

Article 6. Special and Overlay Districts

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Sec. 6.2. Planned Industrial Park (PIP)

6.2.1. Intent

A. The Planned Industrial Park (PIP) District is established to provide for comprehensively planned industrial parks containing a coordinated mixture of light and heavy industrial uses.

1. Provide locations for employment generating industrial development;
2. Allow a range of industrial uses within a coordinated development framework;
3. Encourage the efficient use of existing and planned transportation, utility, and public infrastructure;
4. Provide appropriate separation and transition between industrial uses and surrounding residential, agricultural, commercial, and other non-industrial uses;
5. Minimize adverse impacts associated with industrial development, including noise, vibration, odor, dust and lighting, truck traffic, outdoor storage, and other potentially incompatible activities;
6. Provide flexibility in the location and intensity of industrial uses while maintaining appropriate standards to protect surrounding properties.

6.2.2. Applicability

- A.** The PIP District shall be established through rezoning of property to the PIP zoning district.
- B.** Development within the PIP District shall be governed by an approved Concept Plan, narrative, and associated zoning conditions, as approved by the Board of Commissioners in connection with the

rezoning, and any subsequent modification shall comply with the amendment procedures established in this Section.

- C.** A PIP development may contain one or more lots, buildings, tenants, or industrial uses, provided that all development complies with the approved governing documents and this Section.
- D.** Where the provisions of this Section conflict with another provision of this UDC, the more restrictive provision shall apply unless otherwise specifically provided.

6.2.3. Established Restrictions

- A.** Each Planned Industrial Park (PIP) District shall be governed by a declaration of restrictions establishing shared standards for the development, use, appearance, and maintenance of the property. The applicant shall submit the proposed restrictions with the PIP Concept Plan for County review. The restrictions shall be consistent with the UDC, zoning conditions, and approved Concept Plan. The declaration of restrictions shall be recorded in the Hall County real property records, in a form consistent with the approved Concept Plan and associated zoning conditions, prior to approval of the first final subdivision plat or issuance of the first development permit, whichever occurs first.
- B.** The restrictions shall address, as applicable, permitted site and building standards; common lots and shared access; parking and loading; exterior appearance; screening and landscaping; signage and lighting; utilities and drainage; construction impacts; restoration; and the ownership, maintenance, repair, and

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replacement of common areas and improvements.

C. Any amendment that affects required access, common improvements, buffers, design standards, or maintenance obligations shall be handled as provided in the restrictions and applicable UDC procedures. County approval of a PIP or Concept Plan does not replace required permits or approvals.

D. Restrictions may establish standards that are more specific than the UDC where lawful, but shall not waive or conflict with the UDC unless the UDC expressly authorizes a PIP-specific standard or deviation approved through the required process. Private restrictions/covenants do not transfer County maintenance responsibilities or create County enforcement duties unless expressly accepted by the County.

6.2.4. Concept Plan Requirements

A. Prior to approval of any development within the PIP District, the applicant shall submit a Planned Industrial Park concept plan.

B. The Concept Plan shall identify, at a minimum;

1. Property boundaries;
2. Proposed lot configuration;
3. Proposed land uses;
4. Industrial intensity areas;
5. Internal streets and access points;
6. Truck circulation routes;
7. Buffers and landscaping;
8. Open space;
9. Stormwater Management facilities

10. Existing and proposed utilities

11. Emergency access;

12. Proposed phasing;

13. Significant natural resources and areas proposed for preservation;

14. Any proposed deviations from the standards of this Section.

6.2.5. Development Standards

A. Purpose and Intent.

1. The Planned Industrial Park (PIP) District is intended to promote high-quality, comprehensively planned industrial development that establishes a unified architectural character, attractive public-facing site design, and a professionally maintained development environment. Development shall be designed to attract high-quality industrial employers and investment while protecting property values and compatibility with surrounding uses.

