The Staff Report has been revised to contain the Planning Commission's recommendations from July 27, 2026 public hearing on page 3 (highlighted in green).

Staff Report – Updated for July 28, 2026
Public Hearing
August 26, 2026
Case A26-0448 – Invasive Species – UDO Text Amendment

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Request

Staff requests that Town Council review and consider adoption of a text amendment to UDO Articles 31 and Appendix C to update the Town of Boone Unified Development Ordinance to reflect the Town goals in relation to native plantings and removal of invasive species.

The text changes in Article 31 clearly prevent invasive species from being planted on permitted sites within the Town of Boone, while also allowing for easier removal of existing invasive species that are in required landscape buffers.

The changes in Appendix C are to the Town of Boone's recommended planting list to remove plants that the town would not like to have planted and other plants that should not be planted. The removal of species from this list does not necessarily mean that this species cannot be planted at all, outside of invasive species, only that we do not recommend using them for reasons such as prone to ice fail or weak in high winds.

Conformity to Adopted Plans

Boone Next: Our Town, Our Future

Community Vision	Land Use and Development Vision
We will be a prosperous, livable, people-oriented mountain community modeling resilient growth that promotes and protects our natural resources with diverse housing options and dynamic economic opportunities. We will celebrate and build upon our community's historic foundation to leave a sustainable and equitable town for future generations.	Grounded in its historic character, Boone will be a distinct pedestrian-oriented town that is affordable, livable, human-scale, and connected through a network of walkable, mixed-use corridors and activity centers.

Planning Principle 8
Promote a network of green infrastructure and greenways to protect and connect wildlife habitat and sensitive natural areas and provide recreational and transportation opportunities. Land planning for future development and conservation will contribute to expanding the quantity, quality, access to, and connections between the town's parks, open space, and recreational amenities. Thoughtful planning , development, and conservation efforts will ensure Boone is a green city built within the context of the beautiful surrounding Appalachian Mountains.
Planning Principle 9

Incorporate environmentally sensitive and sustainable practices into future developments.
Development will be designed to reduce potential negative impacts on environmental features such as wetlands, riparian buffers, streams, steep slopes, wooded areas, special flood hazard areas, wildlife habitats, etc.

- The Town will continue efforts to protect and restore watersheds, wetlands, streams, and special flood hazard areas in development or redevelopment.
- New construction will use context-sensitive design to reduce impacts on existing site features.
- New development should use green building practices. Projects should minimize energy consumption, use renewable energy where feasible, minimize the consumption of resources, and use recycled building materials.
- Green stormwater management is important, along with protections to our waterways.
- Infill and redevelopment should maintain or enhance Boone's Urban Forest.

Goal 1.4 A NETWORK OF OPEN SPACE & GREEN CORRIDORS
Boone will build on its reputation as a green and outdoor city, creating and protecting an integrated network of green corridors, parks, and open spaces as well as meaningful rural and agricultural uses.

Policy 1.4.1: Protect Ecologically Valuable Areas and Corridors
Through regulations and development decisions, protect, restore, and connect ecologically valuable areas such as critical watersheds, stream buffers, wetlands, wildlife habitat, and hardwood forests. Prioritize conservation of lands adjacent and connected to existing protected areas.

Policy 1.4.4: Promote Environmental Education
Promote environmental stewardship through educational outreach programs that enhance knowledge and understanding of environmental systems. Outreach may take the forms of classes, signage, or public art, among other methods.

Policy 1.4.5: Protect Valued Mountain Viewsheds
Boone is a beautiful mountain town and must protect those viewsheds deemed most important by the Boone community.

Goal 5.1 A SUSTAINABLE AND RESILIENT WATERSHED
Boone will have a sustainable and resilient watershed that uses natural approaches to address stormwater.

Policy 5.1.5: Promote Environmental Stewardship
Promote environmental stewardship through education outreach programs, classes, signage, public art, or other methods.

Goal 5.3 PLENTIFUL INTERCONNECTED GREEN SPACES
Boone will proudly be a green town with passive and active green spaces throughout the community, connected by green corridors.

Policy 5.3.1: Protect Ecologically-Valuable Areas
Protect floodplains, steep hillsides, wetlands, and other ecologically valuable areas and corridors from development.

