

LAND USE REGULATIONS

14 Attachment 4

Table 4 – Interior Lot Line Buffer Type and Widthtempfile_1222

	Zoning District in Which a New Use or Change Is Proposed							
	R-3	C-1	C-2	C-3	I	C-R	PU	AIR
Adjacent District								
R-1	Type III, 12'	None	Type IV, 12'	Type IV, 12'	Type V, 20'	Type IV, 12'	Type III, 10'	Type V, 20'
R-2	Type III, 12'	None	Type IV, 12'	Type IV, 12'	Type V, 20'	Type IV, 12'	Type III, 10'	Type V, 20'
R-3	Type III, 10'	None	Type III, 10'	Type IV, 10'	Type V, 20'	Type III, 10'	Type III, 10'	Type V, 20'
C-1	None	None	Type III, 10'	Type IV, 15'	N/A	Type III, 10'	Type III, 10'	N/A
C-2	Type III, 10'	None	Type III, 8'	Type IV, 10'	Type IV, 15'	Type III, 8'	Type III, 10'	Type III, 10'
C-3	Type IV, 12'	None	None	None	Type IV, 15'	None	Type III, 10'	None
C-R	Type III, 10'	None	None	Type IV, 12'	Type V, 20'	None	Type III, 10'	N/A
I	Type V, 20'	N/A	Type III, 10'	None	None	Type III, 10'*	None	None
PU	Type III, 10'	None	Type III, 10'	None	None	Type III, 10'	None	None
AIR	Type V, 20'	N/A	Type IV, 12'	Type IV, 12'	Type IV, 12'	Type IV, 12'	None	N/A

* This applies to uses in C-R that are commercial in nature. In the case that a mixed-use structure or residential unit is permitted through a planned development in C-R and abuts an industrial zone, a buffer or landscape design equivalent to Type V 20 feet or larger shall be required and conditioned on the planned development.

To use the table above:

1. Find the zoning district in which the new or changed use is proposed. Interior lot line buffers are not required in R-1 and R-2 zoning districts.
2. Find the zoning district(s) of adjacent parcels (i.e., parcels sharing lot lines with the site of the proposed use). The table will indicate the type and width of the buffer strip that must be used between the proposed use and the adjacent district.

Note: As an alternative to the Type III, IV, and V landscaping specified above, project proponents may submit buffer plans for review by the town. All interior lot line buffers must meet the standards in TMC 18.20.160.

(Ord. 620 § 4(Table 4), 2010)