ELEVATION VIEW

Not To Scale

PLAN VIEW

Bufferyard Standards for Rear and Side Yards of Parking Lot-Commercial District
Bufferyard Standards for the Street Edge of Port/Cargo Handling Area (excluding container storage)
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. 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. Ornamental shrubs
      3. Evergreen Trees
      4. Canopy trees

      2-2.5 ft. at time of planting.
      1.5-2 ft. at time of planting.
      6-8 ft. tall at time of planting.
      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**

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

**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>
<thead>
<tr>
<th>TABLE 6.1-1</th>
<th>BUFFER YARD STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 2</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Industrial building</th>
<th>Street edge facing industrial or commercial use</th>
<th>25 ft.</th>
<th>4</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial building</td>
<td>Street edge facing a residential use or zone</td>
<td>25 ft</td>
<td>234</td>
<td></td>
</tr>
<tr>
<td>Industrial Storage yard</td>
<td>Street edge facing an industrial or commercial use or zone</td>
<td>25 ft</td>
<td>134</td>
<td>8 ft.</td>
</tr>
<tr>
<td>Industrial Storage yard</td>
<td>Street edge facing a residential use or zone</td>
<td>50 ft</td>
<td>134</td>
<td>8 ft.</td>
</tr>
<tr>
<td>Industrial Storage yard</td>
<td>Side or rear yard facing a residential use or zone</td>
<td>50 ft</td>
<td>3</td>
<td>8 ft.</td>
</tr>
</tbody>
</table>

**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.