Anderson County

Bufferyard

Requirements



What is a BUFFERYARD?

A Bufferyard can be a natural landscaped area or landscaping that is required to create a "buffer" between different land uses.

When development occurs, trees and natural areas are often destroyed. Restoring or creating a new bufferyard will help eliminate potential problems such as noise, dirt, signs, lights, parking areas, buildings, and other possible adverse effects.

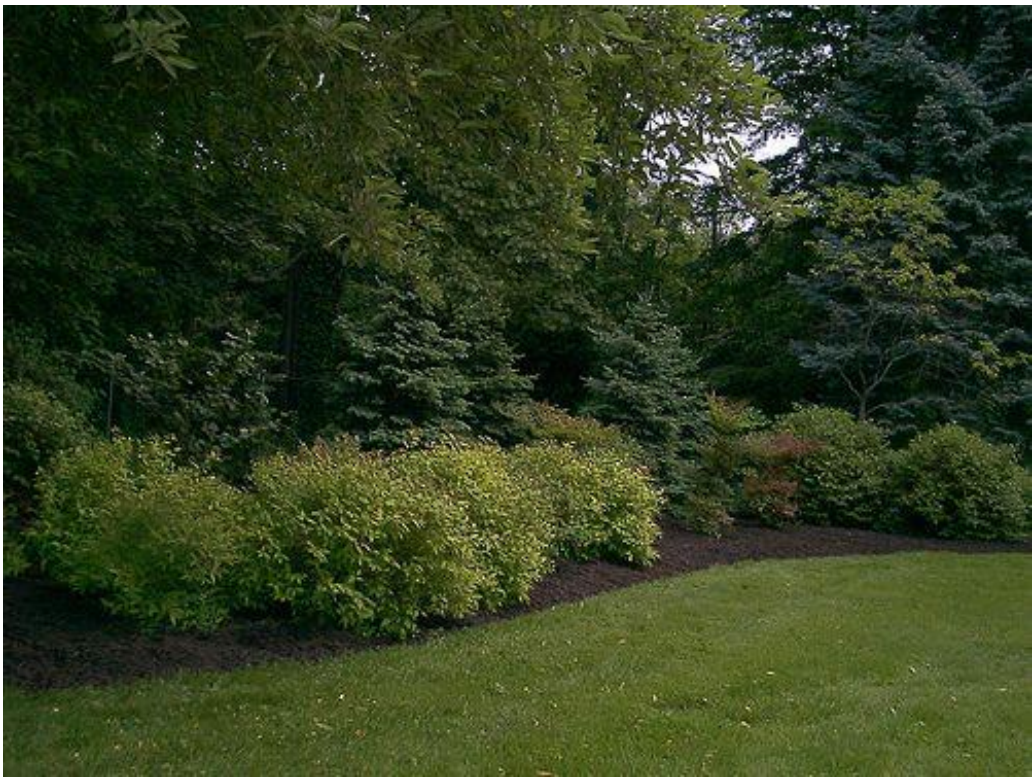


Before you cut down that tree…

The use of **Existing, Native Plant Material**

IS STRONGLY

ENCOURAGED……..!



Buffeyards should be landscaping that is an integral part of the development and should be done in a manner in which minimizes disturbances to native trees…

But NEVER located within a right-of-way!

What kind of plants should be used for your BUFFERYARD?

CANOPY TREES	Such as OAKS, MAGNOLIAS, MAPLES, etc. These trees should be no less than 6 feet when planted and purchased in containers or field-grown b/b material. Canopy trees are typically planted 15'- 20' apart, center.
UNDERSTORY TREES	Such as DOGWOODS, CREPE MYRTLES, HOLLY TREES, PLUMS, etc. These lower growing trees should be 4'- 6' minimum when planted and purchased in as large of a container as possible or purchased as field-grown.
EVERGREENS/ CONIFERS	Such as JUNIPERS, CEDARS, PINES, etc. For all practical purposes, they are best purchased in 4-10 gallon containers. When used to create a blind, varieties such as Leyland Cypress, White Pines, and Hetzi Juniper are good choices and should be planted approximately 8' - 12' apart, center to center. When used as a ground cover, 1-3 gallon junipers will mass quickly when planted 2' - 4' apart, center to center. Other ground covers available: Leriope, Ivy, Periwinkle, etc.
SHRUBS	Such as many varieties of JUNIPER, LIGUSTRUM, AZALEA, CAMELIA, BOXWOOD, AND PHOTINIA. Best obtained in 3-4 gallon containers and planted at 3' - 6' apart, center to center.