Policy 5.3.3: Plan for Wildlife
Plan for and manage the coexistence of nature and wildlife habitat through development standards that integrate habitat and wildlife migration throughout the town.

Planning Board Report/Recommendations

Per NCGS 160D-604(b), subsequent to initial adoption of a zoning regulation, all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Commission for review and comment. If no written report is received from the Planning Commission within 30 days of referral of the amendment to that board, the Town Council may act on the amendment without the Planning Commission report. The Town Council is not bound by the recommendations, if any, of the Planning Commission. Per NCGS 160D-604(d), when conducting a review of proposed zoning text or map, the Planning Commission shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The Planning Commission shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the Planning Commission, but a comment by the Planning Commission that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

First Motion and Vote: Commission Member King made a motion that the proposed amendment to the Town's Unified Development Ordinance is consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because of the following from Boone Next:

Policy 1.4.1: Protect Ecologically Valuable Areas and Corridors: Through regulations and development decisions, protect, restore, and connect ecologically valuable areas such as critical watersheds, stream buffers, wetlands, wildlife habitat, and hardwood forests. Prioritize conservation of lands adjacent and connected to existing protected areas.

Policy 5.3.1: Protect Ecologically-Valuable Areas: Protect floodplains, steep hillsides, wetlands, and other ecologically valuable areas and corridors from development.

Policy 5.3.3: Plan for Wildlife: Plan for and manage the coexistence of nature and wildlife habitat through development standards that integrate habitat and wildlife migration throughout the town.

The motion was seconded by Chair Veno.

Vote: Aye – 6
Nay – 0
The motion passed.

Second Motion and Vote: Commission Member King made a motion, seconded by Commission Member Kight, that the Planning Commission recommends approval of Ordinance #A26-0448 within Exhibit A and approval is reasonable and in the public interest because this amendment protects the native habitats that are integral to Boone's ecosystem and people.

Vote: Aye – 6
Nay – 0
The motion passed.

Town Council Action Required – August 26, 2026

Per NCGS 160D-605, when adopting or rejecting any zoning text or map amendment, the Town Council shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive plan. The requirement for a plan consistency statement may also be met by a clear indication in the minutes of the governing board that at the time of action on the amendment the governing board was aware of and considered the planning board's recommendations and any relevant portions of an adopted comprehensive plan.

Vote 1: The proposed amendment to the Town's Unified Development Ordinance ☐**is** OR ☐**is not** consistent with the Town's comprehensive plan and any other adopted plan(s) of the Town that are applicable because:

Note 1

_____

_____

_____

***Note 1**: describe elements of controlling land use plans and how the plan is or is not consistent.*

Vote 2: The Town Council ☐**approves** OR ☐**denies** Ordinance #A26-0448 and believes ☐**approval** OR ☐**denial** is reasonable and in the public interest because:

Note 2

_____

_____

_____

***Note 2**: briefly explain why, factors may include the benefits and detriments to the landowners, the neighbors, and the surrounding community; why the action taken is in the public interest; and any changed conditions warranting the amendment.*

Ordinance #A26-0448

ORDINANCE # A26-0448

AN ORDINANCE TO REVISE THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Boone Town Council desires to modify UDO standards to reflect recent legislative changes, and

WHEREAS, the Boone Town Council held a duly-noticed public hearing on July 27, 2026 with respect to this ordinance; and

WHEREAS, the Boone Town Council has taken into full consideration any information offered at the public hearing; and

WHEREAS, this Town Council has reviewed the written recommendations of the Town of Boone Planning Commission; and

WHEREAS, the Boone Town Council is authorized to enact this Ordinance pursuant to its zoning authority under G.S. Chapter 160D, Article 6;

NOW THEREFORE, BE IT ORDAINED BY THE BOONE TOWN COUNCIL THAT:

SECTION 1. The Town of Boone Unified Development Ordinance ("UDO") is hereby revised as set forth in the attached **Exhibit A** to this Ordinance, which is incorporated by reference, with deletions and additions shown in ~~red~~ and blue respectively:

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. In the event any section, subsection, subdivision, paragraph, subparagraph, item, sentence, clause, phrase or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this ordinance.

SECTION 4. This Ordinance shall be effective immediately upon its adoption by Town Council.

