

Proposed Amendments – Screening and Buffering



Screening and Buffering



Existing Screening and Buffering Requirement

- A common area is required wherever a residential lot would otherwise back or side to a street. The common area is determined by the right-of-way width of the public thoroughfare adjacent to the single family lot and whether the lots are backing or side the street.

Issue

- Single family residential townhome developments are now placing perimeter roads and alleys immediately adjacent to the public thoroughfare. The screening and buffering ordinance then becomes no longer applicable causing future unsightly views and lack of landscape beautification for the neighborhoods and City streets.

Screening and Buffering



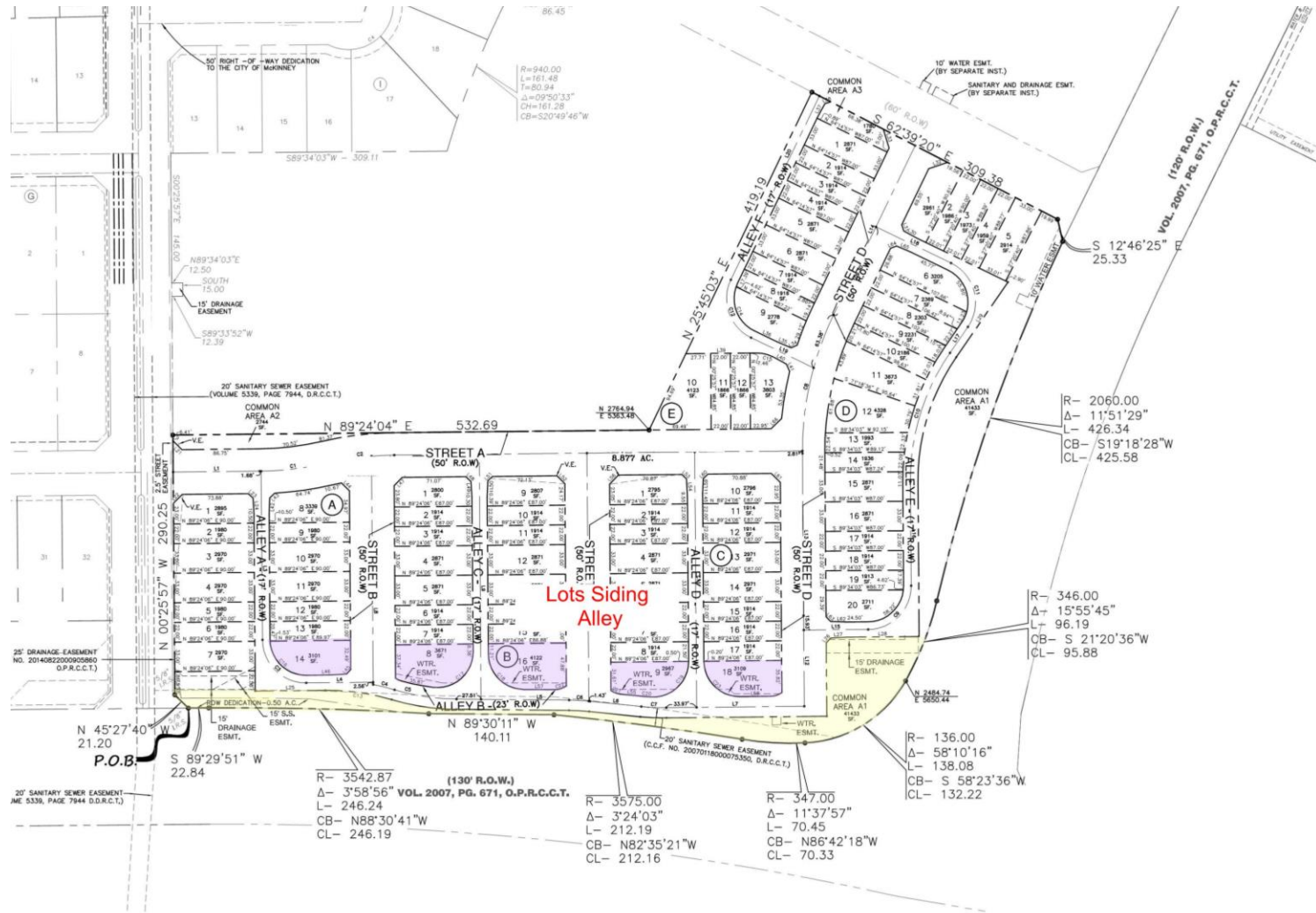
Ordinance Amendment

- Provision added that it is not necessary that the rear/or side of any residential lot physically touch or be immediately adjacent to the public thoroughfare in question for compliance. Simply that the rear and/or side of any such residential lot shall be screened and buffered if any part of portion of the rear/or side of such residential lot is visible from a nearby public thoroughfare.