B. Architectural Standards.

1. Buildings shall incorporate coordinated architectural design, durable exterior materials, consistent design elements, and appropriate façade articulation. Buildings visible from public roadways shall provide enhanced architectural treatment. Unfinished or visibly deteriorated exterior materials, excessive blank wall areas, and unscreened service or mechanical equipment shall be prohibited where inconsistent with the approved design standards.
2. Exterior Facades shall be regulated by the following standards:
 - a. The exterior construction of all buildings shall be either brick, brick

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and glass, pre-cast or tilt-wall concrete panels, stone, stucco and/or painted/stained concrete, excluding expansion walls, windows, door trim, canopies, and architectural accents.

b. Except as specifically provided herein, the exterior facade and appearance of any expansion or addition to any existing building shall be consistent with the color, texture, and materials of the original building.

c. There shall be no “expansion walls” in the front yard of any Lot. Otherwise, expansion walls shall (i) be constructed of concrete block and painted to match any surrounding brick, (ii) consist of pre-cast or tilt-wall concrete panels matching any surrounding permanent walls, or (iii) consist of insulated metal wall panels or pre-finished metal panel cladding, so long as such panels and walls are complementary or similar color to the color of the exterior walls of the building.

d. If any wall exceeds one hundred (100) feet in length or twenty (20) feet in height, the pattern of the brick or concrete construction shall be varied to provide visual relief.

e. All down-spouts and gravel stops shall be pre-finished metal and shall be painted a color complementary to the wall color.

f. No building shall have any appendages (i.e., exhaust fans, vents, etc.) visible from front yard

C. Site Design and Appearance.

1. Parking, loading docks, truck courts, mechanical equipment, dumpsters,

utility facilities, and outdoor storage shall be located and screened to minimize their visibility from public roadways and adjacent properties. Buildings and site improvements shall be arranged to create an orderly, cohesive development. Landscaping, entrance features, signage, lighting, and other site improvements shall be coordinated throughout the industrial park.

D. Landscaping and Common Areas.

1. The Concept Plan shall identify required perimeter landscaping, internal landscaping, open space, entry features, pedestrian areas where appropriate, and common areas. Common areas and shared improvements shall be maintained in a clean, safe, and orderly condition. Required landscaping shall be maintained and replaced when dead, diseased, damaged, or removed.

E. Development Review and Exterior Changes.

1. No building or site improvement shall be constructed, and no substantial exterior alteration shall be made, except in accordance with the approved Concept Plan and applicable County requirements. Minor modifications may be approved administratively when consistent with the approved plan and when they do not materially reduce design quality, landscaping, screening, or compatibility with surrounding properties.

F. Property Maintenance.

1. All lots, buildings, parking areas, landscaped areas, and outdoor storage areas shall be maintained in a manner that preserves the appearance and operational quality of the industrial

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park. Accumulation of debris, neglected landscaping, deteriorated screening, and the unapproved storage of materials outside designated areas shall be prohibited.

G. Owners Association and Private Covenants.

1. The developer shall establish, or provide for the establishment of, a property owners association or equivalent legally enforceable private maintenance mechanism responsible for common areas and shared improvements, where applicable. Recorded covenants may establish additional architectural, maintenance, and property-use restrictions; however, such covenants shall not replace compliance with this UDC, the approved Concept Plan, or other applicable County requirements.

H. Continuing Compliance.

1. All subsequent development, subdivision, and site improvements within the PIP District shall comply with the approved Concept Plan and the standards of this Section. Amendments that materially alter the approved development character, building placement, screening, or common areas shall be reviewed in accordance with the applicable Concept Plan amendment procedures.

6.2.6. Industrial Intensity Areas

A PIP development may contain one or more of the following Industrial Intensity Areas as identified on the approved Concept Plan:

A. PIP-A. Limited Industrial

1. These areas are intended for lower-impact industrial and employment uses and should generally be located adjacent to public roads, commercial

development, residential areas, or other non-industrial uses.

B. PIP-B. General Industrial

1. These areas are intended for general industrial, manufacturing, warehousing, distribution, and similar uses having moderate operational impacts.

C. PIP-C. Intensive Industrial

1. These areas are intended for higher-intensity industrial uses and shall generally be located within the interior portion of the industrial park and separated from residential and other sensitive uses.

6.2.7. Permitted Uses

A. PIP-A Uses

1. All Craft manufacturing; All Research and Development; All Warehouse and Distribution; All Wholesale; Light Manufacturing; Minor Data Center; Other uses as determined by the Director of Planning and Zoning; Storage Lots may be permitted as accessory use, as determined by the Director of Planning and Zoning, when Complimentary to the principal use.

