

**SOUTH WEBER CITY**  
**PLANNING COMMISSION**  
**SPECIAL WORK SESSION**  
**AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Davis County, Utah, will meet in a **SPECIAL WORK SESSION** public meeting on **March 13, 2014**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:00 p.m.**

\*\*\*\*\*  
**THE AGENDA FOR THE SPECIAL WORK SESSION IS AS FOLLOWS:**

- 6:00 P.M.      Discuss & Work on General Plan Update \*\*Public comments are welcome in person and/or in writing. The official public hearing will be held at a later date.
- 7:30 P.M.      Adjourn

\*\*\*\*\*  
THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED OR POSTED TO:

CITY OFFICE BUILDING	SOUTH WEBER FAMILY RECREATION CENTER	DAVIS COUNTY CLIPPER
www.southwebercity.com	SOUTH WEBER ELEMENTARY SCHOOL	STANDARD-EXAMINER
	TO EACH MEMBER OF THE PLANNING	THOSE LISTED ON THE AGENDA
	COMMISSION	
Utah Public Notice website www.utah.gov/pmn		

DATE: March 6, 2014

\_\_\_\_\_  
EMILY A. THOMAS, DEPUTY RECORDER

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY EMILY THOMAS, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

\*\*\*\*\*  
**\*Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission\***

**SOUTH WEBER CITY PLANNING COMMISSION**  
Staff Backup Report

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Item No:     **Discuss General Plan Updates**

Date of Planning Commission Meeting: **March 13, 2014**

Scheduled Time:     **6:00 pm**

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During the February meeting, there were a few items that the Planning Commission directed staff to complete in order to help move the General Plan update forward.

They are as follows, **with status listed in red:**

1. Hold an open house April 10.

**This will be held at the Family Activity Center. The gym has been reserved from 3 to 10 pm to accommodate whatever hours are selected. We will need to make assignments (who is assigned to what map display) and decide on a time frame for the open house (6-9? 7-9?, etc.).**

2. Contact/notify all property owners with property available to develop, including annexation areas about open house.

**Staff will post notice on the marquee, social media sites, website, newsletter, utility bill message, and send notice to the property owners.**

3. City Engineer to provide an update to the buildable area map showing RM zoning designation.

**See attached.**

4. City Engineer to provide projected costs/needs for water.

**Brandon will be in attendance to the meeting and will provide additional information at that time.**

5. Move the trail to the Charter School to the west (east line of Poll property).

**See attached.**

6. City Planner to provide a draft of the proposed new zone, fitting between the current RM and RH zones.

See attached.

Staff also proposes to create a survey that can be posted both online and as a handout during the open house. Staff will provide a map showing the developable areas of the City to use as a reference for this survey as well as the current and proposed maps.

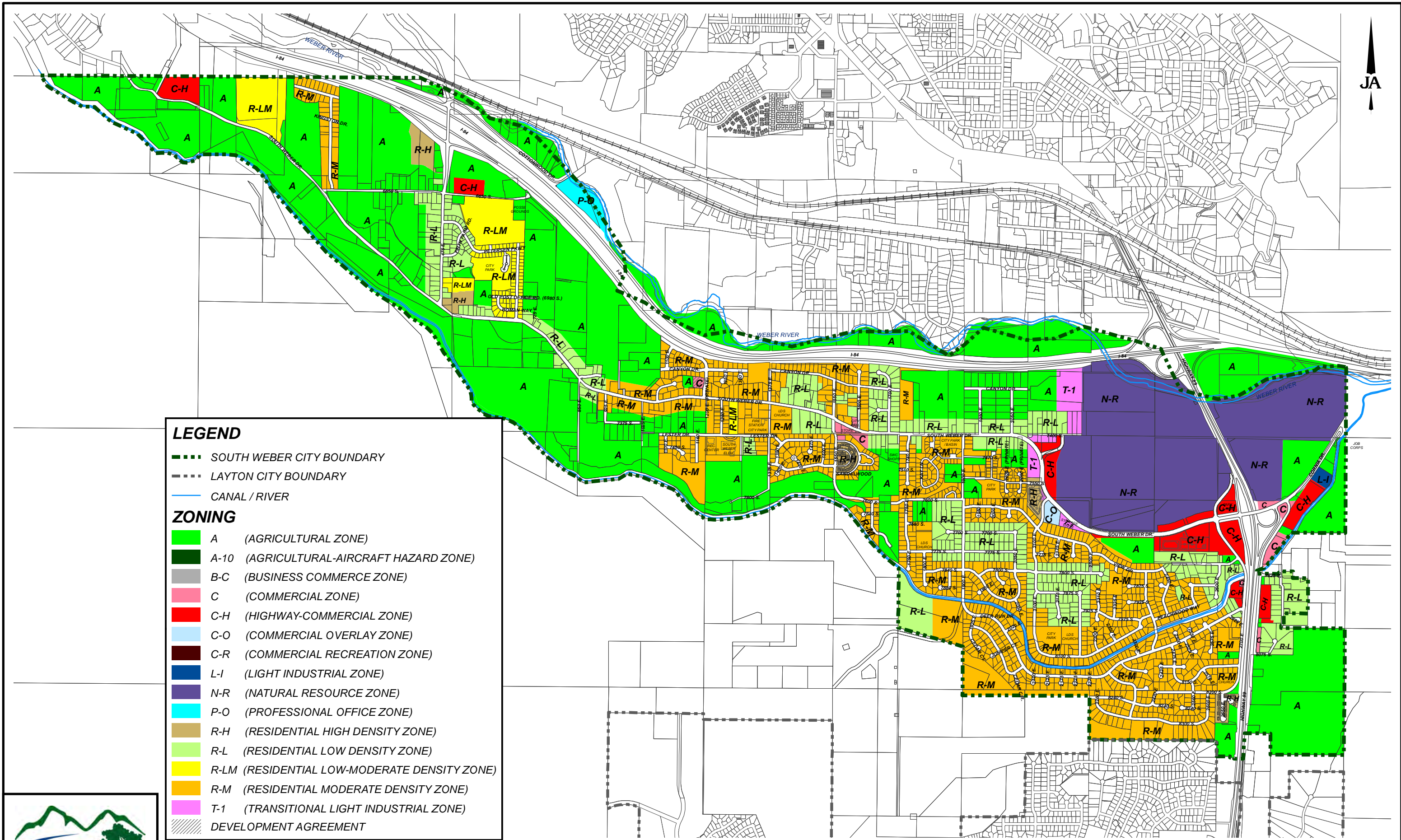
The following questions are proposed; however, these are suggestions and can be modified or added to as deemed necessary by the Planning Commission. The survey should be no more than 10 questions, preferably 5, and will be structured using multiple-choice or fill-in the blank responses.

1. Using the area map as a reference, what size lots do you want to see in each area of the City? (one-third, one-quarter, one-half, one acre)
2. Using the area map as a reference, where should commercial properties be located? (one of the response options will be "none, I do not want commercial in South Weber").
3. If the gravel pits do not become a lake, what would you like them to be?
4. What do you envision being built on the Southbench area, as shown on the map? (Residential, Commercial, Both)
5. Would it be important to have another road in and out of the City?
6. What type of trails do you want? (Asphalt, Gravel, Natural/Dirt, Concrete)
7. Do you want to have patio home developments in the City?

The focus of the work meeting will be updating the maps of the General Plan & planning the Open House.

