

**Committee Members**

District 1: Stuart Graham  
District 4: Jose Luis  
District 5: Steve Harper, Chair  
Citizen: Maggie Norris  
Citizen: Darrell Walters  
PC Chair: Shelly Richards  
PC Vice-Chair: Judianna Tinklenberg  
Development Serv. Dir.: Allison Hardin  
Zoning Director: Shannon Catoe  
Ex-Officio: James Mulvaney

**Interim County Administrator**

Steve Willis

**County Attorney**

Ginny L. Merck-Dupont

**Clerk to Council**

Sherrie Simpson

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**January 15, 2026  
6:00 PM**

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**LANCASTER COUNTY COUNCIL**

COUNTY COUNCIL AD-HOC UNIFIED DEVELOPMENT ORDINANCE (UDO) COMMITTEE  
COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION  
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

**MINUTES**

Committee Members Present: Stuart Graham, Jose Luis, Steve Harper, Maggie Norris, Darrell Walters (who entered the meeting at approximately 6:03 p.m., during Agenda Item 4b.), Shelly Richards, Judianna Tinklenberg, Allison Hardin, James Mulvaney.

Committee Members Absent: Shannon Catoe.

Staff Members/Others Present: Lauren Hill, Deputy Clerk to Council; Dr. Kirsten Willis, Planner.

A quorum of the County Council Ad-Hoc Development Agreement Committee was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

**Call to Order Ad-Hoc UDO Committee Meeting - Committee Chair Steve Harper**

Chairman Steve Harper called the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting to order at approximately 6:00 p.m.

**Approval of the Agenda**

Jose Luis moved to approve the agenda. Seconded by Shelly Richards. The motion Passed by a vote of 8-0; Absent: Darrell Walters, Shannon Catoe.

**Citizens Comments**

The following citizens signed up for and spoke during Citizen Comments: None.

The following citizens submitted electronic, written comments for Citizen Comments: None.

## **Discussion and Action Items**

### **a. Approval of Minutes from the January 7, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting**

Maggie Norris moved to approve the minutes from the January 7, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting. Seconded by Shelly Richards. There was no discussion. The motion Passed by a vote of 8-0; Absent: Darrell Walters, Shannon Catoe.

### **b. Decision Points - Allison Hardin**

Allison Hardin highlighted the decision points that were included on page 7 of the agenda packet and noted that the discussion from the meeting would help address the decision points noted.

### **c. Carolina Heelsplitter Brief History - Allison Hardin**

Allison Hardin reviewed the history of the Carolina Heelsplitter credit program and explained that the County had a dedicated line item in the budget for the funds collected through the program. After reviewing the history, Stuart Graham suggested setting the Carolina Heelsplitter chapter of the UDO aside to focus on the rest of the UDO since the program was so involved, and revisiting once the majority of the document was completed. The Committee also discussed the potential to expand the program to other watersheds.

### **d. Discussion of Open Spaces - Allison Hardin**

Allison Hardin provided the Committee members with a handout that compared open space requirements. A copy of the handout is attached as Schedule A to the minutes. Judianna Tinklenberg emphasized the importance of having countywide open space standards rather than different standards for different character areas of the County (Northern Panhandle, Center Lancaster, and Southern Lancaster). The Committee discussed open space requirements for residential developments (both single-family and multi-family), connectivity for commercial developments, density-based requirements for residential development throughout the County, what is and is not considered open space, and open space requirements for commercial developments.

### **e. Discussion of Buffer Requirements - Allison Hardin**

Allison Hardin provided the Committee with a handout that compared buffer requirements. The handout is attached as Schedule B to the minutes. The Committee discussed buffers and buffer standards, streetscape requirements, fencing requirements, and road buffers.

Stuart Graham left the meeting at approximately 7:28 p.m.

