

City of Riverside

379 DEPOT STREET • RIVERSIDE, ALABAMA • 205.338.7692

ORDINANCE 2019-0402 BUFFER ZONING ORDINANCE

This ordinance recognizes the importance of the **preservation, renewal and maintenance of the city's landscape in order to provide a higher quality of life for its citizens.**

Buffered landscaping aids in preventing soil erosion, siltation of streams and reservoirs and flood damage and is essential in preventing air and noise pollution, as well as preserving and improving community character by encouraging aesthetically pleasing sustainable design practices. The focus is to protect the public health, safety and welfare by modifying incompatibility of non-compatible land uses through the establishment of buffers.

BE IT ORDAINED BY THE CITY COUNCIL OF RIVERSIDE, ALABAMA, AS FOLLOWS:

SECTION ONE: The City Council Amends Section 57.05 of the Zoning Ordinances of the City of Riverside from:

“§ 57.05. Fences, Walls, and Hedges.

Fences, walls, and hedges that are substantially opaque may not exceed thirty inches (30”) in height within a required front yard, subject to the traffic visibility provisions of “§ 57.02”.

SECTION TWO: The City Council Amends Section 57.05 of the Zoning Ordinances of the City of Riverside to:

“§ 57.05. Fences, Walls, and Hedges.

In Residential Zones - Fences, walls, and hedges that are substantially opaque may not exceed thirty inches (30”) in height within a required front yard, subject to the traffic visibility provisions of “§ 57.02”.

In Commercial, Industrial & Manufacturing Zones - If any commercial, industrial or manufacturing property use abuts or is adjacent to a residentially zoned parcel of property (including those directly across a public right-of-way), an opaque buffer zone of 10’ is required along the property’s highest point. This buffer zone shall be in the form of an approved fence or of a natural or landscaped state.”

SECTION THREE: Addition of Definitions to § 23.00

- **23.00.25.5 Buffer.** An area of land, including landscaping, berms, walls, fences and building setbacks, or any combination thereof, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on a residential or vacant parcel.

SECTION FOUR: This ordinance shall apply to all land located within the Corporate Limits of the City of Riverside, Alabama as well as land to be annexed if developed prior to annexation. The

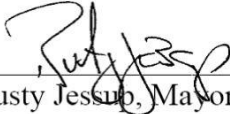
provisions of this ordinance shall apply to all new construction, redevelopment, or change of use for any multifamily residential, commercial, or industrial use and shall become applicable to any property for which any land development permit is required. The requirements shall remain applicable at all times once land has become subject to these provisions.

SECTION FIVE: Should any section or provision of this ordinance be held invalid, such holding shall not affect the validity of any other section or provision hereof, which is not of itself invalid and shall remain in full force.

SECTION SIX: All ordinances or parts of ordinances, or resolutions inconsistent with any portion of the foregoing ordinance are hereby declared invalid, and are repealed.

SECTION SEVEN: This Ordinance shall become effective when adopted and published as required by law.

ADOPTED this 16th day of April, 2019.



Rusty Jessup, Mayor

ATTEST: 

Candace Smith, City Clerk