B. PIP-B Uses

1. All Craft manufacturing; All Research and Development; All Warehouse and Distribution; All Wholesale; Light Manufacturing; Medium Data Centers; Minor Data Center; Other uses substantially similar in character and intensity to the uses permitted in PIP-B, as determined by the Director of Planning and Zoning; Storage Lots may be permitted as accessory use, as determined by the Director of Planning and Zoning, when Complimentary to the principal use.

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C. PIP-C Uses

1. All Craft manufacturing; All Research and Development; All Warehouse and Distribution; All Wholesale; Assembly; Brewery, winery, distillery; Cryptocurrency Data Center/Mining Facility; Data Center Campus; Food Processing (no protein); Laboratory; Light Manufacturing; Major Data Center; Micro-brewery; Micro-distillery; Minor Data Center; Storage Lots may be permitted as accessory use, as determined by the Director of Planning and Zoning, when Complimentary to the principal use.

6.2.8. High-Impact Industrial Uses

A. A use identified as a High-Impact Industrial Use shall be permitted only within a PIP-C area.

B. High-impact industrial uses shall be located so that the use is separated from residentially zoned property by a minimum distance of 300 feet, measured from the industrial use to the closest property line of the residentially zoned property.

C. Loading docks, truck courts, outdoor storage, and similar high-activity areas associated with a High-Impact Industrial Use shall be located away from adjacent residential property and screened from public view.

6.2.9. Location and site Design PIP-C**A. Interior Locations:**

1. Data Centers located within a PIP-C area shall be located toward the interior of the Planned Industrial Park and shall not be located directly along a public roadway where a non-data center use can reasonably be located

between the data center and the roadway.

B. Non-Data Center Use

1. Non-data center uses shall be located between data center facilities and roadways, property zoned for residential use, and property zoned for agricultural use. The non-data center uses shall be arranged and located to provide continuous screening and separation between the data center facility and the applicable roadway or adjoining residential or agricultural property.
2. The required non-data center uses shall substantially extend along the full width of the data center facility frontage or interface with the roadway, residential property or agricultural property. A limited or isolated non-data center structure shall not satisfy this requirement where substantial portions of the data center facility would remain directly visible from or adjacent to the roadway, residential property, or agricultural property.
3. The Director may require the arrangement, size, and extent of non-data center uses necessary to ensure that the intent of this provision is met based on the scale and configuration of the proposed data center facility.

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6.2.10. Existing Vegetation

- A. Existing mature vegetation within required buffers shall be preserved to the maximum extent possible.

6.2.11. Truck Circulation and Loading

- A. All PIP developments shall provide an approved Truck Circulation Plan.
- B. Truck circulation shall occur on internal private streets or approved public streets designed to accommodate anticipated truck traffic.
- C. Truck loading and unloading areas shall be located internal to the development and shall be screened from adjacent residential and agricultural properties.
- D. Truck queuing or staging within a public right-of-way is prohibited.
- E. Where practicable, truck access shall be separated from employee and visitor access.

6.2.12. Outdoor Storage

- A. Outdoor storage areas shall:
1. Be screened from public rights-of-way and adjacent residential property;
 2. Not be located within required buffers;
 3. Be located on an approved surface designed to prevent adverse impacts from stormwater runoff; and
 4. Comply with all applicable environmental and stormwater requirements.

6.2.13. Building and Site Design

- A. Buildings exceeding 100,000 square feet shall provide architectural articulation

Table 6.2.1.PIP Dimensional Standards

Overall Development Acreage	
PIP-A	20 acres min.
PIP-B	175 acres min.
PIP-C	250 acres min.
Open Space	20% min.
Site Coverage	70% max.
Lots	
Lot area:	2 acres min.
Yards	
Front yard:	50 ft. min.
Side yard:	30 ft. min.
Rear yard:	30 ft. min.
Building Height	
PIP-A	65 ft. max.
PIP-B	65 ft. max.
PIP-C	65 ft. max.
Perimeter Buffers	
PIP-A	50 ft. min.
PIP-B	75 ft. min.
PIP-C	100 ft. min.

Table Notes:

1. The minimum district area shall be determined by the highest Industrial Intensity Area included within the PIP development and shall apply to the total acreage of the PIP District, and not to each individual Industrial Intensity Area.