Please note that some of the bufferyard requirements will include fencing and berms.





Plant Materials in Bufferyards without a Structure			
		Planting Size	
Type	Description	Height	Container
Canopy Trees	Hickory, Oaks, Magnolia, and Maples	>6 foot	Container or field grown B&B
Understory Trees	Fruit Trees, Sourwoods, Dogwoods, Crepe Myrtles, and Holy Trees	>4 foot	Container
Evergreens	Junipes, Cedars, Pine, Cypress, Blue Spruce Tree, Oak, Maple, Birch, Ash, Willow, Poplar, Aspen Beech, and Walnut		4—10 gallon container
Shrubs	Juniper, Ligustrum, Azalea, Camelia, Boxwood and Photinia		3—4 gallon container

Plant Materials in Bufferyards with a Structure		
Type	**Abutting Structures, Fences, Berms**	**All other**
Canopy Tree Single Stem	1½ inch caliper	2½ inch caliper
Canopy Tree Multi-Stem Clump	6 ft. height	10 ft. height
Understory Tree	4 ft. height	1½ inch caliper
Evergreen Tree	3 ft. height	5 ft. height
Shrub Deciduous	15 inches height	24 inches height
Shrub Evergreen	12 inches height	18 inches height

Sec. 24-119. - Bufferyards.

(a) *Purpose.* The purpose of the bufferyard is to ameliorate nuisances between adjacent land use, and promote compatibility. Additionally, the bufferyard offers the developer several options, each of which is calculated to buffer to an equivalent degree through distance (setbacks) and/or density (mass). The unique feature of the bufferyard is that it is flexible. It may vary in distance and density based on what is proposed, what is existing on the adjacent property, and the type of bufferyard selected from one of the six prescribed options shown on appendix D.

(b) *Definition.* A bufferyard is an area within a parcel, together with plantings, fences, berms, walls, and other screening devices required thereon.

(c) *Location of bufferyards.* Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing public or private road or right-of-way, however they may occupy part or all of any front, side or rear yard setback required by article III of this chapter. Where required, bufferyards and/or bufferyard structures shall be developed as an integral part of the proposed use.

(d) *Determination of bufferyard requirements.* To determine the bufferyard required between two adjacent parcels, the following procedure shall be followed:

(1) Identify the proposed land use.

(2) Identify the use of parcels adjacent to the proposed use.

(e) Determine the bufferyard required on each boundary (or segment thereof) of the proposed land use by referring to the table of bufferyard requirements in appendix E of this article, and illustrations contained in this section which specify the bufferyard options between a proposed use and the existing adjacent use and along each roadway boundary. Where an existing use includes undeveloped land, the bufferyard requirements of this section shall apply only to that segment of the property line separating the two uses. A Type II buffer shall be used for the interior parcel boundary lines, which shall be in addition to any riparian buffer requirements. All buffer requirements shall be identified as common area.
Note: The number designation contained in the table refers to the type of bufferyard specified by the illustrations contained in this section.

(e) *Bufferyard specifications.* The illustrations contained on Appendix F specify the type and quantity of plant materials required by each bufferyard. The requirements are stated in terms of the width of the bufferyard and the number of plants required per 100 feet of bufferyard. The requirements of a bufferyard may be satisfied by any one of the options illustrated. Each illustration depicts the total bufferyard required between two uses. Whenever a wall, fence or berm is required within a bufferyard, these are shown as structures in the following illustrations wherein their respective specifications also are shown.

