

GENERAL DEVELOPMENT STANDARDS

407 Attachment 3

City of Blue Springs

Table 407.040-5: Buffer Types
[R.O. 1996 Table 407.040-5; Ord. No. 4558 § 1, 8-3-2015; Ord. No. 5163, 11-7-2022]

Proposed Development/Zoning	Adjacent Development/Zoning							Adjacent Street**			
	RE, SF-7, SF-12, TF, N-L, N-O*	MF-10, MF-14, MF-18*	PLOS, NB, SO*	GB*	RC*	LI*	HI*	Interstate	Arterial	Major Collector	Minor Collector
RE, SF-7, SF-12, TF, N-L, N-O*	—	A	B	C	C	C	D	D ¹	C ¹	A	—
MF-10, MF-14, MF-18*	A	—	A	B	C	C	D	C ²	B ²	A	—
PLOS, NB, SO*	B ³	A ³	—	A	B	C	D	B	B	A	A
GB*	C ³	B ³	A	—	A	B	D	B	B	B	B
RC*	C ³	C ³	B	A	A	B	D	B	B	B	C
LI*	C ³	C ³	C	B	B	—	A	B	B	B	C
HI*	D ³	D ³	D	D	D	A	—	B	B	C	D

* Churches, schools, commercial daycare centers and public or private recreation facilities shall be considered under the minimum of NB District for landscape requirements or if currently zoned more intense, that zoning district shall apply.

** Right-of-way buffers shall apply primarily to standard or natural street types. Development fronting on neighborhood or activity street types shall use the frontage design standards in Section 407.030, and buffer standards may be modified to best meet the design intent of the Frontage standards. Street classifications shall be based on the current or future classification designated in the Comprehensive Plan.

In circumstances where a proposed use abuts a County land use, the Community Development Director shall determine which City zoning district the County land use is most similar to, both existing and/or future.

BLUE SPRINGS CITY CODE

- 1 Buffer Fence Type 1 requires a minimum 6-ft tall solid masonry wall or 6-ft. tall double-sided wood, vinyl or composite fence with masonry columns a maximum of 75 ft. on center in addition to landscaping. See 407.040.D. for additional requirements.
- 2 Buffer Fence Type 2 requires a minimum 6-ft. tall wrought iron or aluminum simulating wrought iron with masonry columns a maximum of 75 ft. on center.
- 3 Buffer Fence Type 3 requires a minimum 6-ft. tall solid privacy fence (masonry, wood, composite, or vinyl) or an undulating 4-ft. to 6-ft. earth berm with landscaping.

Buffer fence types as listed above shall be installed at the time of development, shall be consistent in design, height and appearance, and be maintained by the HOA. Any subsequent replacement or repair of a buffer type fence shall be done in compliance with the original fence type in terms of height, design, materials and appearance.