

**20.251.070 Transition standards.**

A. Intent. Transition standards provide a buffer between residential uses in a residential land use district and commercial uses in mixed-use land use districts which permit development of higher intensity.

B. Applicability. Applies to all structures within the CMUDD that exceed the maximum building height of any adjacent residential land use district or contain non-residential uses within 150 feet of the adjacent residential land use district.

C. Standards.

1. Where side or rear property lines directly abut properties in a residential land use district, a 25 foot landscape buffer shall be provided for any facade facing the residential zone.

a. All landscaping shall comply with the applicable standards set forth in LUC 20.20.520. The provisions of 20.20.520] are applicable to this section.

b. All significant trees within 15 feet of the abutting property line shall be retained.

c. The buffer shall be planted with the following, and shall include at least 50 percent native species in the required plantings:

i. Evergreen and deciduous trees, of which no more than 40 percent can be deciduous. There shall be a minimum of 5 trees per 1,000 square feet of buffer area, which shall be a minimum of 10 feet high at planting, along with the evergreen shrubs and living groundcover as described in subsections C.1.c.ii and iii of this section to effectively buffer development from adjacent residential properties;

ii. Evergreen shrubs, a minimum 42 inches in height at planting, at a spacing no greater than 3 feet on center; and

iii. Living groundcover planted to cover the ground within three years.

d. Patios and other similar ground level features and trails may be incorporated into the buffer area, except that no more than 20 percent of the area may be used for such features. Patios shall not be located within 10 feet of the property line.

e. The required transition setback and landscaping shall extend at least 25 feet in all directions beyond any structure subject to this section.

2. If a structure greater than 80 feet in building height is within 50 feet of a property in a residential land use district, then a 15-foot stepback shall apply to the first full

building story above 80 feet in facade height for any facade facing the residential zone.