The exact placement of required plants shall be the decision of the developer, except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival and increase screening. All bufferyard areas shall be seeded with lawn grass or suitable ground cover. All bufferyards shall be installed and approved prior to issuance of a final certificate of compliance for the project. Alternatively, where weather conditions prohibit completion of bufferyards, a letter of credit in favor of the county in an amount equal to 125 percent of the estimated cost of landscaping of the bufferyard(s), based on the estimate of an established nursery or licensed landscape architect, may be filed with the county. The letter of credit must be valid for a period of not less than one year. In the event the owner/developer fails to complete landscaping of all required bufferyards within six months of the date of issuance of the final certificate of compliance, the county may complete installation of the bufferyard(s) and apply the letter of credit against the costs involved with said work.

(f) *Minimum plant size.* Plants shall be sufficiently sized to ensure buffering and screening at the time of installation. Where the bufferyard illustrations indicate a mass or line of plants paralleling the length of the property line, the plant materials shall be sufficiently sized to ensure obscurity at the time of installation. However, seedling plants may be used where berms or structures are required as part of the bufferyard. The table contained in appendix F shall serve as a guide for determining minimum plant size.

(g) *Bufferyard substitutions.*

(1) Evergreen canopy or evergreen understory trees may be substituted as follows:

a. In the case of deciduous canopy forest trees, up to a maximum of 50 percent of the total number of canopy trees otherwise required.

b. Evergreen canopy or evergreen understory trees may be substituted for deciduous understory trees and deciduous shrubs, without limitations.

(2) In all bufferyards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.

(3) Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.

(4) Structures, where required, may be substituted with approval of the administrative official.

(5) Where, owing to existing land use, lot sizes, or configurations, topography or circumstances peculiar to a given piece of property, the bufferyard requirements of this section cannot reasonably be met, the developer may request and the planning commission staff may approve the substitution of appropriate screening, in the way of a fence or wall structure, illustrated by this section, along the property line of the proposed use.

(6) Where required by the bufferyard illustrations, berms may be substituted for more intense plantings, by increasing the plant unit multiplier by 0.25.

(h) *Outside storage on nonresidential lots.* Any proposed commercial, industrial or other nonresidential use with over 500 square feet of outside storage area for materials to be sold, salvaged, stored and the like shall install a class 6 bufferyard around the outside storage area. Other uses on the site, if any, shall carry the appropriate bufferyard classification specified by the table of bufferyard requirements at the end of this section.

(i) *Containers and dumpsters.* All exterior garbage containers and dumpsters, except those used on a temporary basis during construction or those with a capacity of less than four cubic yards, shall be screened on at least three sides by an F3 or F4 fence or wall (See appendix F), intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be at least one foot higher than the height of the container, but shall not be required to exceed eight feet in height. The open end of any such enclosure shall not face the road upon which the use fronts.

(j) *Fences and walls; appearance.* All fences and walls used as part of the bufferyard requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished as owner deems appropriate.

(k) *Berms.* Where required, berms may be located anywhere within the bufferyard, provided they parallel the property line.

(l) *Use of bufferyards.* A bufferyard may be used for passive recreation; however, no plant material may be removed. All other uses are prohibited.

(m) *Required maintenance.* The maintenance of required bufferyards shall be the responsibility of the property owner. All bufferyards shall be properly maintained so as to ensure continued buffering. Failure to do so is a violation of this article, and may be remedied in the manner prescribed for other violations.

(n) *Transition bufferyards.* Where any commercial or industrial use is less than 2000' feet of any residential use and is in full view from said residential use, a Type V or Type VI bufferyard shall be installed along the building line or any side lot line to obstruct said view from the residential use. If the site is more than 2000', a Type II bufferyard would be required. In both cases, in the event changes of elevation between said uses necessitate placement of the bufferyard at or near the highest point between the uses to obstruct the view, the buffeyard shall be placed at the highest point feasible. (See appendix G) Appendix F. to allow additional options for fences that would include, wood stockade/opaque fence (non-perishable supports, the finished side of the fence is required to face the adjacent property owners, masonry wall (poured concrete stucco, concrete block. brick, etc., chain link fence with wire mesh and vinyl.