## ATTACHMENTS

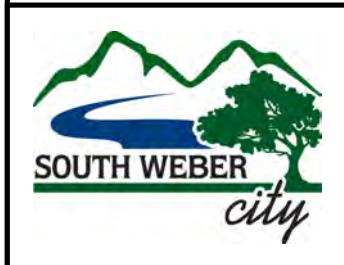
- Current Zoning Map (for reference)
- Projected Developable Area Map (for reference only)
- Projected Developable Area Map – Residential Moderate zoning applied
- DRAFT General Plan Map Updates
- Proposed R-MH zone, draft for discussion



**LEGEND**  
- - - SOUTH WEBER CITY BOUNDARY  
- - - LAYTON CITY BOUNDARY  
— CANAL / RIVER

**ZONING**  

A	(AGRICULTURAL ZONE)
A-10	(AGRICULTURAL-AIRCRAFT HAZARD ZONE)
B-C	(BUSINESS COMMERCE ZONE)
C	(COMMERCIAL ZONE)
C-H	(HIGHWAY-COMMERCIAL ZONE)
C-O	(COMMERCIAL OVERLAY ZONE)
C-R	(COMMERCIAL RECREATION ZONE)
L-I	(LIGHT INDUSTRIAL ZONE)
N-R	(NATURAL RESOURCE ZONE)
P-O	(PROFESSIONAL OFFICE ZONE)
R-H	(RESIDENTIAL HIGH DENSITY ZONE)
R-L	(RESIDENTIAL LOW DENSITY ZONE)
R-LM	(RESIDENTIAL LOW-MODERATE DENSITY ZONE)
R-M	(RESIDENTIAL MODERATE DENSITY ZONE)
T-1	(TRANSITIONAL LIGHT INDUSTRIAL ZONE)
///	DEVELOPMENT AGREEMENT



NOTES:

SCALE:  
1 in = 1,800 ft

DATE:  
1/16/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**

CONSULTING ENGINEERS

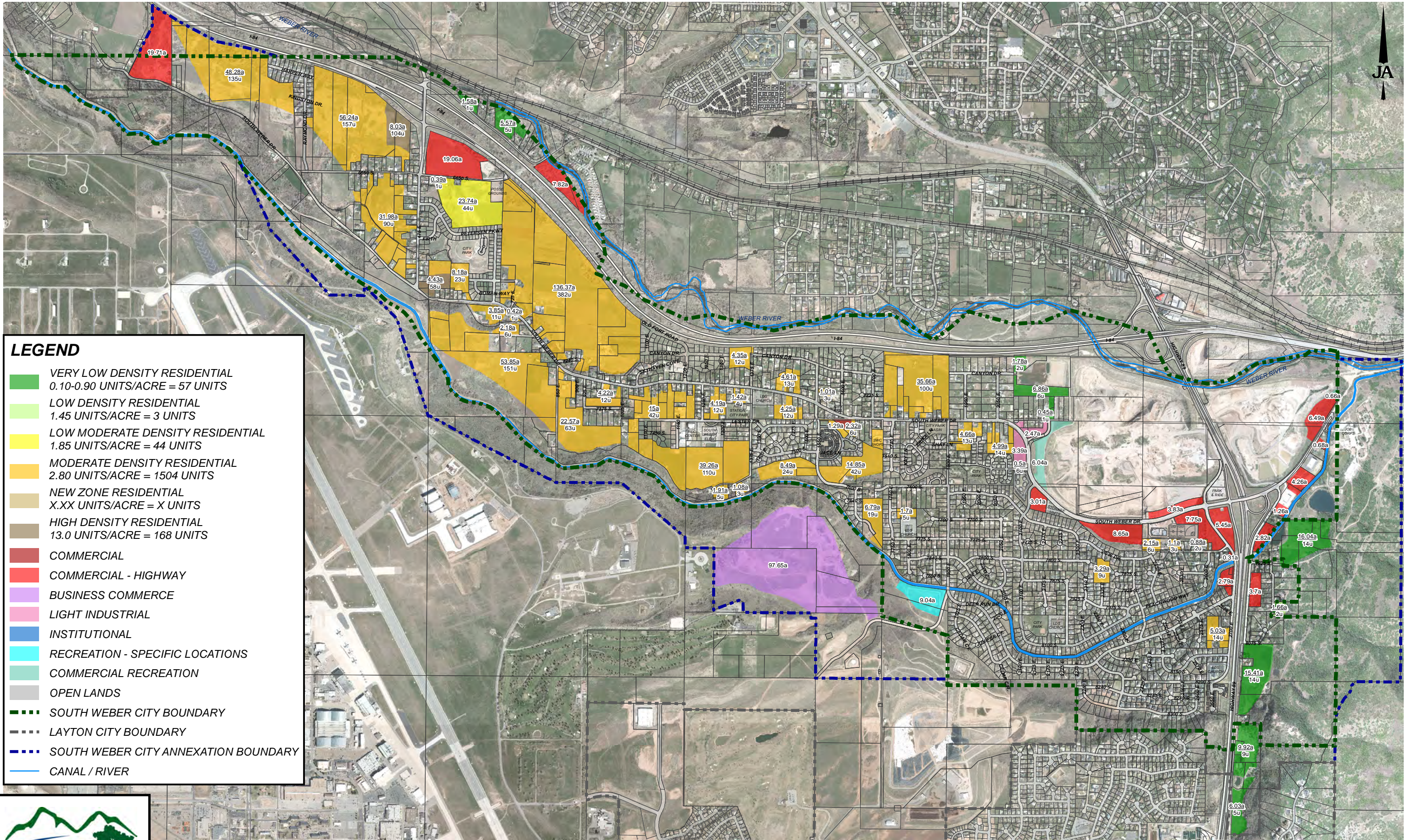
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**PLANNING AND ZONING**

**ZONING MAP**

SHEET:  
**A**  
OF 1 SHEETS  
0





**LEGEND**

VERY LOW DENSITY RESIDENTIAL  
0.10-0.90 UNITS/ACRE = 57 UNITS

LOW DENSITY RESIDENTIAL  
1.45 UNITS/ACRE = 3 UNITS

LOW MODERATE DENSITY RESIDENTIAL  
1.85 UNITS/ACRE = 44 UNITS

MODERATE DENSITY RESIDENTIAL  
2.80 UNITS/ACRE = 1504 UNITS

NEW ZONE RESIDENTIAL  
X.XX UNITS/ACRE = X UNITS

HIGH DENSITY RESIDENTIAL  
13.0 UNITS/ACRE = 168 UNITS

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

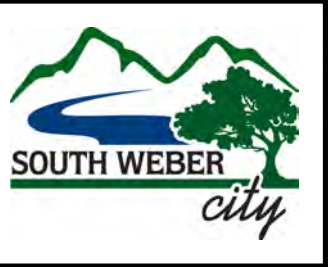
OPEN LANDS

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER



NOTES:

#a = # Acres

#u = # Units (Residential)

TOTAL FUTURE RESIDENTIAL UNITS = 1776

SCALE:

1 in = 1,800 ft

DATE:

03/06/2014

DESIGNED

BEB

DRAWN

BEB

CHECKED

BKJ

**JA**  
JONES &  
ASSOCIATES

CONSULTING ENGINEERS

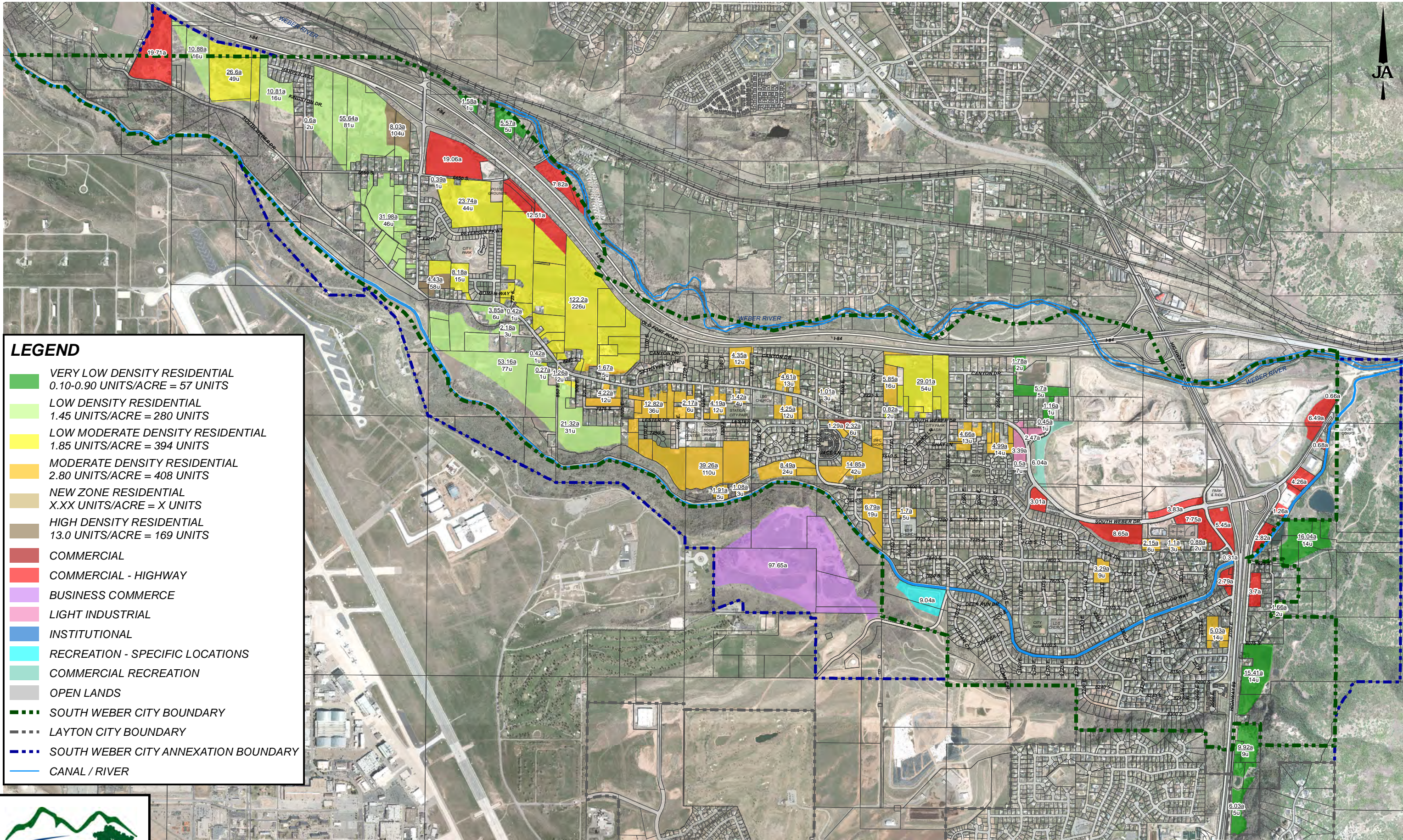
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SOUTH WEBER CITY CORPORATION

GENERAL PLAN

DEVELOPABLE GROUND MAP





**LEGEND**

VERY LOW DENSITY RESIDENTIAL  
0.10-0.90 UNITS/ACRE = 57 UNITS

LOW DENSITY RESIDENTIAL  
1.45 UNITS/ACRE = 280 UNITS

LOW MODERATE DENSITY RESIDENTIAL  
1.85 UNITS/ACRE = 394 UNITS

MODERATE DENSITY RESIDENTIAL  
2.80 UNITS/ACRE = 408 UNITS

NEW ZONE RESIDENTIAL  
X.XX UNITS/ACRE = X UNITS

HIGH DENSITY RESIDENTIAL  
13.0 UNITS/ACRE = 169 UNITS

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

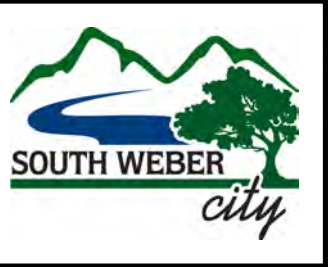
OPEN LANDS

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER



NOTES:

$\frac{\#a}{\#u} = \frac{\# \text{ Acres}}{\# \text{ Units (Residential)}}$

TOTAL FUTURE RESIDENTIAL UNITS = 1308

SCALE:  
1 in = 1,800 ft

DATE:  
02/10/2014

DESIGNED  
DRAWN  
CHECKED

BEB  
BEB  
BKJ

JA

JONES & ASSOCIATES

CONSULTING ENGINEERS

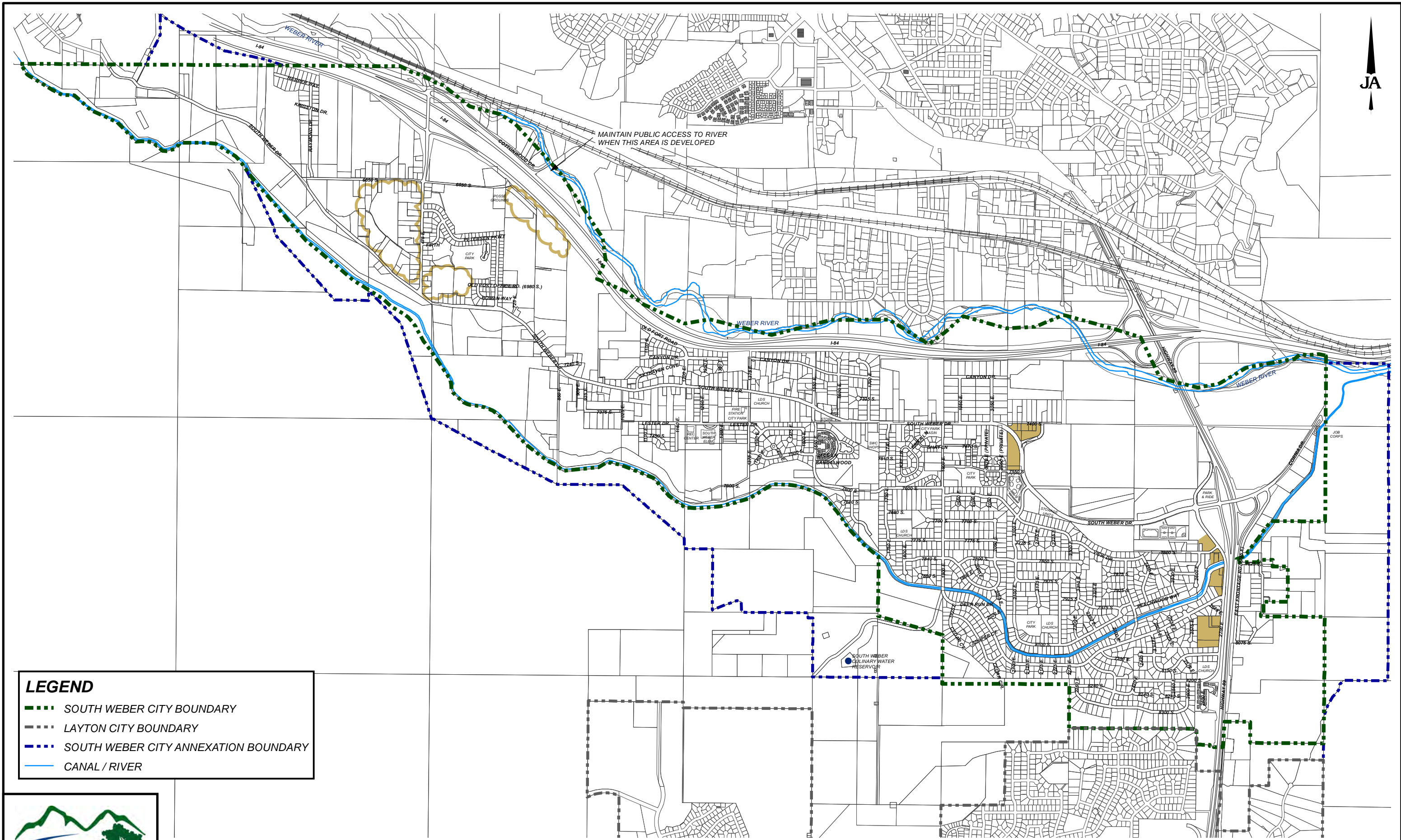
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SOUTH WEBER CITY CORPORATION