Adopted this the 26th day of August, 2026.

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon-Church, Town Clerk

Exhibit A – Modified UDO Language

ARTICLE 34 DEFINITIONS

Invasive Species
Any species that is listed on the NC Invasive Plant Council's List of Invasive Plant Species.

Staff Note: No changes to Article 34. Definition was provided for reference.

ARTICLE 31 LANDSCAPE STANDARDS

31.01 Purpose and Applicability 6
31.02 Flexibility in Administration Required 7
31.03 Preservation of Existing Vegetation 7
31.04 General Standards 10
31.05 Landscape Site Standards 11
31.06 Compliance and Maintenance 19

Purpose and Applicability

31.01.01 The landscape standards set forth herein are intended to encourage the preservation and health of existing vegetation, tree canopies, ~~to~~ replenishment of removed vegetation, removal of invasive species, and improvement of the visual quality of the Town of Boone, and to minimize negative impacts of development such as noise, lighting, and heat.

31.01.02 The ~~provisions~~ information set forth herein concerning ~~the types of~~ required landscaping vegetation ~~required, establishes suggested landscaping requirements that,~~ are presumed to satisfy the foregoing goals of subsection 31.01.01. However, these provisions are only intended to establish a presumption and should be flexibly administered in accordance with Section 31.02.

31.01.03 The provisions of this Article and the Landscape Standards in Appendix C, Town of Boone Details and Specifications Manual of this Ordinance shall apply to all ~~commercially developed land~~ commercial developments and all land within the following zoning districts: R3, MH, OI, B1, B2, B3, E1, E2, E3, E4, and M1, except for forestry activities subject to regulations pursuant to N.C. Gen. Stat. §160D-921(b).

31.01.04 When required, an applicant shall submit a landscape plan prepared in accordance with the requirements set forth in UDO Appendix A, Section A3.09 Landscape Plan.

(Ord. A24-0070, 05-22-2024)

Flexibility in Administration Required

31.02.01 The requirements of this Article are established by the Council as standards that presumptively result in a better overall appearance of the built environment and protect the natural resources of the community. The Council recognizes that due to the particular nature of a tract, the nature of a development proposal, or other factors, ~~that~~ the objectives of this Article may be achieved even though the standards are not adhered to with mathematical precision. Therefore, the permit-issuing authority is authorized to permit deviations from these standards when both of the following conditions are met:

A. The objectives underlying these standards can be met without strict adherence to them.

B. ~~Because~~ Peculiarities of the applicant's tract of land or the ~~facilities~~ proposed development would make it unreasonable to require strict adherence to these standards.

31.02.02 Whenever the permit-issuing authority authorizes any deviation from the standards, the official record of action taken on the development application shall contain a statement of the reasons for allowing the deviation.

(Ord. A24-0070, 05-22-2024)

Preservation of Existing Vegetation

31.03.01 Preserving existing vegetation can improve the aesthetic quality of the site and improve property values, provide environmental benefits, mitigate the impacts of development on the community, and help minimize opposition to proposed development. It is recommended that groups of trees be preserved, as well as individual trees. Existing vegetation shall be used to meet all or part of the requirements of this Section wherever possible. ~~if it provides the same level of obscurity as the planted buffer required below.~~

31.03.02 Existing healthy preserved vegetation may be credited towards required landscaping according to the following:

Preservation Credit/Replacement Schedule	
Caliper	**Credit**
2.5"-6"	1 tree
7"-12"	2 trees
13"-18"	3 trees
19"-24"	4 trees
25"+	5 trees

Note: shrubs will be credited at a rate of 1:1.

1. The table above shall also be used to calculate replacement vegetation when vegetation dies or has been improperly removed.

31.03.03 In order to receive credit:

A. Preserved vegetation must be certified in good health and condition by a Certified Horticulturist, Arborist or Forester, Landscape Architect, North Carolina Landscape Contractor, or N. C. Certified Plant Professional.

B. Preserved vegetation must not be an invasive species as defined in Article 34.

C. Trees designated to be preserved must be indicated on the Landscape and Grading Plans. Protective barriers must be shown on the Landscape and Grading Plans in accordance with the requirements of Subsection 31.03.10.

D. The preserved vegetation must meet any spacing requirements and must be located within ten feet (10') of the buffer or street yard where the credit is to be given.