(Ord. No. 2025-012)

The UNIQUE feature of the Anderson County BUFFERYARD REQIUREMENT is its Flexibility

There are <u>6 Bufferyard</u> Types required by the County. The Development Standards Office will help you determine the type required for your development.

APPENDIX D

Type 1

	Depth			
	5′	10′	20′	30′
Canopy Trees	2	1.5	1	0.5
Understory Trees	4	3	2	1
Evergreens/Conifers	4	3	2	1
Shrubs	4	3	2	1
Structure	None	None	None	None

Type 2

	Depth			
	10′	20′	30′	40′
Canopy Trees	4	3	2	1
Understory Trees	6	4.5	3	1.5
Evergreens/Conifers	8	6	4	2
Shrubs	7.5	3	5	2.5
Structure	None	None	None	None

Type 3

	Depth			
	15′	25′	40′	50′
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Type 4

	Depth			
	20′	30′	50′	60′
Canopy Trees	4	3	2	1
Understory Trees	8	6	4	2
Evergreens/Conifers	12	9	6	3
Shrubs	12	9	6	3
Structure	F3	B3	B1	None

Type 5

	Depth			
	25′	35′	60′	75′
Canopy Trees	6	4.5	3	1.5
Understory Trees	12	9	6	3
Evergreens/Conifers	12	9	6	3
Shrubs	16	12	8	4
Structure	F3	B3/BF1	B2	B1

Type 6

	Depth			
	30′	45′	70′	90′
Canopy Trees	8	6	4	2
Understory Trees	12	9	6	3
Evergreens/Conifers	16	12	8	4
Shrubs	20	15	10	5
Structure	F4/BF1	F3/B3	B2	B1

APPENDIX F

	SYMBOL	HEIGHT
FENCES	F_1	3'
	F_2	4'
	F_3	5'



Wood Stockade/Opaque Fence (non-perishable supports) the finished side of the fence MUST face the ADJACENT property owners.

	SYMBOL	HEIGHT
WALLS	F_4	6'
	F_5	8'



Masonry Wall (Poured concrete stucco, concrete block, brick etc.)

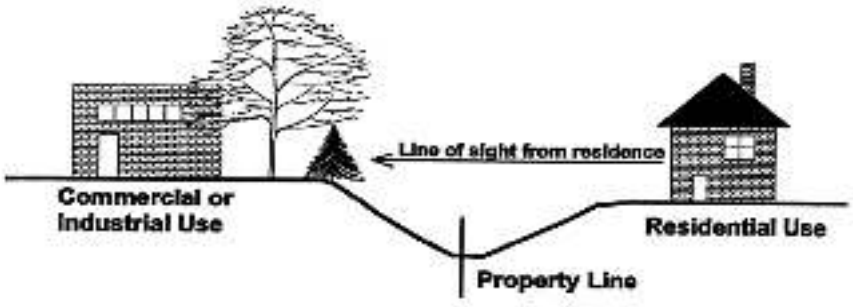


SYMBOL	HEIGHT	MATERIAL
B_1	3'	EARTH
B_2	4'	EARTH
B_3	5'	EARTH

SYMBOL	HEIGHT	MATERIAL
BF_1	3'	BERM W/3' STOCKADE FENCE
BF_2	4'	BERM W/4' STOCKADE FENCE
BF_3	5'	BERM W/5' STOCKADE FENCE

APPENDIX G

TRANSITION BUFFERYARD



BUFFERYARD REQUIREMENTS TABLE

The number in the table is the type of bufferyard required for the proposed land use