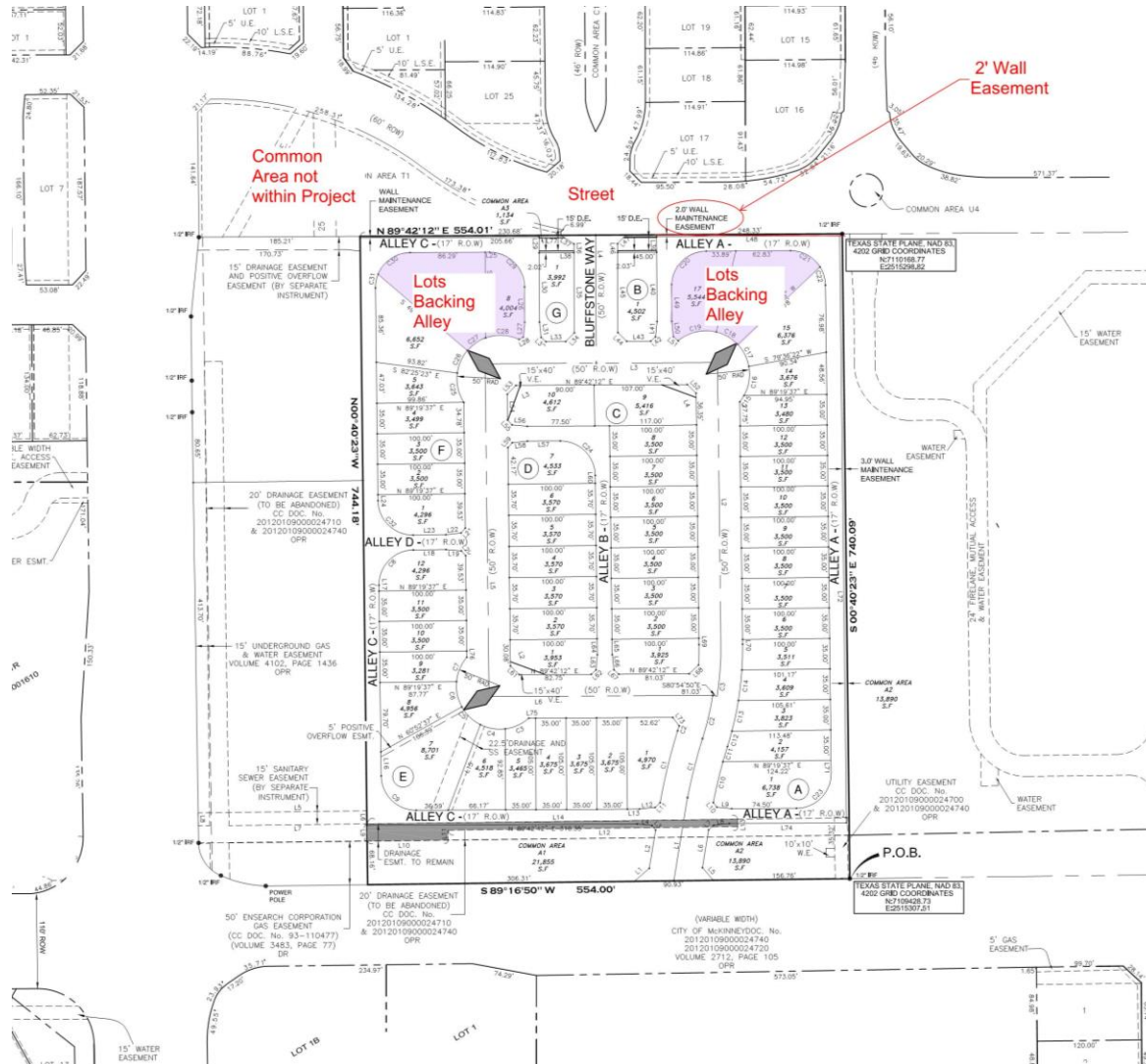
Exception

- If the portion of the residential lot is within an internal phase of the development that will be screened by future phases the lot or lots do not have to place screening and buffering.

Issue - Single Family Siding Alley



Issue - Single Family Backing to Alley



Lots Backing Alley without Screening and Buffering

- City of McKinney



- City of Richardson

