

Sec. 105.5. – Landscape Buffers.

A. Landscape buffer area requirements

- 1) All new development must comply with the landscape buffer requirements as provided for in this section.
- 2) Buffers required by this article shall be established and maintained by the property owner and or property/ homeowner association.
- 3) Buffers must be designed and developed in accordance with the requirements of the section and be perpetually maintained as passive, planted areas with trees, shrubs, flowers, grass, stone, rocks, and other landscaping materials.
- 4) Clearing of a required buffer is prohibited without prior authorization of the City and may only be carried out in emergency situations as determined by the Administrator.
- 5) Required buffers may not be used for buildings, parking/driving areas or contain any structure other than a fence or drainage improvement required by the City.
- 6) Vehicular access through a buffer is allowed provided it is perpendicular to the buffer only and is designed to cause the least amount of intrusion possible. Bike paths and greenways are excluded from these restrictions.
- 7) Buffers required in residential developments may not overlap with or be located within private residential lots but shall be delineated and maintained as common space by a property/homeowner association.
- 8) On a parcel-by-parcel basis, buffer areas are not required where vehicular interconnection has been provided between adjacent, similar uses. A determination of similar uses is left to the discretion of the Administrator.
- 9) A building setback may overlap a required buffer meaning that each is measured from the property line inward to the parcel. Setbacks are NOT measured from the back of the buffer line.
- 10) Flexibility of standards for historic preservation
 - a. For those properties located within the boundaries of the official Ball Ground National Register Historic District that have existing, “contributing” historic structures on them, the requirements of the Landscape Buffer Chart, except for those involving density, may be given flexibility in order to save and/or protect the historic, “contributing” structure and/or lot.
 - b. Staff may grant flexibility for these standards, but only after the applicant has properly and overwhelmingly demonstrated that the flexibility is necessary to protect and/or improve the historic structure and/or lot.
 - c. The applicant shall provide clear documentation by a registered/certified architect, registered/certified landscape architect, registered/certified historic preservationist, registered/certified engineer stating how development standard flexibility will accomplish the historic preservation.
 - d. Staff decisions can be appealed to the Board of Zoning Appeals or to the City Council.

B. Landscape buffer chart

BUFFER CHART		EXISTING, ADJACENT LAND USE							
		Single Family Residential	Multi-Family Residential	Religious, Recreation, Education	Commercial, Office and Institutional	Industrial	Mixed Use	Agricultural or Vacant**	Existing Street ROW***
PROPOSED LAND USE	Single-Family Residential*	None	A	B	C	D	A	None	B*
	Multi-Family Residential	A	None	A	B	D	B	C/B	B
	Religious, Recreation, Education	C	C	None	A	C	B	B/A	X
	Commercial, Office and Institutional	C	C	B	None	B	B	B/None	X
	Industrial	E	E	D	C	None	D	D/B	X
	Mixed Use	B	B	B	B	B	None	B/A	X

- **A-Type**
 - 10' depth, measured perpendicularly from the property line inward
 - Minimum 2 canopy trees of 4" caliper and 3 understory trees of 2" caliper per 100 linear feet.
- **B-Type**
 - 15' depth, measured perpendicularly from the property line inward
 - Minimum 3 canopy trees of 4" caliper, 5 understory trees of 2" caliper and 10 shrubs per 100 linear feet.
 - For residential developments of 10 units or more, a 4' tall traditional style fence (picket, etc.) must be installed on private property that is parallel to and behind the sidewalk. Gates shall be provided for units that face the street.
- **C-Type**
 - 20' depth, measured perpendicularly from the property line inward
 - Minimum 4 canopy trees of 4" caliper, 7 understory trees of 2" caliper and 10 shrubs per 100 linear feet.
 - Full wood stockade fence along property line
- **D-Type**
 - 50' depth, measured perpendicularly from the property line inward
 - Minimum 5 canopy trees of 4" caliper, 10 understory trees of 2" caliper and 15 shrubs per 100 linear feet.
 - Full wood stockade fence along property line
- **E-Type**
 - 100' in depth, measured perpendicularly from the property line inward
 - Minimum 5 canopy trees of 4" caliper, 10 evergreen/conifer trees, 10 understory trees of 2" caliper and 15 shrubs per 100 linear feet.
 - Masonry pier with full wood stockade fencing at least 6' in height along property line

- **X-Type**
 - Three, 4" caliper street trees per 100' of roadway frontage. All trees are to be in the public right-of-way between the sidewalk and back of curb

1. *Note: Single family, detached buffer standards only apply to new developments of 10 or more units.
2. ** Note: For buffers against adjacent agricultural or vacant properties, the first letter is for vacant properties with an exclusive residential zoning (R40, etc.); the second letter is for all other zoning (GC, etc.)
3. ***Note: This does not include Interstate 575
4. Buffers are not required for properties within the Central Business District (CBD) zoning district.
5. Buffers are not required between parcels that each utilize a shared driveway