E. If a preserved tree dies after completion of the project, it must be replaced with the total number of trees which were credited to the existing tree. Note: All replacement trees are required to be a minimum two and one-half inch (2 ½") caliper with a height of twelve to fourteen feet (12'- 14').

31.03.04 Every development shall retain all existing healthy Historic trees with drip lines outside the building footprint except new subdivisions. An applicant will be required to modify their design in order to preserve healthy Historic trees, provided the redesign can be accommodated without reducing the intensity of development on the site or increasing the area of land disturbance.

A. Every subdivision shall retain all existing healthy Historic trees with drip lines outside the land disturbing limits associated with proposed streets, drainage, utilities and stormwater management areas.

31.03.05 Every development shall retain all existing healthy significant trees with drip lines outside the building and paving area footprint to the greatest extent possible. An applicant may be required to modify their design in order to preserve healthy Significant trees, provided the redesign can be accommodated without reducing the intensity of development on the site.

A. Every subdivision shall retain all existing healthy Significant trees with drip lines outside the land disturbing limits associated with proposed streets, drainage, utilities and stormwater management areas.

31.03.06 It shall be the responsibility of all applicants that submit site plans for new construction to submit a tree survey of the site proposed for development. The tree survey shall be drawn to engineers scale and accurately designate the species, location and diameter of all trees eight inches (8") in diameter or greater on the site, and all trees proposed for credit as provided in Subsection 31.03.02.

A. Subdivision applicants shall submit a tree survey in areas of land disturbance associated with construction of streets, drainage, utilities, and stormwater management areas.

31.03.07 If a landowner contends a tree is or is not healthy and the Administrator is in disagreement with such claim, the landowner shall submit an evaluation of the tree's health, performed by

an individual who meets the requirements established in Subsection 31.03.03(A). If such evaluation determines the tree is not in good health or will not remain healthy under new conditions proposed for the site, the Administrator shall permit the removal of the tree(s).

31.03.08 The permit-issuing authority may approve reductions in the requirements for the number of parking spaces or loading area requirements in order to facilitate preservation of Historic ~~and~~ or Significant trees.

31.03.09 The standard measurement for existing trees to be preserved shall be the Diameter-at-breast-height (Dbh) measured in inches at a height of four and one-half feet (4 ½') above ground. If a tree splits into multiple trunks below four and one-half feet (4 ½'), then each trunk is measured as a separate tree. A tree which splits into multiple trunks above four and one-half feet (4 ½') is measured as a single tree at four and one-half feet (4 ½').

31.03.10 Protection of Existing Vegetation

A. No grading or other land disturbing activity shall occur on a site with existing trees that are designated to be preserved in order to meet the landscaping requirements until protective barriers are installed by the applicant and approved by the Administrator.

B. For purposes of this Article, the Tree Protection Area is defined as that area within a circle drawn with the tree's trunk as the center and a radius defined by the tree's drip line (which is the perimeter formed by the points farthest away from the trunk of a tree where precipitation falling from the branches of that tree lands on the ground). No storage of materials, dumping of waste materials, fill or parking of equipment shall be allowed within this protected area, either during construction or after completion. No structures shall be permitted within the protected area unless approved by the Administrator.

C. A protection fence constructed of a high visible material resistant to degradation by sun, wind and moisture for the duration of the construction, shall be used.

D. If a violation of Section 31.03 occurs and as a result protected trees or shrubs die after a certificate of occupancy is issued for the development, then the owner of the property and their agents, heirs, or assigns shall be required to replace the tree using the ~~credits~~ calculation set forth in Subsection 31.03.02. Such replacement must take place within thirty (30) days after death (unless agreed otherwise by the Administrator due to the season or other factors) and this condition shall be a continuing condition of the validity of the permit.

E. Where tree-protection areas are damaged during the development of the site and trees or shrubs which are designated to be preserved are killed or removed, the permit recipient shall be penalized as follows:

1. Fines as listed in UDO Article 12 Enforcement, Section 12.07, and
2. Replacement vegetation shall be provided in accordance with Subsection 31.13.02.

