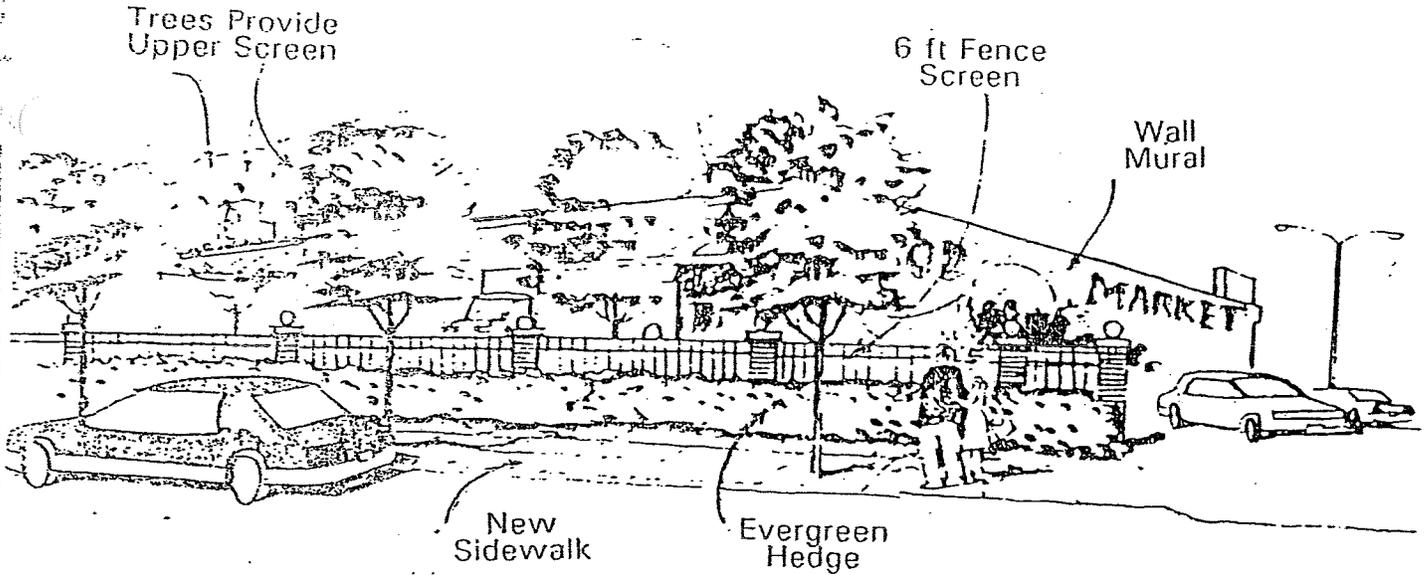
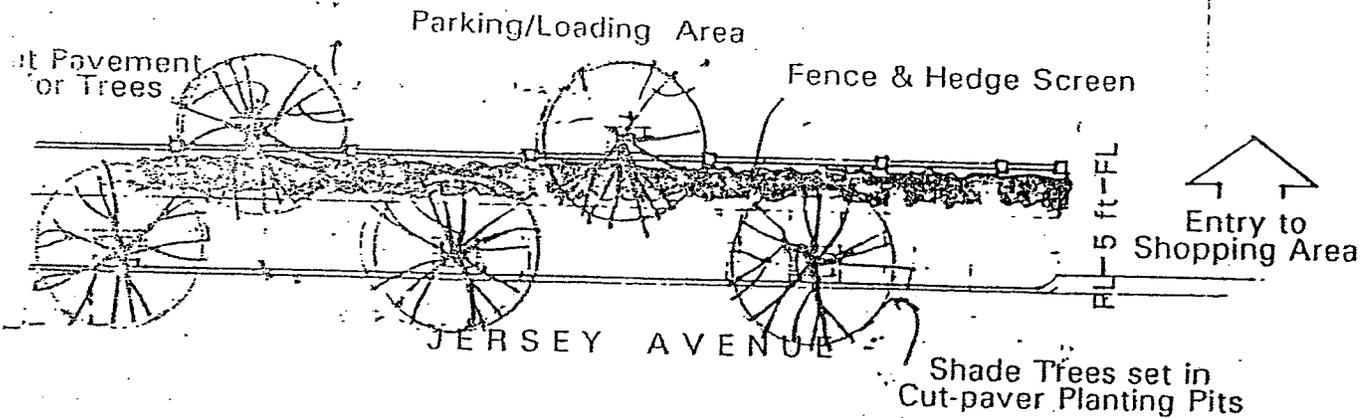