Proposed Property Use	R-A	R-20	R-15	R-12	R-8	R-1O	R-M7	R-M2	R-M1	R-M	R-MA	R-MHP	O-D	POD	C-IN	C-IR	C-1	C-2	C-3	S-1	I-1	I-2	PD	AP	RRD	Local Road	Collector Road	Arterial Road
R-A		2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	..	0	2	2	3
R-20	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	..	0	2	2	3
R-15	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	..	0	2	2	3
R-12	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	*0*	*0*	0	0	*0*	.	..	0	2	2	3
R-8	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	..	0	2	2	3
R-D	1/1	1/1	1/1	1/1	1/1	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1/0	1 /0	1/0	1/0	1/0	1/0	.	..	1/0	1	1	1
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R-M7	2/0	2/0	2/0	2/0	2/0	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	.	..	0	1	1	1
R-M2	4/1	4/1	4/1	4/1	4/1	1/1	1/0	1/0	1/0	1/0	1/0	1/0	1/1	1/1	1/1	1/1	1/1	1/1	1/1	1/1	1/1	1/1	.	..	1	1	1	1
R-M1	4/1	4/1	4/1	4/1	4/1	2	1	1	0	0	0	0	1	1	1	1	1	1	1	1	1	1	.	..	1	1	1	1
R-M	5/2	5/2	5/2	5/2	5/2	2	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	.	..	1	1	1	1
R-MA	5/2	5/2	5/2	5/2	5/2	2	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	.	..	I	1	1	1
R-MHP	5/3	5/3	5/3	5/3	5/3	2	2	2	2	2	2	0	1	1	1	1	1	1	1	1	1	1	.	..	I	2	2	2
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POD	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	0	0	0	0	0	0	0	0	0	0	.	..	0	1	1	1
C-IN	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	0	*0*	0	0	0	0	0	0	0	0	.	..	0	1	1	1
C-IR	5/3	5/3	5/3	5/3	5/3	3	3	3	3	3	3	2	*0*	*0*	0	0	0	0	0	0	0	0	.	..	0	1	1	1
C-1	6/3	6/3	6/3	6/3	6/3	3	3	3	3	3	3	2	*0*	0	0	0	0	0	*0*	0	0	0	.	..	0	2	1	1
C-2	6/3	6/3	6/3	6/3	6/3	3	3	3	3	3	3	2	0	0	0	0	0	*0*	0	0	0	0	.	..	0	2	1	1
C-3	6/3	6/3	6/3	6/3	6/3	3	3	3	3	3	3	2	0	0	0	0	*0*	0	0	0	0	0	.	..	0	2	1	1
S-1	5/4	5/4	5/4	5/4	5/4	4	4	4	4	4	4	3	1	1	1	1	0	0	0	0	0	0	.	..	0	1	1	1
I-1	6/5	6/5	6/5	6/5	6/5	5	5	5	5	5	5	4	3	3	3	3	3	3	3	1	0	0	.	..	3	3	1	1
I-2	6/5	6/5	6/5	6/5	6/5	6	5	5	5	5	5	4	3	3	3	3	3	3	3	1	0	0	.	..	3	3	1	1
PD	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	..		3	2	2
AP	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
RRD	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	2	2	2

If the proposed property is zoned and adjacent property is zoned then the requirement is based on the actual use of the adjacent property.

If the proposed property is zoned and adjacentent property is un-zoned then the requirement is based on the actual use of the adjacent property

If the proposed property is un-zoned and adjacent property is un-zoned then the requirement is based on the actual use of the adjacent property.

If the proposed property is un-zoned and adjacent property is zoned then the requirement is based on the actual use of the adjacent property.

A PD has multiple land use elements. The bufferyard requirements default to the table element that covers the planned use for Ihe specific parcel with in the PD and the adjacent parcel outside the PD. Bufferyard requirements within a PD default to the land use in that table unless otherwise spelled out in the PD application that is approved by Commission and Counsel.

An AP is by nature a conversion to residential use of an existing non-residential property. The bufferyard requirements default to the appropriate table element once the nature of the land use is determined after approval *of* the RRD by the Commission and Council.

SE- Special Exception

XY The first number references the requirement if the use lie on a local road. The second number reference the requirements the use lies on an arterial or collector road.

R- Proposed property zoned or un-zoned bufferyard Type II requirements.