(Ord. A24-0070, 05-22-2024)

General Standards

31.04.01 Every development shall provide sufficient landscape material so that:

A. Neighboring properties are shielded from adverse external effects of that development; and

B. The development is shielded from the negative impacts of adjacent uses such as parking lots.

C. Unless otherwise required for a structure, including a vehicle accommodation area or street, buffers shall not be required between uses within a development.

31.04.02 Compliance of planted vegetation or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation.

31.04.03 All plants proposed to be planted in required landscape areas must not be listed invasive species as defined in Article 34 and must be hardy to USDA Plant Hardiness Zone 6b.

31.04.04 All required landscaping located within the AE Floodplain, AE Floodway, or Water Supply Watershed shall be a native species as noted in Appendix C1.04.

31.04.05 Landscape Types

A. Buffers: Landscaping along interior property lines.

B. Street Yard: Landscaping along street rights-of-way.

C. Vehicle Surface Area: Landscaping in and around vehicular surface areas.

D. Building Landscaping: Landscaping used to enhance the site.

E. Screening: Landscaping around utility use, outdoor storage, loading areas, etc.

31.04.06 Minimum Planting Size

A. Evergreen tree: Minimum height of eight feet (8') at planting.

B. Large deciduous tree: Minimum caliper of two and one-half inches (2 ½") with a height of twelve to fourteen feet (12' – 14') at planting.

C. Small deciduous tree: Minimum caliper of one inch (1") with a height of eight feet (8') at planting.

D. Shrubs: Minimum height of eighteen inches (18") at planting.

31.04.07 All plants must meet the requirements of the most recent edition of the American Standards for Nursery Stock. Plants must be healthy, well branched, and free of disease and insect infestation.

31.04.08 Required buffers or street yards shall not be disturbed except for approved driveway openings, pedestrian or bicycle paths, designated greenways, utilities, drainage ways, bio-retention areas, walls, or fences, except as provided below:

A. Passive or minor activities compatible with the general separation of land uses may encroach into required landscaped buffers or street yards provided that the total number of required plantings are still met and the purpose or intent of the required buffer or street yard is not compromised.

B. Outdoor dining areas may encroach into required landscaped buffers or street yards provided that the total number of required plantings are still met and the purpose or intent of the required buffer or street yard is not compromised; *provided*, that outdoor dining shall not be allowed in a required Neighborhood Protection buffer or street yard.

C. Required recreation spaces for multi-family uses, other than public greenways, and including any spaces reserved for a "dog park" are not allowed in any Neighborhood Protection buffer.

D. Utility lines should be located cross perpendicular to a buffer, if possible, to minimize the impact. If new utility lines must run within a buffer or street yard, they must be located along the edge of the buffer or street yard.

1. The applicant should minimize the amount of plantings for the buffer or street yard in the utility easement area so they will not have to be removed if the utility line needs maintenance. If an applicant plans to plant in the utility easements, approval must be obtained from the affected utility companies to ensure that plantings will not conflict with the installation, operation, or maintenance of utility lines. Trees and shrubs planted within the utility easement will not count towards the buffer planting requirement unless they are approved by the utility companies. This may necessitate adding more land to the buffer to accommodate the required number of plantings.

(Ord. A24-0070, 05-22-2024; Ord. A25-0606, 10-22-2025)

Landscape Site Standards

31.05.01 Buffer Compliance

A. Listed below are the land use classifications that will determine the required type of landscape buffers required for the proposed development. Land uses are as listed in the Table of Principal Uses and the Table of Accessory Uses contained in Appendix B.

Land-Use Classification Table	
I	1.01 Single-Family Dwelling, 1.02-1.04 Manufactured Homes, 1.05 Manufactured Home Park, 1.06 Duplex, 2.01 Family Care Home, 3.01 Home for Survivors of Domestic Violence
II	1.07 Duplex, 1.08-1.10 Townhouse, 1.11-13 Multi-Family Dwelling, 1.14 -1.16 Multi-Family Dwelling in Mixed-Use, 1.17 Adult Living Community, 2.02 Family Care Institution, 2.03-2.04 Halfway House, 2.05 Residential Care Facility, 2.06