The Committee was in favor of utilizing a chart for the buffer requirements rather than just including verbiage on the page so that it would be easier to understand. Judianna Tinklenberg explained that the minimum depth requirement for Option 2 of Type B Buffer Standards (Table 4.3.2.2-1) should be changed to 15 feet to allow for trees/shrubs to grow as they mature. The Committee discussed their preferences for the inclusion of "purpose statements" throughout the chapters within the UDO. Jose Luis questioned if they were required, and Allison Hardin stated

that they were not.

**f. Redline Version of Chapter 6 to Review at the January 22, 2026, Meeting - Allison Hardin**

The Committee stated that they would review Chapter 6 at the January 22, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting.

**g. Redline Version of Chapter 7 for Review at the January 22, 2026, Meeting - Allison Hardin**

The Committee stated that they would review Chapter 7 at the January 22, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting.

**h. Future Agenda Topics**

The Committee discussed what they wanted to cover at the next meeting: Chapter 6, Chapter 7, Chapter 4, and parking.

**Adjournment**

Darrell Walters moved to adjourn the meeting. Seconded by James Mulvaney. The motion to adjourn Passed by a vote of 8-0; Absent: Shannon Catoe, Stuart Graham.

There being no further business to discuss, the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting adjourned at approximately 7:57 p.m.

Respectfully Submitted:

*Lauren Hill*

Lauren Hill  
Deputy Clerk to Council

**Approved by the Committee on January 22, 2026**



# Schedule A

## OPEN SPACE

| Topic                        | Current UDO                                                                         | Proposed UDO                                                               | Changes                                             |
|------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------|
| Required for All Development | Park/Open Space in AR, MH, LDR, MDR, INS, "All Others"*<br><i>Section 6.3 table</i> | All development except minor or family subdivision<br><i>Section 4.6.1</i> | Applies to all development based on character areas |

### MINIMUM REQUIREMENTS

| Zone             | Current UDO – requirements by zone (Section 2.4) | Proposed UDO – requirements by character district (Section 4.6) | Changes Include...                                                                                                  |
|------------------|--------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| AR               | "Exempt"                                         | 25% - 35% - N/A                                                 | ^Applies open space requirements to all development including commercial and subdivisions<br><i>Section 4.6.2.A</i> |
| GB               | "n/a"                                            | 25% - 35% - N/A                                                 |                                                                                                                     |
| HI               | "n/a"                                            | 25% - 35% - N/A                                                 |                                                                                                                     |
| INS              | 6%                                               | 25% - 35% - N/A                                                 |                                                                                                                     |
| LDR              | 10%                                              | 25% - 35% - N/A                                                 |                                                                                                                     |
| LI               | "n/a"                                            | 25% - 35% - N/A                                                 | ^Exempts minor subdivisions from open space minimum requirements<br><i>Section 4.6.2.B</i>                          |
| M                | "n/a"                                            | N/A                                                             |                                                                                                                     |
| MDR              | 20%                                              | 25% - 35% - N/A                                                 |                                                                                                                     |
| MH               | "Exempt"                                         | 25% - 35% - N/A                                                 |                                                                                                                     |
| NB               | "n/a"                                            | 25% - 35% - N/A                                                 |                                                                                                                     |
| OSP              | "n/a"                                            | 25% - 35% - N/A                                                 | ^ 5% of required open space is "improved space" except in Southern Lancaster<br><i>Table 4.6.3-1</i>                |
| PB               | "n/a"                                            | 25% - 35% - N/A                                                 |                                                                                                                     |
| RB               | "n/a"                                            | 25% - 35%                                                       |                                                                                                                     |
| RN               | "Exempt"                                         | 25% - 35% - N/A                                                 |                                                                                                                     |
| RR               | "Exempt"                                         | 25% - 35% - N/A                                                 |                                                                                                                     |
| RUB              | "Exempt"                                         | 25% - 35% - N/A                                                 |                                                                                                                     |
| Cluster Overlay  | Min 25% natural                                  | 25% - 35% - N/A                                                 |                                                                                                                     |
| Highway Corridor | Min 10% "usable"                                 | 25% - 35% - N/A                                                 |                                                                                                                     |