SUGGESTION: In order to maximize your open space potential, consult a professional landscape designer…

Landscape Design Example:

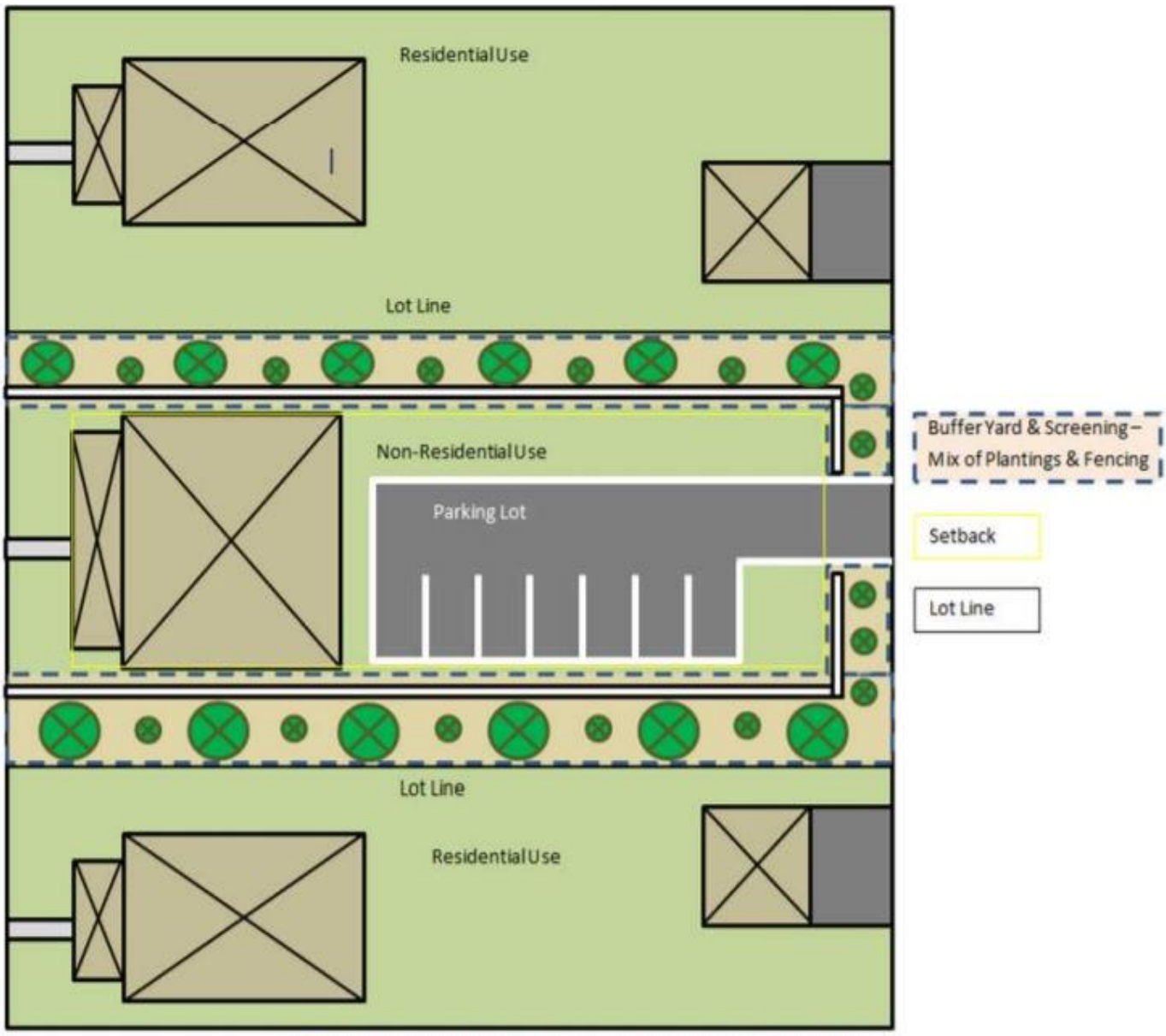


Figure 7.1 Buffer and Screening Example – Plan View