



Soldotna Buffer Landscape Standards

Municipal Code 17.10.335

Why is buffer landscaping required? Buffer landscaping separates and screens developments that otherwise may not be suitable next to each other, softening the impact of a higher intensity development.

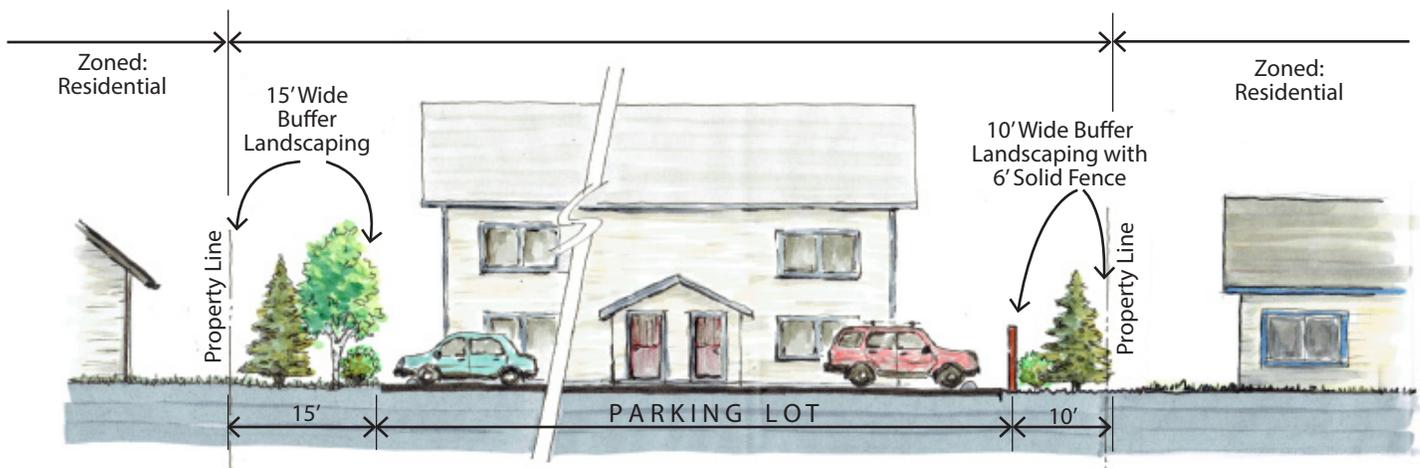
When is buffer landscaping required? This landscaping is required in four specific instances:

- 1) For parking lots adjacent to residential-zoned districts;
- 2) For multi-family housing of 4 units or larger, adjacent to residential-zoned districts;
- 3) For commercial and industrial uses adjacent to residential-zoned districts;
- 4) For all outdoor storage facilities, outside animal boarding/commercial kennels, and warehousing uses, regardless of the zoning district.

What is required in buffer landscaping? This landscaping type requires a planted bed along property lines adjacent to the residential district(s). For instance #4, above, a planted bed must be provided along all property lines. The beds must be 15 feet wide and contain both trees and shrubs.

Trees must be provided in at least two rows, planted in staggered formation to increase the buffering and screening of adjacent property. Trees must be at most 20 feet apart. A maximum of 50 percent of trees can be deciduous. All trees must meet the minimum tree standards (6 feet in height for evergreen trees; 1.5 inches in caliper for deciduous trees). Shrubs must be provided at a rate of 1 shrub for every 50 square feet in the landscape bed area.

Are there alternative options? With City approval, a 6 foot high ornamental, sight-obscuring fence may be allowed in place of five feet of the required bed width, and one row of required trees. The remaining landscaping must be provided outside the fence. Additionally, existing or native trees and vegetation may be retained to meet the requirements, with approval.



The above property has provided the required buffer landscaping. To the left side of the property, landscaping includes staggered rows of evergreen and deciduous trees, along with shrubs, in a 15 foot wide landscape area. To the right of the property, landscaping includes a 6 foot tall solid wooden fence, along with trees and shrubs in a 10 foot wide landscape area. These provided landscape features buffer residences from many of the elements found in higher intensity uses, such as increased light, noise, and dust.

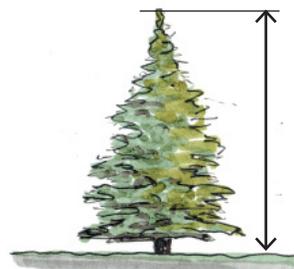


Buffer landscaping screens a multi-family development from surrounding single-family homes. A solid fence is used for part of the landscaping, to increase the parking area for the multi-family development

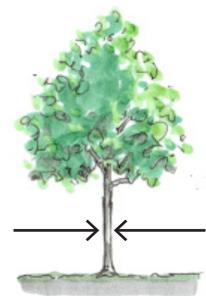
Minimum Tree & Shrub Standards for Buffer Landscaping

Trees in buffer landscaping must be at least 6 feet in height (for evergreen trees) or 1.5 inches in caliper (for deciduous trees) at the time of planting. Any native trees that are preserved must also meet these requirements to be given credit under the landscape code.

Shrubs must be at least 18 inches tall at the time of planting, and must be a variety that grows to at least 4 feet in height at maturity.



Measure Evergreen Trees by Height: 6 Ft. Minimum at Planting



Measure Deciduous Trees by Caliper: Minimum 1.5 Inches at Planting

Additional Resources:

- Read the City Landscape Code at soldotna.org/code (Section 17.10.335)
- Contact the Planning Department at 907-262-9107 or planning@soldotna.org