	Fraternity or Sorority Dwelling, 2.07 Boarding House, 3.02-3.03 Shelter for Homeless, 3.04-3.05 Bed and Breakfast, 3.06 Vacation Rental, 4.05 Cemetery, 5.01-5.03 Cultural Facility, 5.04-5.05 Recreation Facility, 5.07 Event Venue, 5.12 Police Substation, 5.13-5.15 Utility Facility, 5.16 Government Facility, 6.01-6.02 Utility Facility, 8.01-8.03 Religious Assembly, 9.0 Education, 12.05 Event Venue, 12.10-12.11 Recreation Facility
III	3.08 Motel, 3.09-3.11 Hotel, 4.03 Funeral Home Establishment, 4.04 Crematorium, 4.06-4.07 Post Office, 5.06 Government Recreation Facility Category 3, 5.08-5.09 Government Event Venue, 7.0 Wireless Communications (excluding 7.01-7.03), 8.04 Club/Lodge, 10.0 Daycare, 11.0 General Sales and Service, 12.01 Indoor Shooting Range, 12.03 Indoor Theater, 12.04 Outdoor Theater, 12.06-12.07 Event Venue, 12.08 Campground and Recreational Vehicle Park, 12.12 Recreation Facility, 13.01-13.02 Garden, 13.03-13.04 Agricultural Operation, 13.07 Custom Slaughterhouse, 14.01 Microbrewery, 14.02 Brewpub, 14.03 Brewery/Distillery, 14.05 Winery Associated with a Vineyard, 14.06 Winery, 14.09 Machine/Welding Shop, 15.0 Parking, 16.01 Self-Storage Facilities, 16.02 Outdoor Storage, 16.03 Warehouse, 17.0 Transportation, 18.01 Recycling Drop-off Station, 19.0 Particular Activities which pose Particular Concerns about Public Health, A-4 Drive-Through, A-6 Outdoor Storage, A-7 Outdoor Dining, A-23 Vehicle Washing Station, A-24 Chemical Storage Facility, A-25 Open Air Market, Accessory
IV	4.01 Airport/Landing Strip, 4.02 Heliport, 4.08 Animal Sanctuary, 5.10 Landfill, 5.11 Solid Waste Processing, 12.09 Coliseum, 14.08 Extraction of Earth Materials, 14.10 Manufacturing Other, 16.04 Fuel Storage Facility, 18.02 Recycling and Salvage, A-19 Helistop

B. Some land uses may create an adverse impact when developed adjacent to other less intensive land uses. Landscape buffers shall be required for proposed developments to provide a transition between uses. The buffer width and number of plantings required will vary depending of the buffer required and shall be the responsibility of the applicant developing or changing the land use. The

1. Type “A” is a ten-foot (10’) buffer composed of intermittent visual obstructions from the ground to a height of at least twenty feet (20’). This buffer is intended to create a separation of land-uses without necessarily eliminating visual contact.

2. Type “B” is a fifteen-foot (15’) buffer intended to partially block the view between uses and to create a strong distinction of separation of uses. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than ten feet (10’) wide.

3. Type “C” is a twenty-five-foot (25’) buffer that is opaque from the ground to a height of at least six feet (6’), with intermittent visual obstructions from the opaque portion to a height of at least twenty feet (20’). An opaque screen is intended to reduce visual contact between uses and to create a strong spatial separation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of

intermittent visual obstruction should not contain any completely unobstructed openings more than ten feet (10') wide. When a type "C" buffer is required and the proposed development is adjacent to any residentially zoned property, excluding properties zoned R3, the landscape buffer along that boundary shall be changed to a Neighborhood Protection buffer as outlined in 31.05.01(B)(5) below.

4. Type "D: is a fifty-foot (50') buffer that is opaque from the ground to a height of at least six feet (6'), with intermittent visual obstructions from the opaque portion to a height of at least twenty feet (20'). An opaque screen is intended to limit visual contact between uses and to create a wider spatial separation that in a type C buffer. The screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstruction should not contain any completely unobstructed openings more than ten feet (10') wide.

5. A Neighborhood Protection buffer is a twenty-five-foot (25') buffer that is opaque from the ground to a height of at least six feet (6'), with intermittent visual obstructions from the opaque portion to a height of at least twenty feet (20'). An opaque screen is intended to exclude completely all visual contact between uses and to create a strong spatial separation. The opaque portion of the screen must be opaque in all seasons of the year. A Neighborhood Protection buffer shall provide a six foot (6') opaque fence in the center of the buffer with vegetation planted on either side. This location may be adjusted to provide the greatest protection to an adjacent lower-intensity use. Fences or walls shall be constructed of wood, brick, stone, or other masonry, and be architecturally compatible with the proposed structure. A detailed drawing of the screen must be shown on the landscape plan and approved by the Administrator.