GENERAL PLAN

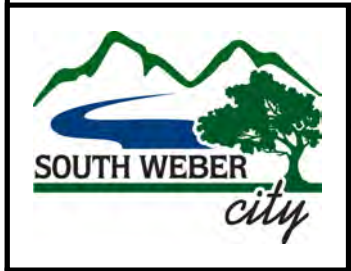
DEVELOPABLE GROUND MAP





**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER



NOTES:

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
2/14/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA** CONSULTING ENGINEERS  
**JONES & ASSOCIATES**

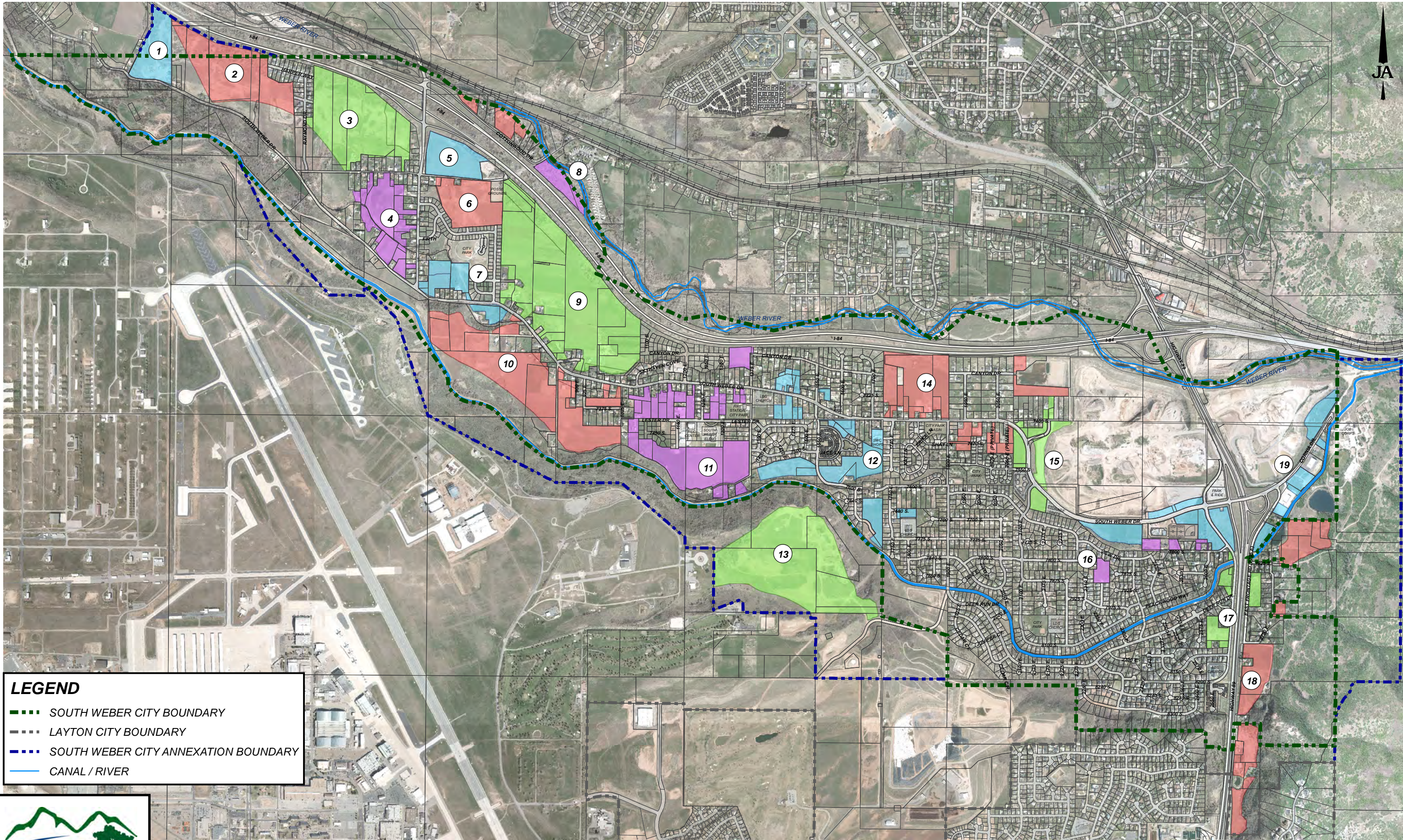
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South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**POTENTIAL AREA FOR NEW RESIDENTIAL ZONE**

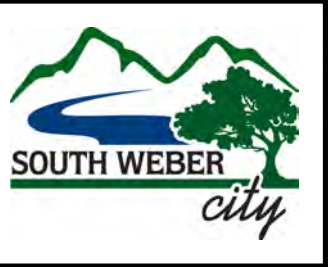
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**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER



NOTES:

SCALE:  
1 in = 1,800 ft

DATE:  
03/05/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**

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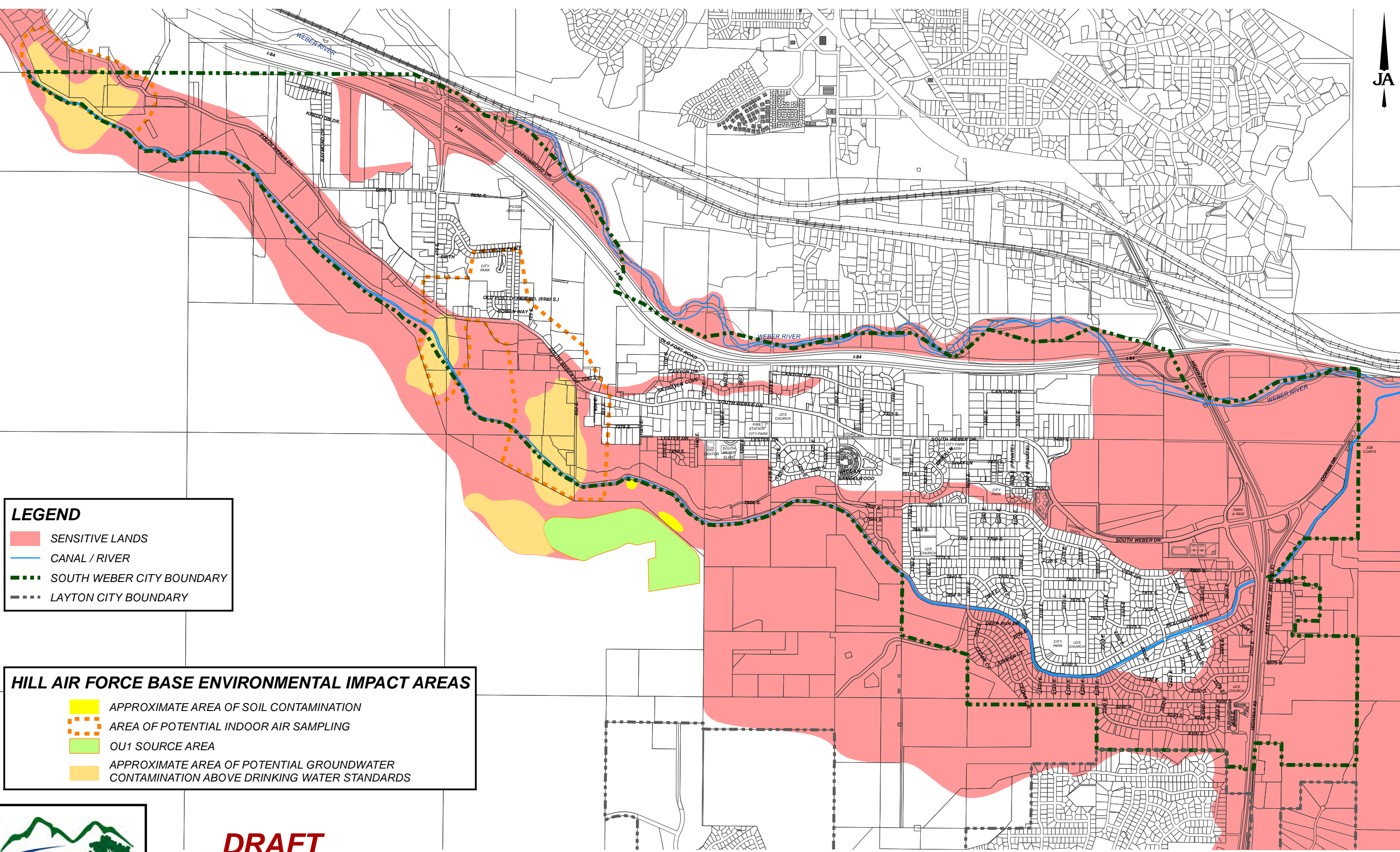
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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**DEVELOPABLE GROUND AREA MAP**