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Table 6.2.2. Data Center Building Setbacks

	Adjacent To R-O-W & Agricultural Zoning Districts	Adjacent to all other zoning
PIP-A	300 ft. min.	150 ft. min.
PIP-B	400 ft. min.	200 ft. min.
PIP-C	500 ft. min.	300 ft. min.

- B.** along elevations visible from a public right-of-way.
- C.** Loading docks, mechanical equipment, dumpsters, and similar service areas shall be screened from public rights-of-way and adjacent residential property.
- D.** Buildings located along a major thoroughfare shall provide enhanced landscaping and architectural treatment.
- E.** Large uninterrupted building elevations shall be broken through changes in building plane, façade materials, roofline, landscaping, or other architectural features.

6.2.14. Lighting

- A.** Exterior lighting shall be designed to minimize glare and light trespass onto adjacent properties.
- B.** Lighting shall be directed downward and away from residential property.
- C.** High-mast lighting shall be permitted only where specifically identified on the approved Concept Plan.
- D.** Photometric Plan shall be submitted for approval prior to installation. Photometric Plan shall meet the county UDC requirements at the time of submittal.
- E.** The maximum illumination at any lot line adjacent to any residentially zoned

property, or property with residential use, is 0.2 foot-candles.

- F.** The maximum illumination at any lot line adjacent to a street or non-residentially zoned property is 5.0 foot-candles.

6.2.15. Noise, Odor, Vibration and Other Impacts

- A.** All uses within the PIP District shall be operated so that noise, vibration, odor, dust, smoke, fumes, glare, and other impacts do not create a substantial adverse impact on surrounding properties.
- B.** Uses that produce substantial off-site impacts may be required to provide additional setbacks, buffers, screening, operational restrictions, or other mitigation as a condition of approval.

6.2.16. Stormwater Management

- A.** Stormwater management shall be designed for the PIP development as a coordinated system rather than solely on an individual-lot basis where determined appropriate by the County.
- B.** Stormwater facilities shall be located and designed to minimize impacts to adjoining properties.
- C.** Shared or regional stormwater facilities shall be permitted.

D. All development shall comply with the County's applicable stormwater management, floodplain, erosion and sedimentation control, and environmental requirements.

6.2.17. Infrastructure Capacity

A. Prior to approval of each development phase, the applicant shall demonstrate adequate:

1. Roadway capacity;
2. Water supply;
3. Sanitary sewer capacity;
4. Fire flow;
5. Emergency access; and
6. Other public infrastructure necessary to adequately serve the proposed development

6.2.18. Phasing

A. A PIP development may be constructed in phases.

B. Each phase shall be consistent with the approved Concept Plan.

C. Required roadway improvements, utilities, buffers, stormwater facilities, and emergency access necessary to serve each phase shall be constructed or bonded prior to issuance of certificates of occupancy for development within that phase.

6.2.19. Development Incentives

A. Enhanced Buffer Option

1. A development providing buffers exceeding the minimum required by this Section by at least 25 feet may qualify for:
 - a. Increased building height up to 15 feet; or

2. Increased site coverage up to 5 percent.

B. Enhanced Open Space Option

1. A development providing more than 30 percent open space may qualify for:

a. Increased building height up to 15 feet; or

2. Increased site coverage up to 5 percent.

C. Transportation Improvement Option

1. Where the applicant constructs improvements beyond the minimum required, the County may approve:

- a. Increased building height;
- b. Increased site coverage; or
- c. Reduced internal setbacks.

D. Environmental Design Option

1. A development providing enhanced stormwater management, substantial tree preservation, green infrastructure, or other approved environmental improvements may qualify for:

- a. Increased site coverage up to 5 percent; or
- b. Alternative landscaping requirements.

E. Consolidated Industrial Park Option

1. Where multiple parcels are developed under one approved Concept Plan, the Director may permit shared:

- a. Parking;
- b. Stormwater facilities;
- c. Internal access;
- d. Open space;
- e. Landscaping;
- f. Loading facilities; and
- g. Utility infrastructure, provided that the overall development satisfies

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the applicable requirements of this UDC.