\*"All Others" = HDR, IMX, MX, RMX, and UR and are determined by building type (Chapter 3):

| By Building Type | Current UDO        | Proposed UDO    | Changes Include...                                                                           |
|------------------|--------------------|-----------------|----------------------------------------------------------------------------------------------|
| Mixed Use        | 10%                | 25% - 35% - N/A | ^Uniform open space requirements across the board<br><i>Table 4.6.3-1</i>                    |
| General          | 10%                | 25% - 35% - N/A |                                                                                              |
| Civic            | 10%                | 25% - 35% - N/A |                                                                                              |
| Apartment        | 10%                | 25% - 35% - N/A |                                                                                              |
| Apartment Court  | 10%                | 25% - 35% - N/A |                                                                                              |
| Garden Apartment | 10%                | 25% - 35% - N/A | ^Additional 5% of "improved open space" except in Southern Lancaster<br><i>Table 4.6.3-1</i> |
| Stacked Flat     | None               | 25% - 35% - N/A |                                                                                              |
| Townhouse        | None               | 25% - 35% - N/A |                                                                                              |
| Cottage Court    | 600 sq ft per unit | 25% - 35% - N/A |                                                                                              |
| Detached House   | None               | 25% - 35% - N/A |                                                                                              |

# OPEN SPACE COMPONENTS

| Definition                                                                                                                                                                                      |                                                                                                                                                                                                    |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Current UDO                                                                                                                                                                                     | Proposed UDO                                                                                                                                                                                       | Changes |
| An area, land or water set aside and protected from development which may be left in a generally unimproved state without manmade structures and reserved for enjoyment in its unaltered state. | An area, land or water set aside and protected from development which may be left in a generally unimproved state without human-made structures and reserved for enjoyment in its unaltered state. | None    |
|                                                                                                                                                                                                 |                                                                                                                                                                                                    |         |

| Open Space Includes...And Does Not Include...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Current UDO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Proposed UDO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Changes Include...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Cluster (Section 4.4.1.F)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <i>Open Space (Section 4.6.3)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>- 25 percent of the site acreage does not include “primary conservation areas”</li> <li>- “Primary conservation areas” are those areas that cannot otherwise be built upon or improved and therefore would be preserved in a conventional development. Such areas specifically include wetlands, surface waters, and intermittent stream channels</li> <li>- Open spaces include wooded area, vistas, streams, ponds, wetlands, floodplains, buffers, slopes in excess of 25 percent, other unusual natural site features, and other unique areas</li> <li>- Only structures that serve accessory to function (docks, gazebos, play equipment) allowed in required open space</li> </ul> | <ul style="list-style-type: none"> <li>- Includes tree save areas and improved open space required by this section (the 5% improved space)</li> <li>- Open space includes natural areas and improved areas, with preference for vistas, environmentally sensitive lands, wildlife habitat, and historically significant areas</li> <li>- Required setbacks and buffers may be calculated as open space, limited to max of 1/3 of total required open space</li> <li>- Utility easements may be located in required open space</li> <li>- Open space does not include riparian buffers, 100-year floodplain, wetlands, roads/drives, parking areas, swimming pools, and non-accessory structures</li> <li>- Improved open space includes playgrounds, trails, active recreation, parks, community gardens, etc</li> </ul> | <p>^ Current UDO does not have criteria for what counts as open space except for the cluster subdivision section</p> <p>^ Proposed UDO provides clear guidance as to what is and is not considered as open space</p> <p>^ Proposed UDO requires more open space than current UDO</p> <p>^ Proposed UDO requires 5% of open space to be “improved” – which are mostly active spaces</p> <p>^ Proposed UDO removes the requirement for open space from the Southern Lancaster area, regardless of zoning (current UDO would require 10% open space for LDR subdivisions and 20% open space for MDR subdivisions)</p> |