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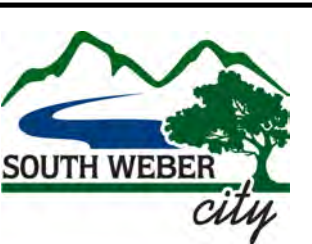


**LEGEND**

- SENSITIVE LANDS
- CANAL / RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY

**HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS**

- APPROXIMATE AREA OF SOIL CONTAMINATION
- AREA OF POTENTIAL INDOOR AIR SAMPLING
- OU1 SOURCE AREA
- APPROXIMATE AREA OF POTENTIAL GROUNDWATER CONTAMINATION ABOVE DRINKING WATER STANDARDS



**DRAFT**

NOTES: HAFB MAPPING INFORMATION PROVIDED FROM THE SOUTH WEBER GENERAL PLAN MAP #7 (TWO MAPS). REFER TO THESE MAPS FOR MORE DETAILED INFORMATION.

HAFB MAPS - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL IMPACT OPERABLE UNITS 1 AND 2

HAFB MAP - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL ADDITIONAL LAND STUDIES

SCALE:  
**1 in = 1,800 ft**

DATE:  
**2/10/2014**

DESIGNED BEB

DRAWN BEB

CHECKED BKJ

**JONES & ASSOCIATES**

CONSULTING ENGINEERS

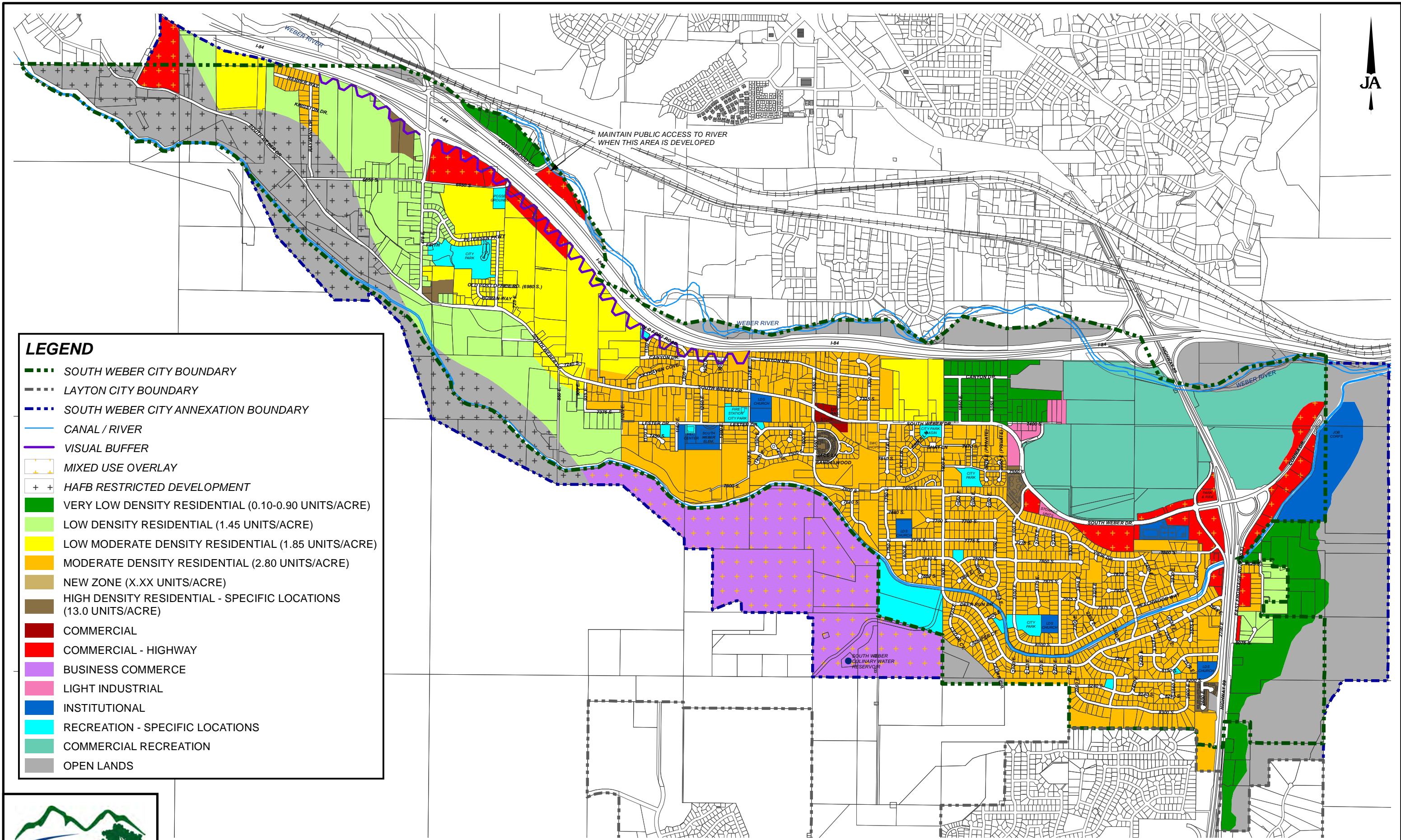
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**SOUTH WEBER CITY CORPORATION**

**GENERAL PLAN**

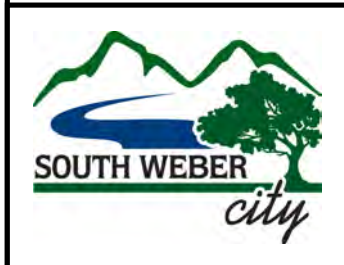
**SENSITIVE LANDS MAP**





**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- VISUAL BUFFER
- + + MIXED USE OVERLAY
- + + HAFB RESTRICTED DEVELOPMENT
- VERY LOW DENSITY RESIDENTIAL (0.10-0.90 UNITS/ACRE)
- LOW DENSITY RESIDENTIAL (1.45 UNITS/ACRE)
- LOW MODERATE DENSITY RESIDENTIAL (1.85 UNITS/ACRE)
- MODERATE DENSITY RESIDENTIAL (2.80 UNITS/ACRE)
- NEW ZONE (X.XX UNITS/ACRE)
- HIGH DENSITY RESIDENTIAL - SPECIFIC LOCATIONS (13.0 UNITS/ACRE)
- COMMERCIAL
- COMMERCIAL - HIGHWAY
- BUSINESS COMMERCE
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- RECREATION - SPECIFIC LOCATIONS
- COMMERCIAL RECREATION
- OPEN LANDS



NOTES:

