

12.8 BUFFER YARDS

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear and/or side yards. Nothing in this section prevents the applicant's voluntary installation of buffer yards where they are not required. Buffer yard requirements apply to new construction and to any additions to a structure existing as of the effective date of this Code of 30% or more in square footage.

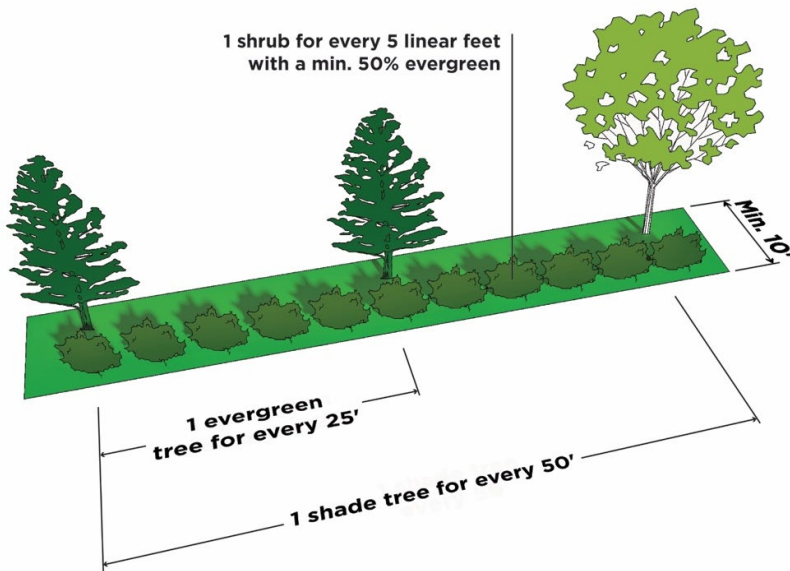
- A. Buffer yards may be located within required setbacks but must be reserved for the planting of material and installation of screening as required by this section. No parking, driveways, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer yard area.
- B. The two types of buffer yards are as follows:
 - 1. **Class A Buffer**
 - a. Minimum Width: Ten feet.
 - b. Minimum Required Shrubs: One shrub every five feet. A minimum of 50% of the shrubs must be evergreen.
 - c. Minimum Required Trees: One evergreen tree for every 25 feet and one shade tree for every 50 feet.
 - d. Planting locations may be varied, but the total number of trees must be no less than as required in this section.
 - e. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials may be used for the remaining area.
 - 2. **Class B Buffer**
 - a. Minimum Width: Twenty feet.
 - b. Minimum Required Shrubs: One shrub every three feet. A minimum of 50% of the shrubs must be evergreen.
 - c. Minimum Required Trees: One evergreen tree for every 20 feet and one shade tree for every 30 feet.
 - d. Planting locations may be varied, but the total number of trees must be no less than as required in this section.
 - e. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials may be used for the remaining area.
- C. Where the buffer yard incorporates a wall or solid fence, or a combination of such, the buffer yard width may be reduced by 30%.
- D. When a wall or solid fence is incorporated into a buffer yard, it must be a minimum of six feet up to a maximum of eight feet. When a wall or solid fence is combined with a berm, the combined height of the wall or solid fence and any berm cannot be less than six feet or exceed eight feet.
- E. Parking lots located on properties developed under a common or unified development plan and/or which have a shared access agreement are not required to provide the buffer yard screening area along common property lines where parking areas abut.

CITY OF KNOXVILLE ZONING ORDINANCE, CHAPTER 12 LANDSCAPING, SECTION 12.8 BUFFER YARDS

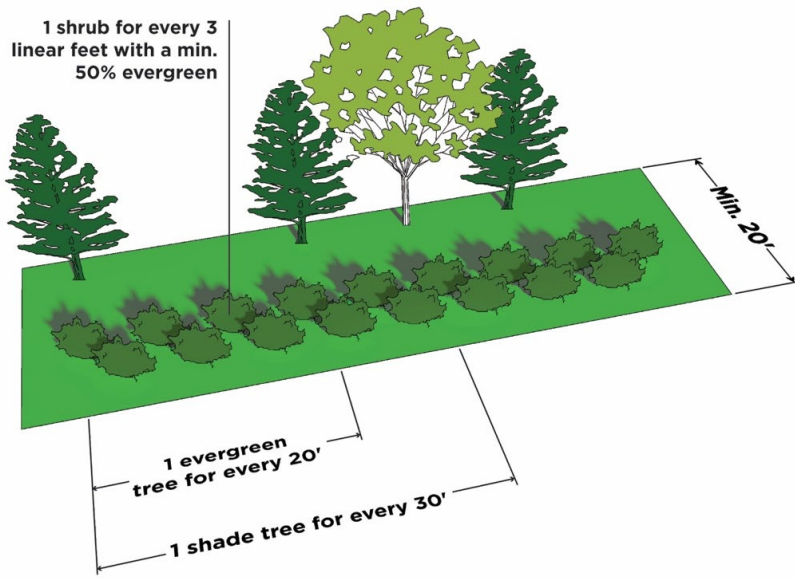
F. Buffer yards are required as described in Table 12-2: Buffer Yard Requirements:

Table 12-2: Buffer Yard Requirements	
Development	Buffer Yard Class
Nonresidential use located within residential district	Class A Buffer
Nonresidential district abuts a residential district	Class B Buffer
Parking lot of a multi-family dwelling abutting a RN-3, RN-2, RN-1 or EN residential district	Class A Buffer
Per use standards (Article 9)	As determined in the standards of Article 9

CLASS A BUFFER YARD



CLASS B BUFFER YARD



(Ord. No. O-88-2020 , § 1, 5-19-20)