# OPEN SPACE DESIGN AND MAINTNENACE

**Current UDO** – not a unified set of rules, and very few regulations regarding open space design:

- Commercial or mixed-use buildings may be constructed on a lot which doesn't abut a dedicated street or that has alley access if the lot fronts on an approved open space or park shared with other lots (Section 1.4.3).
- Parking lots are prohibited from being located in required open space (Section 7.2.5.A).
- Land set aside and/or used for the Carolina Thread Trail system may count towards required open space (Section 4.3.1.C).
- The *Highway Corridor Overlay* requires large development projects to provide improved common open space for patron use, with minimum size, components, and accessibility requirements (Section 4.3.2.F.5) and devotes a subsection to Open Space and Tree Preservation (Section 4.3.2.L).
- The *Cluster Subdivision Overlay* has a subsection on Open Space Requirements (Section 4.4.1.F) with directions on where open space should be located, ownership retention, and tree protection/maintenance; it also allows buffers to count as open space (Section 4.4.1.I.8).

**Proposed UDO** – addresses concerns by stakeholders and staff regarding lack of clarity:

- Sets aside regulations in their own subsection (Section 4.6.3).
- Requires 5% of the total required open space to be active and gives types and examples of acceptable active open spaces (Section 4.6.4.A, Table 4.6.4-1).
- Addresses popular developer questions regarding if buffers, tree saves, landscaping, etc may count toward total open space required (Section 4.6.3.C).
- Provides a subsection dedicated to the Location and Design of Open Space (Section 4.6.5) to provide basic design, connectivity, and accessibility standards to ensure residents can use the open space.
- Requires an Open Space Plan (Section 4.6.6) as part of the application for building permits, civil construction plans, and/or preliminary plats (subdivisions).
- Addresses County expectations for Ownership and Maintenance responsibility (Section 4.6.7) and Installation and Maintenance Standards (Section 4.7).
- Provides a section for alternative compliance (Section 4.8) where site conditions may justify approval of alternative methods of compliance, such as when a different compliance method would lead to improved environmental quality.



# Schedule B

## BUFFERS

| Topic                                                    | Current UDO                                | Proposed UDO                                         | Changes                                             |
|----------------------------------------------------------|--------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| Buffers, primarily landscaping but also riparian (river) | Required when two “incompatible” uses abut | Required in Central Lancaster and Northern Panhandle | Applies to all development based on character areas |

### CURRENT REQUIREMENTS

#### A. REQUIRED BUFFER YARDS

1. **Required Yards by District:** Buffer yards shall be required in accordance with the table below, and the buffer yard types defined Section 7.1.5.B.

|                                  |                                                                                                                                                                                                                                                            | Adjacent Zoning District           |              |        |                     |    |                        |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--------------|--------|---------------------|----|------------------------|
|                                  |                                                                                                                                                                                                                                                            | AR, RR, RM, OSP, MH, LDR, MDR, HDR | UR, RMX, INS | NC, GB | MX, IMX, PB, NB, GB | RB | LI, HI, M              |
| District of Proposed Development | AR, RR, RN, OSP, MH, LDR, MDR, HDR                                                                                                                                                                                                                         | X                                  | X            | X      | X                   | C* | C*                     |
|                                  | UR, RMX, INS**                                                                                                                                                                                                                                             | A                                  | X            | X      | X                   | X  | X                      |
|                                  | NB, GB**                                                                                                                                                                                                                                                   | B                                  | A            | X      | X                   | X  | X                      |
|                                  | MX, IMX, PB, NB, GB                                                                                                                                                                                                                                        | A                                  | A            | X      | X                   | X  | X                      |
|                                  | RB                                                                                                                                                                                                                                                         | C                                  | C            | B      | A                   | X  | X                      |
|                                  | LI, HI, M                                                                                                                                                                                                                                                  | C                                  | C            | C      | C                   | B  | X                      |
|                                  | * Only required where adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property<br>** Only multifamily and non-residential uses shall provide buffers between adjacent single family uses in detached homes |                                    |              |        |                     |    | X = No Buffer Required |

- **Additional buffer and screening requirements** for certain specific uses are included in Chapter 5.
- **Location:**
  - Buffer yards are intended to be constructed along the perimeter of the property; however, when there are irregular topographic conditions such as when the perimeter of the property is at a lower grade than the use being screened, the Administrator may require the relocation of the required buffer yard in order to better serve its purpose. (Section 7.1.5.A.)
  - Where front, side, and rear yards are required, buffer yards may be established within such yards. If a yard requirement is less than the minimum buffer requirement, the buffer width requirement shall override the minimum yard requirement. (Section 7.1.5.A.)
- **More Restrictive:** Where a proposed use or development-type abuts multiple use types or zoning districts along the same side or rear yard, the largest buffer requirement will apply along the entire side or rear property line. (Section 7.1.5.A.)