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
05/22/2013

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**

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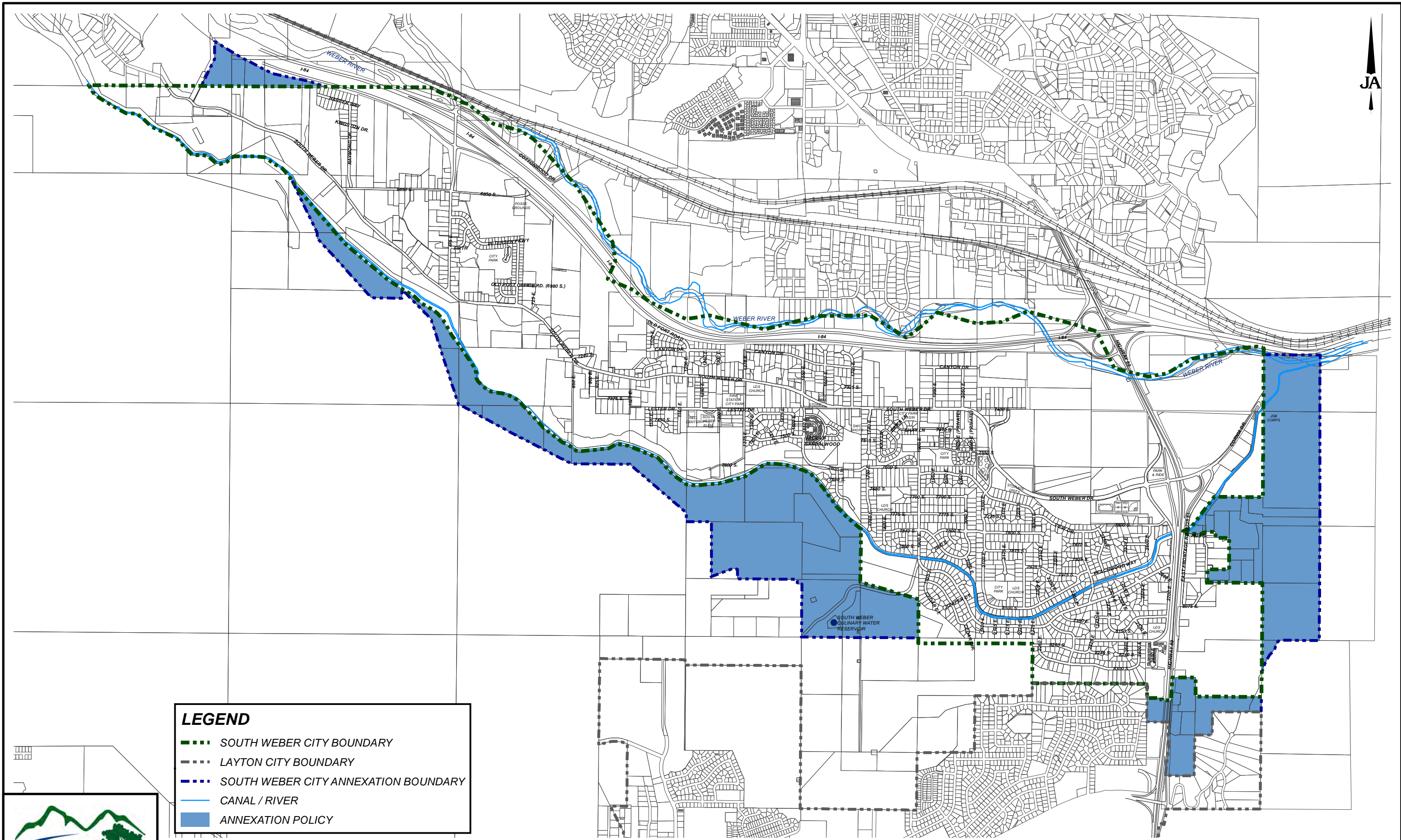
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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**PROJECTED LAND USE MAP**

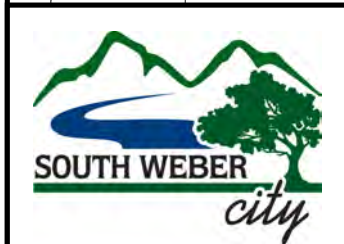
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**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- ANNEXATION POLICY



NOTES:

**DRAFT**

SCALE:  
1 in = 2,000 ft

DATE:  
2/18/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ



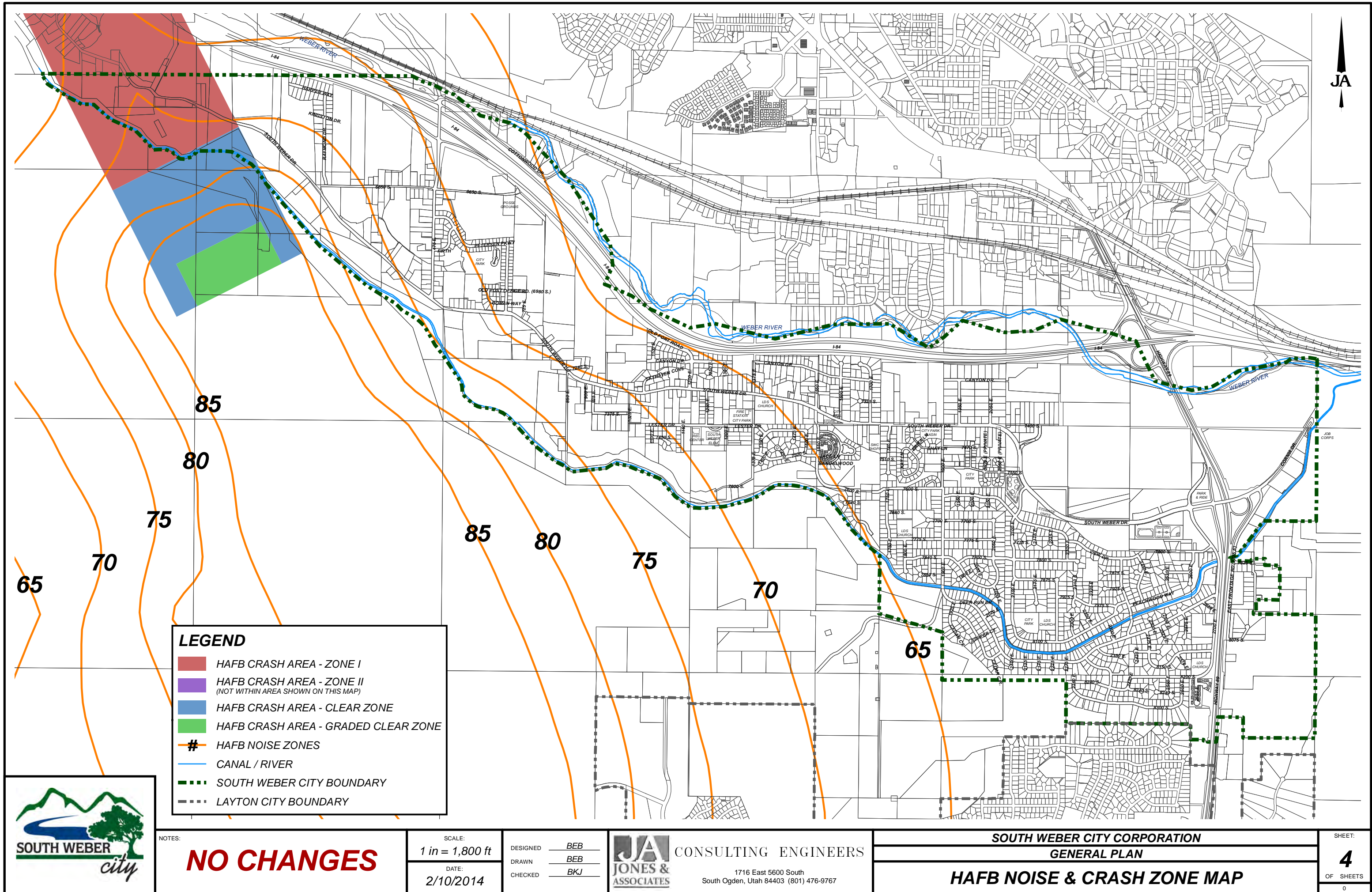
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SOUTH WEBER CITY CORPORATION	
GENERAL PLAN	
ANNEXATION MAP	