ELEVATION VIEW

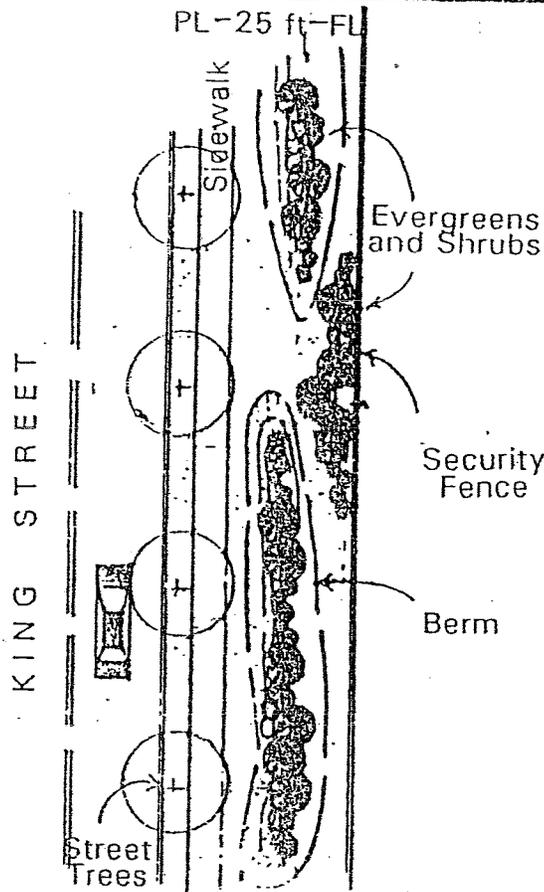


Not To Scale



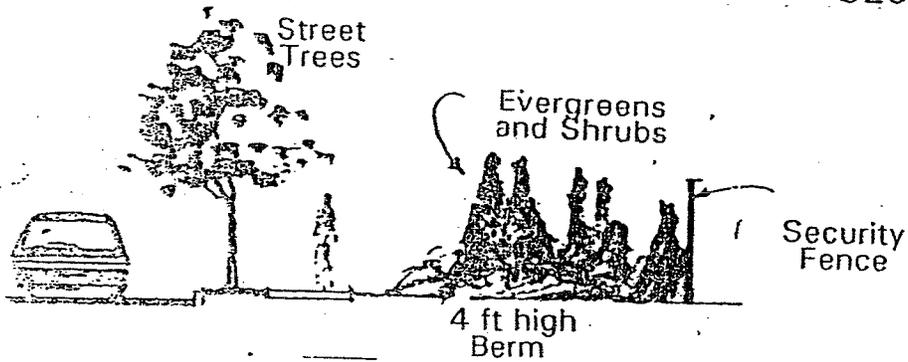
PLAN VIEW

Bufferyard Standards for
Rear and Side Yards of
Parking Lot-Commercial District



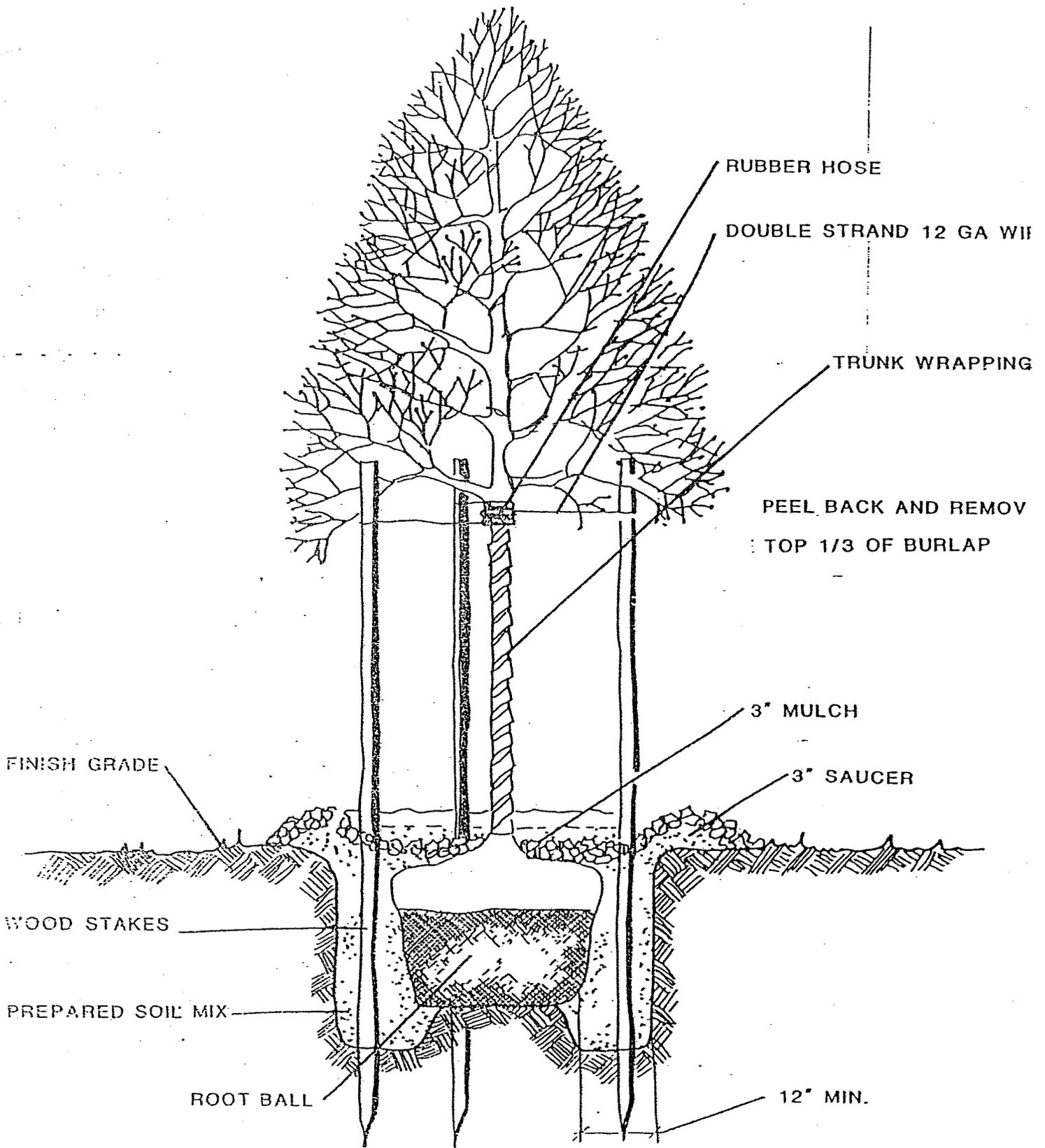
PLAN VIEW

Not To Scale



SECTION VIEW

Bufferyard Standards for
the Street Edge of
Port/Cargo Handling Area
(excluding container storage)



TREE PLANTING DETAIL

ARTICLE VI
NOTES

NOTE 1 - BUFFER LANDSCAPING REQUIREMENTS

1. **Purpose**

The following are the minimum required buffer areas between the following combinations of land uses. This, however, does not preclude the Planning Board from increasing or waiving these controls given the discovery of unique conditions.

2. **Key of materials listed on Table 6.1-1 as Buffer elements**

The following serves as a key to the buffer components presented on Table 6.1-1.