## **BUFFER YARD TYPES – Current** (Section 7.1.5.B.)

1. **Type A Buffer Yard:** A Type A buffer yard is a planting strip intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.

| Type A Buffer Yard Options | Minimum Depth | Minimum Plantings per 100 linear feet                       | Wall, Fence, or Berm | Required Opacity                                                                                                                                                   |
|----------------------------|---------------|-------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option 1                   | 20 feet       | 1 Canopy Tree<br>2 Understory Trees<br>8 Evergreen Shrubs   | Not Required         | Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting) |
| Option 2                   | 10 feet       | 2 Canopy Trees<br>2 Understory Trees<br>12 Evergreen Shrubs | Not Required         |                                                                                                                                                                    |

2. **Type B Buffer Yard:** A Type B buffer yard is a medium density screen which is intended to create a visual separation between uses and zoning districts.

| Type B Buffer Yard Options | Minimum Depth | Minimum Plantings per 100 linear feet                                           | Wall, Fence, or Berm | Required Opacity                                                                                                                                                   |
|----------------------------|---------------|---------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option 1                   | 20 feet       | 2 Evergreen Trees<br>1 Canopy Tree<br>2 Understory Trees<br>12 Evergreen Shrubs | Not Required         | Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 10% of the total width from the ground to a height of 8 feet within 2 years of planting) |
| Option 2                   | 10 feet       | 1 Evergreen Tree<br>1 Canopy Tree<br>3 Understory Trees<br>24 Evergreen Shrubs  | Not Required         |                                                                                                                                                                    |



3. **Type C Buffer Yard:** A Type C buffer yard is intended to provide a very dense all-season sight barrier to significantly separate uses and zoning districts. It is intended to reduce intrusive lighting and noise from adjacent properties.

| Type C Buffer Yard Options | Minimum Depth | Minimum Plantings per 100 linear feet                                            | Wall, Fence, or Berm | Required Opacity                                                                                                         |
|----------------------------|---------------|----------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------|
| Option 1                   | 40 feet       | 4 Evergreen Trees<br>4 Canopy Trees<br>4 Understory Trees<br>36 Evergreen Shrubs | Not Required         | Completely opaque (i.e., having no horizontal openings from the ground to a height of 8 feet within 2 years of planting) |
| Option 2                   | 25 feet       | 4 Evergreen Trees<br>4 Canopy Trees<br>4 Understory Trees                        | Wall or Fence        |                                                                                                                          |
| Option 3                   | 10 feet       | 2 Evergreen Trees<br>2 Canopy Trees<br>2 Understory Trees<br>12 Evergreen Shrubs | Berm                 |                                                                                                                          |

## BUFFER YARD TYPES – Decision Point – Format Options

**Option:** Stay with the current buffer type format, with details of required plantings.

**Option:** Remove table and provide general information regarding buffer requirements.

### CURRENT FORMAT

1. Type A Buffer Yard: A Type A buffer yard is a planting strip intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.

| Type A Buffer Yard Options | Minimum Depth | Minimum Plantings per 100 linear feet                       | Wall, Fence, or Berm | Required Opacity                                                                                                                                                   |
|----------------------------|---------------|-------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Option 1                   | 20 feet       | 1 Canopy Tree<br>2 Understory Trees<br>8 Evergreen Shrubs   | Not Required         | Semi-opaque (i.e., having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of 6 feet within 2 years of planting) |
| Option 2                   | 10 feet       | 2 Canopy Trees<br>2 Understory Trees<br>12 Evergreen Shrubs | Not Required         |                                                                                                                                                                    |

(See previous page)

### OPTIONAL FORMAT

#### **Type A Buffer**

1. A Type A buffer is a planting strip intended to separate uses, provide vegetation in densely developed areas, and enhance the appearance of individual properties.

