



**Planning and Zoning Commission Report  
Amendments to the City of Sequin Unified Development Code,  
Section 5.2.6 Buffer Yards**

Helena Schaefer, Senior Planner presented the proposed amendments to the UDC Section 5.2.6 Buffer Yards pertaining to multi-family buffering. The intent of the amendments is to clarify the requirements of a buffer yard when a multi-family development is adjacent to properties zoned for single-family use. She started with the history of the requirement in 2018, when the Planning Department introduced the requirement of providing privacy for the single-family use through distance (buffer based on the buildings' height) and a vegetative barrier (row of shade trees). Initially the amendment was created for a multi-family layout where the buildings were placed along the exterior of the property, but not when the off-street parking was located along the exterior of the property. The original intent of this requirement was to have an open space with a row of trees and nothing else placed within that area. To clarify the requirements, staff is proposing the following amendments to the existing ordinance: "A single row of shade canopy trees with a minimum four-inch caliper shall be planted every twenty feet from each other and shall be planted equal distance between the multi-family structure and the shared property line of the adjacent single-family development." Another column was added to the existing table to address any other components placed in the buffer. She explained that this was included as the two apartment complexes placed their off-street parking within the buffer. Staff is proposing that off-street parking can be allowed in the buffer, but not up to the property line. She further explained staff's proposal that off-street parking be allowed up to the row of shade canopy trees.

The Commission asked a series of questions on the clarification of the row of trees, allowing the off-street parking in the buffer space, masonry walls, accessory structures (such as enclosed garages), and amenity centers.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

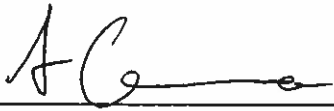
The Commission further discussed the row of trees and allowing the off-street parking to be placed right up to it. Concerns about protecting the roots of these trees and providing space for adequate growth were voiced. Commissioner Felty suggested that the off-street parking be kept 10 feet away from the row of shade canopy trees regardless of the width of the buffer. He further stated that no structures shall be placed between the row of trees and the property line of the adjacent single-family residential zoned property.

After consideration of the staff report and all information given regarding the proposed amendments to Section 5.2.6 Buffer Yards, Commissioner Felty moved that the Planning and Zoning Commission recommend approval of the amendments to the UDC, Section 5.2.6 Buffer Yard with the addition that any off-street parking spaces in the multi-family buffer space be 10 ft from the required row of canopy trees. Commissioner Jones seconded the motion. The following vote was recorded:

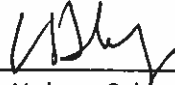
**RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 5.2.6 BUFFER YARDS**

**MOTION PASSED**

**6-0-0**

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Armando Guerrero, Planner

A handwritten signature in black ink, appearing to be 'H Schaefer'.

ATTEST: Helena Schaefer, Senior Planner