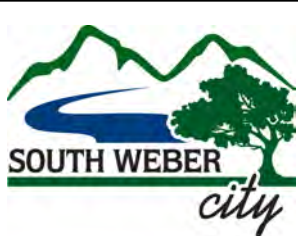
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**LEGEND**

- HAFB CRASH AREA - ZONE I
- HAFB CRASH AREA - ZONE II (NOT WITHIN AREA SHOWN ON THIS MAP)
- HAFB CRASH AREA - CLEAR ZONE
- HAFB CRASH AREA - GRADED CLEAR ZONE
- # HAFB NOISE ZONES
- CANAL / RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY



NOTES:  
**NO CHANGES**

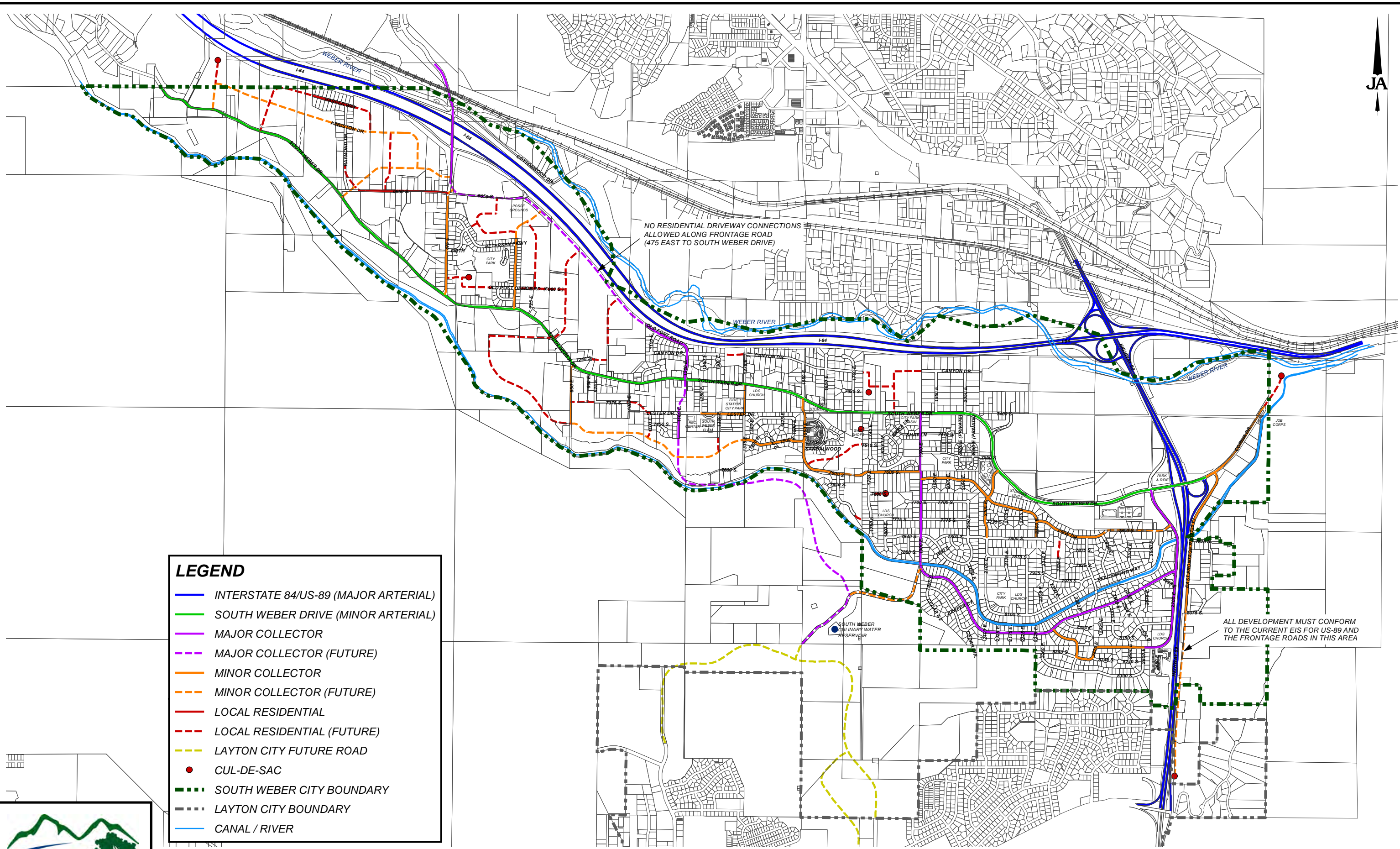
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DATE:  
2/10/2014

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CHECKED BKJ

**JA** CONSULTING ENGINEERS  
**JONES & ASSOCIATES**  
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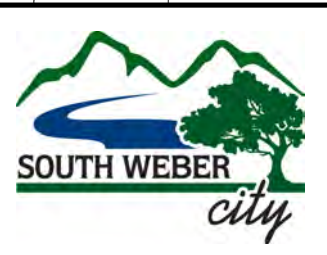
**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**  
**HAFB NOISE & CRASH ZONE MAP**





**LEGEND**

- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- SOUTH WEBER DRIVE (MINOR ARTERIAL)
- MAJOR COLLECTOR
- MAJOR COLLECTOR (FUTURE)
- MINOR COLLECTOR
- MINOR COLLECTOR (FUTURE)
- LOCAL RESIDENTIAL
- LOCAL RESIDENTIAL (FUTURE)
- LAYTON CITY FUTURE ROAD
- CUL-DE-SAC
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- CANAL / RIVER



NOTES:

**DRAFT**

SCALE:  
1 in = 2,000 ft  
DATE:  
02/10/2014

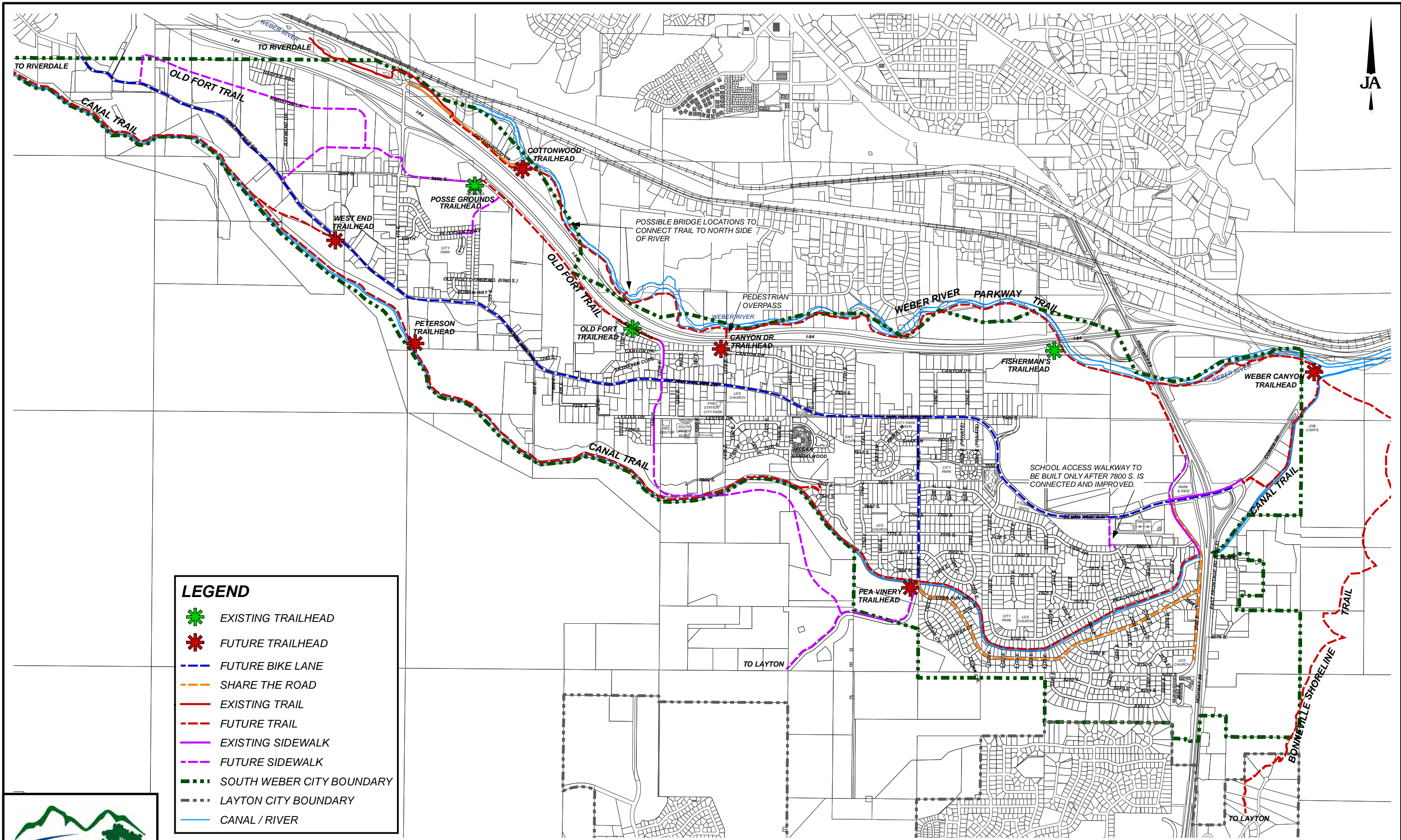
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**JONES & ASSOCIATES**  
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**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**  
**VEHICLE TRANSPORTATION MAP**

SHEET:  
**5**  
OF SHEETS  
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**LEGEND**

EXISTING TRAILHEAD

FUTURE TRAILHEAD

FUTURE BIKE LANE

SHARE THE ROAD

EXISTING TRAIL

FUTURE TRAIL

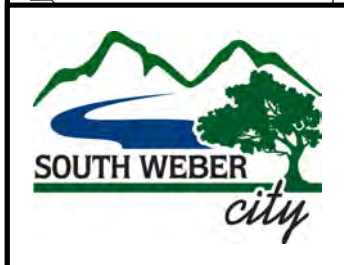
EXISTING SIDEWALK

FUTURE SIDEWALK

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

CANAL / RIVER



NOTES: THE PEDESTRIAN TRANSPORTATION PLAN IS NOT A COMPREHENSIVE SIDEWALK PLAN. ONLY SIDEWALK LINKS BETWEEN EXISTING OR FUTURE TRAILS ARE SHOWN ON THIS MAP.

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
02/10/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

CONSULTING ENGINEERS

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

**PEDESTRIAN TRANSPORTATION MAP**



# **ARTICLE X. RESIDENTIAL MODERATE HIGH DENSITY ZONE (R-MH)**

## **10-5X-1: PURPOSE:**

To provide for areas in appropriate locations where residential neighborhoods of moderately high density may be established, maintained and protected. The regulations of this zone are designed to promote an intensively developed residential environment in a one building per lot or condominium style of ownership suitable primarily for adult living. With proper controls that ensure the integrity of the zone, alternate forms of residential living ranging from single-family to four-family dwellings and necessary public services. (Ord. 2000-9, 7-11-2000; amd. Ord. 2001-4, 2-13-2001)

## **10-5X-2: ARCHITECTURAL SITE PLAN REVIEW:**

All dwellings which are designed to be occupied by three (3) or more families shall receive architectural site plan approval according to the requirements of [chapter 12](#) of this title. (Ord. 2000-9, 7-11-2000)

## **10-5X-3: PERMITTED USES:**

Accessory uses and buildings

Agriculture

Dwellings, one-, two-, three- and four-family

Home occupations, except preschools and daycare

Pets, the keeping of household pets (Ord. 2000-9, 7-11-2000)

## **10-5X-4: CONDITIONAL USES:**

Conditions for approval shall be determined by the planning commission or as otherwise provided in [chapter 7](#) of this title.

Church (temporary churches held in open areas, tents or in temporary structures excluded).

Daycare centers and preschools, whether held within residence or in a separate facility.



Excavations of over two hundred (200) cubic yards, as allowed by section [10-6-2](#) of this title.

Golf courses, public or privately owned, whether or not operated as a business.

Group homes.

Planned dwelling group.

Planned unit developments (PUDs).

Public buildings and public utility buildings and uses.

Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.

Schools, public or privately owned.

Temporary businesses only in public parks, church properties or other public properties as approved by the planning commission and not to exceed ninety (90) days in length.

Twin homes subject to regulations set forth in [chapter 7, article C](#) of this title. (Ord. 2000-9, 7-11-2000; amd. Ord. 2001-4, 2-13-2001; Ord. 01-24, 11-27-2001; Ord. 02-7, 5-28-2002)

## **10-5X-5: BUILDING LOT REQUIREMENTS:**

A. Density: There shall be no more than 6.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 6.0 dwelling units per acre.

B. Lot Area:

1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot, except for approved planned dwelling groups.
2. There shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in each lot on which a two-family, three-family or four-family dwelling is located. Where more than one residential structure is located on a single lot, there shall



be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in all residential buildings on the lot.

C. Lot Width: Each lot shall have a minimum width of sixty-five feet (65').

### **10-5X-6: LOCATION OF STRUCTURES:**

All buildings and structures shall be located as provided in [chapter 11](#) of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwellings	20 feet from all front lines	6 feet minimum for each side, except 20 feet minimum for side fronting on a street	10 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	20 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet	

(Ord. 2000-9, 7-11-2000)

### **10-5X-7: MAXIMUM STRUCTURE HEIGHT:**

Main, accessory and temporary buildings and structures are not to exceed thirty five feet (35'). (Ord. 2000-9, 7-11-2000)

### **10-5X-8: OFF STREET PARKING AND LOADING:**

The provisions of [chapter 8](#) of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use. (Ord. 2000-9, 7-11-2000)



### **10-5X-9: PERMITTED SIGNS<sup>1</sup>:**

Class 1 signs shall be permitted. For home occupations, class 2 signs will be allowed in addition to class 1 signs. For public and institutional uses as allowed by conditional use permit, class 3 signs will be allowed in addition to class 1 signs. (Ord. 2000-9, 7-11-2000; amd. Ord. 2001-4, 2-13-2001)

### **10-5X-10: SPECIAL CONDITIONS:**

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

A. Minimum And Maximum Area: The minimum area that may be zoned R-MH shall be two (2) acres and the maximum area which may be zoned R-H in any zone district shall be nine point five (9.5) acres.

B. Open Space: Multi-family dwellings shall provide usable functional open space for outdoor leisure in the following amounts:

1. Eight hundred (800) square feet per unit for one- and two-family dwellings;
2. Six hundred (600) square feet per unit for three- and four-family dwellings.

C. Outdoor Storage Space: Three-family, four-family and multi-family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit. (Ord. 2000-9, 7-11-2000)

### **10-5X-11: LANDSCAPING REQUIREMENTS:**

A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of [chapter 15](#) of this title. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Bufferyard Landscaping: Bufferyard A landscaping shall be required between the R-H zone and all lower density residential zones and shall meet the requirements of [chapter 15](#) of this title. (Ord. 2001-6, 2-27-2001)