

Option 2 as recommended by staff to not increase the buffer when adjoining vacant property

AN ORDINANCE TO AMEND ARTICLE 7, LANDSCAPING AND OPEN SPACE INCREASING BUFFER YARDS FOR HIGHER DENSITY MAJOR RESIDENTIAL SUBDIVISIONS

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that Article 7, Section 7.5.3 of the Zoning Ordinance is hereby amended by modifying the Table for Major Residential subdivisions as follows:

Residential	Any major residential subdivision abutting a property zoned residential or developed residential, not internal to a planned community ⁴	<u>40 feet minimum when density is two times greater than the existing development except in Town Center zone when adjoining the Town Center zone. In all other cases 20 feet minimum is required.</u>	3 trees per 1000 sq/ft of buffer area; 25% large maturing; 25% small maturing; 25% evergreen	10 shrubs per 1000 sq/ft 100% evergreen
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Section 2. This ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: November 3, December 1, 2022 (Approval)

PUBLIC HEARING DATE: February 6, 2023

PLANNING BOARD MEETING: February 28, 2023 (Approval 8-0)

TOWN BOARD DECISION: March 20, 2023, Approved