

ORDINANCE #09-XX

The following ordinance was adopted by the City Council of the City of Greensboro on the 16th day of June 2009 and will become effective upon the date of adoption.

AMENDING CHAPTER 30

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underlines and deleted text shown with strikethroughs.)

Section 1. That Subsection (c) of Section 30-4-4.3 (E) (3), Buffer Requirements, is hereby amended to read as follows:

(c) Buffer Width Reduction:

- (i) If a minimum five-foot high earthen berm is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet. The earthen berm shall contain a rounded crown suitable for planting and a stabilized side slope of no greater than three-to-one (3:1).
- (ii) If walls, a minimum of five feet in height, constructed of masonry, stone or pressure treated lumber, or an opaque fence, a minimum of five feet in height, is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet, provided that:
 - (aa) The installation of the wall or fence does not disturb the critical root zone of existing trees;
 - (bb) The wall or fence is installed at a location to maximize the visual screening;
and
 - (cc) The use of chain-link fencing with woven slats of opaque material and retaining walls are not acceptable for this buffer width reduction.
- (iii) The following planting rates per one hundred linear feet shall be used:
 - ~~(i)~~ (aa) Seven canopy trees; and
 - ~~(ii)~~ (bb) Ten understory trees.

Section 2. That Subsection (f) of Section 30-4-4.3 (E) (3), Buffer Requirements, is hereby amended to read as follows:

(f) No development, including improvements, buildings, structures, parking areas or open-air uses are allowed within the buffer, except free-standing signage which is not visible from the highway, as per Section 30-4-4.3(E) (4). In approving a site plan or subdivision plat, however, streets or easements may be permitted to cross the buffer when necessary for access or provision for utilities.

Section 3. That Subsection (e) of Section 30-4-4.3 (E) (4), Signage, is hereby amended to read as follows:

(e) Freestanding signage, visible from the highway, is not permitted in protective buffer area(s) except at access points.

Section 4. That Subsection (c) of Section 30-4-4.3 (E) (7), Additional Requirements, is hereby amended to read as follows:

(c) If visible from the highway, ~~B~~building and roof colors shall consist of natural earth tones, white, black, or shades of gray. Primary colors or bright colors shall be limited to trim and signage. Day glow or neon colors shall be avoided. This Subsection shall not apply to residentially zoned property.

(i) Applicants are required to submit color renderings, color elevation drawings, or color photographs with the site plan or to place a note on the site plan indicating that compliance with Subsection (E)(7)(c) above shall be achieved and approved by the TRC prior to installation.

Section 5. That Subsection (c) of Section 30-4-4.3 (F) (3), Buffer Requirements, is hereby amended to read as follows:

(c) Buffer Width Reduction:

(i) If a minimum five-foot high earthen berm is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet. The earthen berm shall contain a rounded crown suitable for planting and a stabilized side slope of no greater than three-to-one (3:1).

(ii) If walls, a minimum of five feet in height, constructed of masonry, stone or pressure treated lumber, or an opaque fence, a minimum of five feet in height, is installed in locations where a natural buffer does not exist, the minimum, maximum, and average width of the buffer may be reduced by ten feet, provided that:

(aa) The installation of the wall or fence does not disturb the critical root zone of existing trees;

(bb) The wall or fence is installed at a location to maximize the visual screening;
and

(cc) The use of chain-link fencing with woven slats of opaque material and retaining walls are not acceptable for this buffer width reduction.

(iii) The following planting rates per one hundred linear feet shall be used:

(i) (aa) Seven canopy trees; and

(ii) (bb) Ten understory trees.

Section 6. That Subsection (f) of Section 30-4-4.3 (F) (3), Buffer Requirements, is hereby amended to read as follows:

(f) No development, including improvements, buildings, structures, parking areas or open-air uses are allowed within the buffer, except free-standing signage which is not visible from the highway, as per Section 30-4-4.3(F) (4). In approving a site plan or

subdivision plat, however, streets or easements may be permitted to cross the buffer when necessary for access or provision for utilities.

Section 7. That Subsection (i) of Section 30-4-4.3 (F) (4) (d), Architecture, is hereby amended to read as follows:

- (i) Buildings visible from the highway shall be finished with one or more of the following materials:
 - (aa) Brick and brick veneer;
 - (bb) Stone, stone veneer, and cultured stone;
 - (cc) Precast or field-poured tilt concrete panels with texture and architectural detailing;
 - (dd) Stucco with architectural detailing; and
 - (ee) Wood and wood materials designed and intended for use as exterior finish material.
 - (ff) Vinyl siding with architectural detailing and a specified architectural style may be used solely for residential buildings.

Section 8. That Subsection (b) of Section 30-4-4.3 (F) (8), Additional Requirements, is hereby amended to read as follows:

(b) If visible from the highway, ~~B~~building and roof colors shall consist of natural earth tones, white, black, or shades of gray. Primary colors or bright colors shall be limited to trim and signage. Day glow or neon colors shall be avoided. This Subsection shall not apply to residentially zoned property.

(i) Applicants are required to submit color renderings, color elevation drawings, or color photographs with the site plan or to place a note on the site plan indicating that compliance with Subsection (F)(8)(b) above shall be achieved and approved by the TRC prior to installation.

Section 9. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 10. This ordinance shall become effective upon adoption.