1. Typical details of buffers and fencing are enclosed as Section 3 as examples to be used by applicants in preparation of as Subdivision/Site plan.

a. Plant material/ vegetation:

- | | |
|----------------------|--|
| 1. Evergreen shrubs | 2-2.5 ft. at time of planting. |
| 2. Ornamental shrubs | 1.5-2 ft. at time of planting. |
| 3. Evergreen Trees | 6-8 ft. tall at time of planting. |
| 4. Canopy trees | 2.5-3 in. caliper, 12-15 ft. tall at time of planting. |

b. Fences

- C. Security fence
- D. Decorative/ornamental fence
- S. Solid wood fence

NOTE 1 - BUFFER LANDSCAPING REQUIREMENTS (Cont'd)

2. Buffer Requirements

TABLE 6.1-1
BUFFER YARD STANDARDS

USE	LOCATION	WIDTH	PLANT MAT'LS	FENCE HEIGHT	FENCE TYPE	COMMENT S
Neighborhood parking lot	Street edge	5 ft.	1,2	3 - 4 ft.	D	
Neighborhood parking lot	Side and rear yards	5 ft.	1,2	4 ft.	S	
Parking lot - commercial district	Street edge - Broadway or King Street	5 ft.	1,2	3-4 ft.	D	
Parking lot - commercial district	Street edge - Route 130	10 ft.	1,2,4			
Parking lot - commercial district	Rear and side yards	5 ft.	1	6 ft.	S	
Port/Cargo Handling excluding container storage area	Street edge	25 ft.	1,3,4	8 ft	C	Buffer area to include 4 ft. berm(s) in planting scheme
Port/Cargo Handling excluding container storage area	Side yard excluding another port/cargo handling facility	25 ft.	1,3,4	8 ft.	C or S	
Port/Cargo handling Container storage area	Street edge and side yard excluding another port/cargo handling facility	50 ft.	1,3,4	8 ft.	C	Buffer area to include 4 ft. berm(s) in planting scheme

KEY

Plant material/ vegetation:

1. Evergreen shrubs
2. Ornamental shrubs
3. Evergreen Trees
4. Canopy trees

Fences

- C. Security fence
- D. Decorative/ornamental fence
- S. Solid wood fence

NOTE 1 - BUFFER LANDSCAPING REQUIREMENTS (Cont'd)

TABLE 6.1-1 BUFFER YARD STANDARDS Page 2						
Industrial building	Street edge - facing industrial or commercial use	25 ft.	4			
Industrial building	Street edge facing a residential use or zone	25 ft	234			
Industrial Storage yard	Street edge facing an industrial or commercial use or zone	25 ft	134	8 ft.	C	
Industrial Storage yard	Street edge facing a residential use or zone	50 ft.	134	8 ft.	C	May be reduced to 25 ft. with 4 ft high landscaped berm(s)
Industrial Storage yard	Side or rear yard facing a residential use or zone	50 ft.	3	8 ft.	C	May be reduced to 25 ft. with 4 ft high landscaped berm(s)

KEY

Plant material/ vegetation:

1. Evergreen shrubs
2. Ornamental shrubs
3. Evergreen Trees
4. Canopy trees

Fences

- C. Security fence
- D. Decorative/ornamental fence
- S. Solid wood fence

NOTE 2 - DRIVE IN BANKS

1. Purpose

The purpose of this section is to establish performance standards for drive-in bank facilities as adjuncts to branch bank buildings.

2. Minimum Requirements

Minimum area and bulk requirements shall be as follows:

- a. Minimum lot size: forty thousand (40,000) square feet.
- b. Minimum lot width: one hundred fifty (150) feet.
- c. Maximum lot coverage:

- (1) By building: ten percent (10%) maximum coverage.
- (2) By impermeable surface other than building: Sixty percent (60%).

- d. Minimum building setbacks:

3. Land Use and Development

- a. Front yard: seventy-five (75) feet.
- b. Side yard, each: thirty (30) feet.
- c. Rear yard: thirty (30) feet.

Other regulations: minimum buffer requirements established in Note 1, Buffer Landscaping Requirements.

4. Parking and Circulation

- a. All drive-in bank facilities shall be designed in such a manner to accommodate generated traffic volume on-site for peak-hour traffic projections.
- b. Parking shall be provided as required in Note 9.
- c. Stacking shall be provided for six cars (132 ft) per window, which does not block circulation aisles or parking spaces. A full length bypass lane should be provided.