

MEMORANDUM

DATE: November 13, 2007
TO: The Board of Supervisors
FROM: Matthew J. Smolnik, Senior Planner
SUBJECT: Community Character Corridor Buffer Widths

In the recent months, applications have come before the Board which exhibited reduced widths of Community Character Corridor (CCC) buffers as outlined in the Comprehensive Plan and Zoning Ordinance. The Board asked staff to provide a summary of the CCC buffer width policies as they pertain to the Zoning Ordinance and Comprehensive Plan. This document is to serve as an aid to the Board of Supervisors to determine if the acceptable CCC buffer has been applied to a development when reviewing rezoning and/or special use permit (SUP) applications.

The Comprehensive Plan recommends the imposition of a CCC buffer along all Community Character Corridor roads, without regard to the designation of the adjacent zoning district. As outlined in the Comprehensive Plan, the preferred buffer width for new residential developments along CCC is 150-feet. Generally, commercial and industrial development should have a 50-foot buffer.

While a number of districts do not list a CCC buffer requirement, the ordinance does contain buffer requirements for those districts in other sections. These CCC buffer regulations are mentioned in the following:

Section 24-43: Buffer and setback requirements for timbering activities requires a 150-foot undisturbed buffer along roads designated as CCC's on properties that are zoned residential. This standard does not apply to property zoned A-1, General Agricultural.

Section 24-96: Landscape areas along rights-of-way require a minimum landscape area of 25 feet in width with an average of 50 feet in width along roads designated as CCC's. This standard may be reduced to a minimum landscape area of 20 feet in width, with an average of 30 feet in width, with the approval of the Planning Director if certain criteria are met which includes superior site design, superior architecture, and superior building materials. This particular section of the Zoning Ordinance applies to all zoning districts within the County.

Section 24-174: Buffers required in the manufactured home parks section of the Zoning Ordinance requires a 150-foot buffer along roads designated as CCC's.

The aforementioned figures are represented in the following table.

Table 1: Community Character Corridor Buffers Widths for Miscellaneous Sections of the Zoning Ordinance

Zoning District	Section 24-43: 150 Foot CCC Buffer Required for Timbering	Section 24-96: Landscaped Areas Along Right-of-Way: Average & Minimum Width of Required CCC Buffer	Section 24-174: 150 Foot CCC Buffer Required for Manufactured Home Parks
A-1, General Agricultural	No	50/25	Yes
R-1, Limited Residential	Yes	50/25	Not Permitted
R-2, General Residential	Yes	50/25	Not Permitted
R-4, Residential Planned Community	Yes	50/25	Not Permitted
R-5, Multi-Family Residential	Yes	50/25	Not Permitted
R-6, Low Density Residential	Yes	50/25	Not Permitted
R-8, Rural Residential	Yes	50/25	Yes
LB, Limited Business	No	50/25	Not Permitted
B-1, General Business	No	50/25	Not Permitted
M-1, Limited Business/Industrial	No	50/25	Not Permitted
M-2, General Industrial	No	50/25	Not Permitted
RT, Research and Technology	No	50/25	Not Permitted
PUD-R, Planned Unit Development - Residential	Yes	50/25	Not Permitted
PUD-C, Planned Unit Development - Commercial	No	50/25	Not Permitted
MU, Mixed Use	No	50/25	Not Permitted

There is not a dedicated CCC section in the Zoning Ordinance; rather, provisions dealing with the CCC's and the required right-of-way buffers are contained within individual districts which are outlined in the following table. Not all of the zoning districts in the following table require a CCC buffer due to several factors. In 1999, there was a Comprehensive Zoning Ordinance revision and at that time the Board of Supervisors determined that the changes made to the A-1 district, such as increased minimum lot size to three acres and increased lot width requirements, were sufficient to allow for a substantial buffer along the right-of-way without imposing an additional required 150-foot CCC buffer in this district. The R-4, R-5, and R-6 districts were not included in the Comprehensive Zoning Ordinance update in 1999, and thus did not include the CCC buffer requirements. Additionally, a rezoning is required to obtain an R-4, R-5, PUD, and MU zoning and historically at the time of rezoning, the CCC buffer widths were determined and this practice was continued in 1999 to the present time. The LB and B-1 districts require a CCC landscaped area through the requirements of Section 24-96 of the Zoning Ordinance.

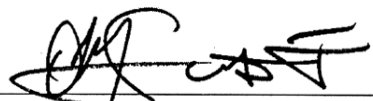
Table 2: Community Character Corridor Buffer Widths for each Zoning District

Zoning District	CCC Buffer Required	Width of Required Buffer
A-1, General Agricultural	No	n/a
R-1, Limited Residential	Yes	150 feet
R-2, General Residential	Yes	150 feet
R-4, Residential Planned Community	No	n/a
R-5, Multi-Family Residential	No	n/a
R-6, Low Density Residential	No	n/a
R-8, Rural Residential	Yes	150 feet
LB, Limited Business	No	n/a
B-1, General Business	No	n/a
M-1, Limited Business/Industrial	No	n/a
M-2, General Industrial	No	n/a
RT, Research and Technology	No	n/a
PUD-R, Planned Unit Development - Residential	Yes	150 feet
PUD-C, Planned Unit Development - Commercial	No	n/a
MU, Mixed Use	No	n/a

When reviewing a rezoning or SUP application, staff bases its recommendations on the Comprehensive Plan as a guide for the width of CCC buffers. The widths recommended in the Comprehensive Plan are policy guidelines, and should the Board of Supervisors decide in a specific case to permit a recommended buffer width to be reduced, the requirements of the Zoning Ordinance must still be met with all new residential and commercial development.

 Matthew J. Smolnik

CONCUR:



 O. Marvin Sowers, Jr.