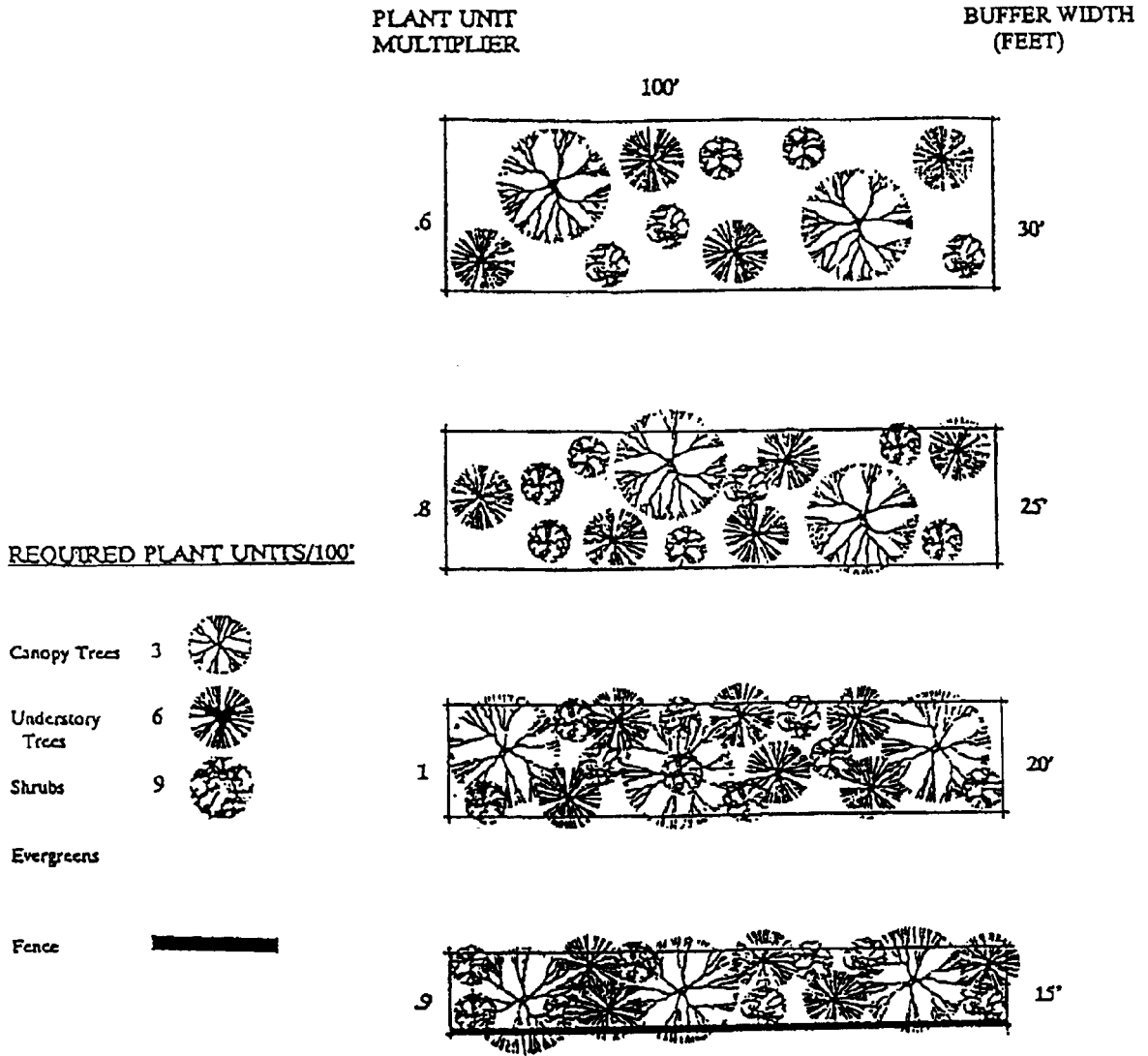
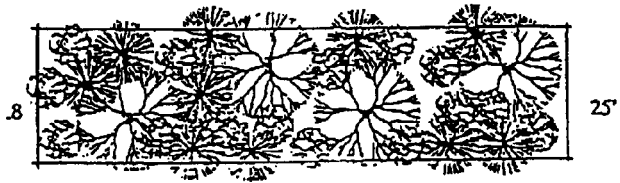
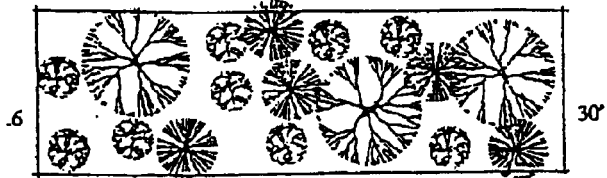


Table 6
Buffer Plantings
"D"


PLANT UNIT
MULTIPLIER


BUFFER WIDTH
(FEET)


100'



REQUIRED PLANT UNITS/100'

Canopy Trees 5 

Understory Trees 10 

Shrubs 15 

Evergreens

Fence 

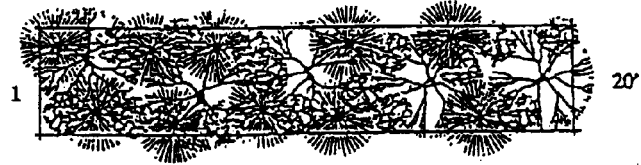
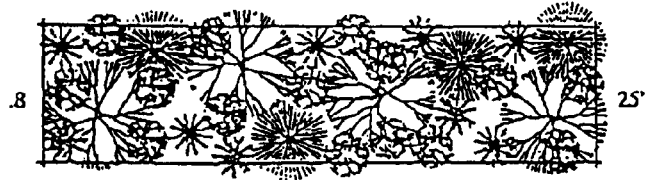
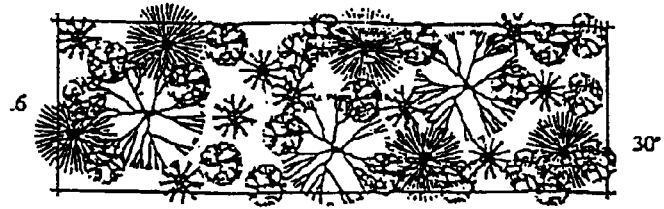


Table 7
Buffer Plantings
"E"


PLANT UNIT
MULTIPLIER


BUFFER WIDTH
(FEET)


100'




REQUIRED PLANT UNITS/100'

Canopy Trees 4 

Understory Trees .6 

Shrubs 24 

Evergreens 12 

Fence 