6.2.20. Concept Plan Amendments

A. Minor modifications to an approved PIP Concept Plan may be approved administratively where such modifications:

1. Do not increase the approved intensity of an industrial use;
2. Do not reduce required buffers or open space;

3. Do not substantially alter external access;

4. Do not increase impacts to surrounding properties; and

5. Remain consistent with the purpose and intent of the PIP District.

B. Major modifications shall require approval in accordance with the procedures established in Sec. 11.2.

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Sec. 6.2. Sec. 6.3. Gateway Corridor Overlay District (GCOD)

6.2.1. 6.3.1. Intent

A. The purpose of the Gateway Corridor Overlay District is:

1. To promote the general health, safety and welfare of the community.
2. To improve the efficient operation of traffic around the county.
3. To promote safe and efficient movement within the Overlay District for persons using all modes of travel including motorized vehicles, bicycles and walking.
4. To create a sense of place that is aesthetically appealing and environmentally responsible.
5. To encourage innovative development projects that set standards for landscaping, community design and aesthetics.
6. To establish consistent and harmonious design standards for public improvements and private property development within the Overlay District to unify the distinctive visual quality of the Gateway Corridors.

6.2.2. 6.3.2. Boundaries

A. The provisions of this section apply to all lots of record within the unincorporated portion of Hall County having frontage on the following road segments as of March 22, 2007. These road segments will be referred to as the "Gateway Corridors."

1. S.R. 211 from S.R. 53 (Winder Highway), south to Thompson Mill Road.
2. U.S. 129 (Athens Highway) from the Gainesville City limits, south to Gillsville Highway.

3. S.R. 53 (Winder Highway) from S.R. 13 (Falcon Parkway), east to the Jackson County line.
4. S.R. 13 (Atlanta Highway and Falcon Parkway) from the Flowery Branch City limits, north to S.R. 53 (Winder Highway).
5. McEver Road from the Buford City limits, north to the northernmost intersection with Radford Road.
6. Martin Road from S.R. 53 (Winder Highway) to S.R. 13, to continue along a proposed extension of Martin Road to Thurmond Tanner Pkwy pursuant to final alignment approved by GDOT.
7. Spout Springs Road from the Flowery Branch City limits, south to Friendship Road.
8. Friendship Road from Bogan Road, east to Thompson Mill Road.
9. Realigned Thompson Mill Road from Spout Springs Road east to S.R. 211 (Old Winder Highway), pursuant to final alignment approved by GDOT.
10. All state controlled rights-of-way within the jurisdiction of Hall County.

B. This Sec. 6.2. may also apply to any lot of record within the unincorporated portion of Hall County when a portion of said parcel falls within 300 feet of the centerline of the Gateway Corridors as of March 22, 2007. Any parcel subject to the ordinance on the above date of adoption may continue to be subject to the provisions of this section, even if the parcel is subdivided in the future.

C. Upon written application, the Director may grant exemptions from the requirements of this section for parcels or portions of a

parcel that would otherwise be included in the GCOD, based on one or more of the following findings:

1. Portions of the subject property to be exempted lie more than 300 feet from the centerline of a Gateway Corridor.
2. The property to be exempted does not have access to a Gateway Corridor and will not require access to a Gateway Corridor when developed.
3. Due to site topography development of the property to be exempted will not be visible from a Gateway Corridor.
4. Due to the location, size and shape of the property, development of the parcel under its current zoning and in conformity with the requirements of the GCOD would present a severe and unique hardship.

If the Director does not issue a written decision regarding such exemption within 15 working days of receipt of the application required in this section, the exemption will be deemed to be approved.

6.2.3.6.3.3. Applicability of Overlay Provisions

- A. This Overlay District is supplemental to the underlying zoning district classifications established within this UDC. The provisions of this section are overlaid upon and imposed in addition to said underlying zoning regulations and other Hall County ordinances.
- B. In any case where the standards and requirements of the GCOD conflict with those of the underlying zoning district or subdivision regulations, the standards and requirements of the GCOD govern.
- C. The provisions of this Sec. 6.2. do not apply to the following:

1. Completion of work subject to preliminary plats, site development plans, construction plans, building permits, or interior finish permits approved prior to March 22, 2007.
 2. Reconstruction, rehabilitation, restoration, repair or addition of an existing non-residential structure, interior renovations or interior finishes within an existing structure, or addition to an existing non-residential structure that was permitted prior to March 22, 2007, provided that such construction is on a lot of record and does not result in addition or change to more than 75 percent of the floor area of the existing permitted structure.
 3. Rezoning and planned developments that were approved by the Board of Commissioners prior to March 22, 2007, except for those approvals with specific reference to the GCOD.
- D. The following requirements apply to reconstruction, replacement or addition to a legally permitted and existing non-residential structure when such change consists of more than 75 percent of the floor area of the existing structure:
1. The portion of the project that is reconstructed, replaced or added must meet the Architectural Standards of [6.3.66-2-6](#).
 2. If the reconstruction, replacement or addition includes the addition of 50 parking spaces or more, the newly constructed parking spaces must meet the parking lot design requirements of Sec. [6.3.5.C6-2-5-C](#).
 3. If the reconstruction, replacement or addition decreases the distance between the subject building and abutting property that is used for single-family residential purposes, the

property line where the distance abutting residential property has been decreased must provide a transitional buffer as required in Sec. ~~6.3.5.A6.2.5.A.~~

4. If the reconstruction, replacement or addition includes the reconstruction or addition of loading and service areas adjacent to property that is used for single-family residential purposes, such loading and service areas must be screened as required in section Sec. 8.1.5.
5. Any new signs must meet the requirements of Sec. 8.6.

E. Building plan application.

1. All building plans submitted pursuant to an application for a building permit should clearly indicate compliance with the proposed landscaping, architectural design, building materials, access management, and signage requirements of this Sec. 6.2.
2. The plans must clearly show the location and calculate the amount or percentages of all building materials per building face as indicated in Sec. ~~6.3.6.B6.2.6.B.~~
3. Groups of buildings on the same parcel of land may be reviewed and permitted as a single project rather than individual buildings.

~~6.2.4.6.3.4.~~ Uses

- A.** Uses are permitted in accordance with the underlying zoning, except as set forth below. See Sec. 7.2. (Allowed Use Table).
- B.** The following uses are not allowed in the GCOD:
 1. Adult entertainment establishments.
 2. Billboards.
 3. Junk or salvage yards.

4. Mobile home.
5. Manufactured home.

C. The following uses are allowed only with approval of a Special Use by the Board of Commissioners:

1. Car wash.
2. Outdoor storage.
3. Outdoor recreation.
4. Self-storage warehouse.
5. Truck stop.
6. Truck terminal.
7. Truck yard.
8. Vehicle repair, minor or major.
9. Vehicle sales, new or used.

~~6.2.5.6.3.5.~~ Site Development Standards

The following site development standards apply to all newly constructed buildings used for office, commercial, industrial, institutional, and public purposes within the GCOD.

A. Transitional Buffers.

1. Applicability.
 - a. Transitional buffers required in this section must provide an effective visual screen between dissimilar uses or activities unless permitted as a single project per Sec. ~~6.3.3.E.36.2.3.E.3.~~
 - b. A transitional buffer is required along and inside the property line of a nonresidential property abutting a residential use or residentially zoned property.
 - c. Transitional buffers are required along and inside the property line at the perimeter of a planned development district that abuts

single-family residential zoning or uses, in accordance with the requirements of this subsection, but no transitional buffers are required between dissimilar uses within the planned development district.

2. Width of transitional buffer.

- a. Where a commercial zoning district abuts property zoned for single-family residential, multi-family residential or agricultural use, the width must be at least 25 feet.
- b. Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.
- c. Public and institutional uses must comply with the standards in this section that apply to commercial zoning districts.

3. Transitional buffers that are at least 25 feet in width or greater must meet at least two of the three following criteria:

- a. Be planted with a staggered double row of evergreen trees at least six feet in height, or
- b. A single row of deciduous shade trees at least two inches caliper DBH with a minimum height of 30 feet at maturity and two staggered rows of evergreen shrubs at least three feet in height, planted a maximum of four feet on center, or
- c. Other arrangements which provide a similar visual screen, as approved by the Director.

4. Adjustments to buffer width.

- a. If a 6 foot high solid wood fence or masonry wall is incorporated into

the design of a transitional buffer, the width of the buffer may be reduced by no more than 10 feet. The fence or wall must be located on the inside of the vegetation required in section 6.3.5.A.36-2.5.A.3., with the finished side facing the adjacent property.

- b. Walls or fences required to screen loading and service areas, outdoor storage, and accessory equipment required in section 6.3.5.B6-2.5.B. may not be used to reduce the width of a transitional buffer required in section 6.3.5.A6-2.5.A.