

## Buffers

### 400 Applicability

Buffer areas required in this section shall be established and maintained by the owner of the commercial, industrial, or otherwise incompatible use. These buffers are specifically to mitigate harmful or incompatible uses, whether industrial area is encroaching on a residential area or a residential area is encroaching on an industrial area.

A buffer is a strip of land, established to protect one type of land use from another with which it is incompatible. A buffer may include additional transition uses, yard space, fences, landscapes areas, or height restrictions.

### 401 Standards for Permanent Buffers

The buffer area must:

1. Be shown on each plat prior to final approval and be designated as a permanent easement.
2. Not be temporarily or permanently disturbed by grading, property improvements, or construction activities.
3. Utilize existing vegetation, or where required be supplemented with additional plantings.
4. Retain its natural topography except when a portion must be cleared and graded as required by the City or County to prevent soil erosion.
5. Shall be completely installed in accordance with the approved plan prior to issuance of a certificate of occupancy.
6. Not be used for temporary or permanent parking, or for a structure other than a fence, or for provision of drainage improvements as mandated by the City or County.

### 402 Buffer Screening

- A. In those instances where natural vegetation and site topography are deemed substantial to provide necessary visual and acoustical buffering, the land shall be preserved in its natural state. Any disturbance of such natural growth shall be limited to that necessary to prevent nuisance, or to remove growth inhibiting natural growth or to remove diseased or dangerous growth.
- B. Where existing natural vegetation and site topography are insufficient to accomplish the purpose of the required buffer area, existing vegetation will be supplemented. These additional plantings shall consist of evergreen trees not less than six feet in height, and shrubs not less than three feet in height at time of planting. All landscaping is subject to the review of the Director of Planning and Development.
- C. The following types of vegetation are approved for this purpose:
  1. Trees:
    - a. Southern Magnolia (*Magnolia Grandiflora*)
    - b. Eastern Red Cedar (*Juniperus Virginiana*)
    - c. White Pine (*Pinus Strobus*)
    - d. American Holly (*Ilex Opaca*)
    - e. Cherry Laurel (*Prunus Caroliniana*)
  2. Shrubs:
    - a. Glossy Ligustrum (*Ligustrum Lucidium*)
    - b. Cleyera (*Cleyera Japonica*)

- c. Burford Holly (Ilex Burfordi)
  - d. Southern Waxmyrtle (Myrica Cerifera)
3. Ground Cover:
- a. Short Juniper (Juniperus Conforta)
  - b. Periwinkle (Vinca Minor)
  - c. English Ivy (Hedera Helix)

**403 Buffers Table**

MINIMUM BUFFER REQUIREMENTS																			
New Development	Existing Adjacent Development																		
	AR	CMU	RS-180	RS-150	RS-60	RM-12	RM-8	RM-6	RM-4-C	M	MH	ON	OI	BN	BG	BGC	HSB	LM	HM
AR																			
CMU	75		50	50	25				25	25	25								
RS-180																			
RS-150																			
RS-60																			
RM-24	50		50	50	25														
RM-12	50		50	50	25														
RM-8	50		50	50	25														
MH	75	75	75	75	75	75	75	75	75										
OI	50		50	50	25	25	25	25	25	25	25								
BN	50		50	50	50	35	35	35	35	35	35								
BG	75		75	75	50	50	50	50	50	50	50								
BGC	65		50	50	50	50	50	50	50	50	50								
HSB	85		85	85	85	70	70	70	70	70	70								
LM	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	
HM	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	

Buffer Reduction requests that are 50% or greater require a public hearing with the Planning Commission and City Council.