2. Type A buffers must be semi-opaque as follows: having only seasonal horizontal openings not exceeding 25% of the total width from the ground to a height of six feet within two years of planting.

# BUFFER REGULATIONS – Proposed

- **Regulations for existing uses and vacant sites:** the proposed UDO includes buffer requirements when a project is adjacent to an existing use, and slightly modified buffer requirements when the project is located adjacent to a vacant lot. This is different from the current requirements which depend on the zone, not the use. (Section 4.3.2.2)

Table 4.3.2.2-1: Required Buffers if Adjacent to Established Use

| PROPOSED USE                                                        | EXISTING USE |             |                         |                                     |                                                      |                                             |
|---------------------------------------------------------------------|--------------|-------------|-------------------------|-------------------------------------|------------------------------------------------------|---------------------------------------------|
|                                                                     | AGRICULTURE  | RESIDENTIAL | MULTIFAMILY RESIDENTIAL | CIVIC/INSTITUTIONAL, OFFICE/SERVICE | AUTOMOTIVE, RECREATION, LODGING, RETAIL/FOOD SERVICE | INDUSTRY/WHOLESALE/ STORAGE, INFRASTRUCTURE |
| Agriculture                                                         | X            | X           | X                       | X                                   | X                                                    | X                                           |
| Residential                                                         | B            | B           | X                       | X                                   | C <sup>1</sup>                                       | C <sup>1</sup>                              |
| Multifamily Residential                                             | B            | B           | X                       | X                                   | B <sup>1</sup>                                       | C <sup>1</sup>                              |
| Civic/Institutional, Office/Service                                 | X            | A           | A                       | X                                   | X                                                    | X                                           |
| Automotive, Entertainment/ Recreation, Lodging, Retail/Food Service | X            | C           | C                       | B                                   | X                                                    | X                                           |
| Industry/ Wholesale/ Storage, Infrastructure                        | X            | C           | C                       | C                                   | B                                                    | X                                           |

Key: A = Type A Buffer | B = Type B Buffer | C = Type C Buffer | X = No Buffer Required

<sup>1</sup> Buffer only required where there is no equivalent buffer provided on the adjacent property.

Table 4.3.2.2-2: Required Buffers if Adjacent to Vacant Parcel

| PROPOSED USE                                                        | DISTRICT OF ADJACENT PARCEL |          |     |          |                 |        |
|---------------------------------------------------------------------|-----------------------------|----------|-----|----------|-----------------|--------|
|                                                                     | AR, RR, RN                  | LDR, MDR | MFR | INS, OSP | RUB, NB, GB, RB | LI, HI |
| Agriculture                                                         | X                           | X        | X   | X        | X               | X      |
| Residential                                                         | B                           | B        | X   | X        | X               | X      |
| Multifamily Residential                                             | B                           | B        | X   | X        | X               | X      |
| Civic/Institutional, Office/Service                                 | X                           | A        | A   | X        | X               | X      |
| Automotive, Entertainment/ Recreation, Lodging, Retail/Food Service | X                           | C        | C   | B        | X               | X      |
| Industry/Wholesale/ Storage, Infrastructure                         | X                           | C        | C   | C        | B               | X      |

Key: A = Type A Buffer | B = Type B Buffer | C = Type C Buffer | X = No Buffer Required

- **Use-Specific Buffers:** certain specific uses have been moved from Chapter 5 to the buffer section (Section 4.3.2.3).
- **Many of the current requirements remain:** more restrictive requirements prevail; location requirements; allowance to remove a buffer when there's a change in use.
- **Additional details:** provided for evergreen shrub screens (Section 4.3.2.5).
- **Proposed additional screening:** for the Panhandle area (Section 4.3.2.6).