Buffer Width Table	
Screening Type	**Required Width of Buffer**
A	10 ft.
B	15 ft.
C	25 ft.
D	50 ft.
Neighborhood Protection (NP)	25 ft.

C. The Table of Buffer Requirements below shall be used to determine screening requirements between adjacent land uses. The buffer requirement between a combination use and an adjacent use shall be that required for the use necessitating the greatest visual obstruction.

Table of Buffer Requirements						
Proposed Land Use Classification	Adjacent Permitted Land Use Classification				Adjacent Zone with Nonconforming Use	
	I	II	III	IV	Residential	Non-Residential
II	C/NP	A	A	A	B	A
III	C/NP	B	A	A	C	A
IV	D	D	C	A	D	C

D. Buffer Vegetation Requirements

1. **Required Buffer Vegetation:** The required vegetation is designed to create a buffer which will give a satisfactory screen within three (3) to five (5) years of planting, under normal maintenance, while allowing room for the various plants to grow. Planting requirements for buffers include both trees and shrubs as described below.

Required Buffer Vegetation					
Buffer Type	"A"	"B"	"C"	"D"	"NP"
Minimum Buffer Width	10 feet	15 feet	25 feet	50 feet	25 feet
Total Number of Plants per 100 Linear Feet	20	30	40	70	45
Number of Evergreen Trees	3	10	15	25	20
Number of Large Deciduous Trees	1	3	5	8	5
Number of Small Deciduous Trees	2	2	5	7	5
Number of Deciduous Shrubs	4	5	5	10	-
Number of Evergreen Shrubs	10	10	10	20	15

E. Buffer Reductions: Only type "B" or "C" buffers may be reduced with the use of a fence or wall. If an applicant plans to build a fence or wall, a "C" buffer classification reduces to a "B" buffer classification and a "B" buffer classification reduces to an "A" buffer classification. Fences and walls must meet the following standards:

1. Fences or walls shall be constructed of wood, brick, stone, or other masonry, and be architecturally compatible with the proposed structure. A detailed drawing of the screen must be shown on the landscape plan and approved by the Administrator.
2. Walls and fences shall be solid construction and opaque.
3. Walls and fences shall be a minimum height of six feet (6').
4. To the extent practical, the wall or fence shall be located in the center of the buffer with vegetation planted on either side. This location may be adjusted to provide the greatest protection to an adjacent lower-intensity use.

(Ord. A25-0606, 10-22-2025)

31.05.02 Street Yards

A. All developments shall provide a landscaped street yard along any public or private street.

B. The required minimum street yard shall be measured perpendicular from the street right-of-way. Applicants are allowed to have additional landscaped greenspace beyond the required street yard, however, all required street yard materials shall be placed within the required street yard.

C. Neighborhood Protection Street Yard: Development that is directly across a public or private road from a residentially zoned property shall provide a Neighborhood Protection Street Yard the same length as the shared street frontage. The purpose of this buffer is to provide a semi-opaque buffer within three (3) to five (5) years of planting, under normal maintenance, while allowing room for the various plants to grow.

D. Required Street Yard Vegetation: The required vegetation is designed to create a buffer which will give a satisfactory visual buffer within three (3) to five (5) years of planting, under normal maintenance, while allowing room for the various plants to grow. Planting requirements for street yards include both street trees and shrubs as described below. Street trees are species of trees that have been determined to be appropriate along public and private streets (see Appendix C, C1.04 for more details).

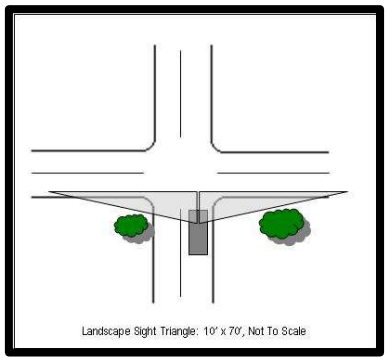
Required Street Yard Vegetation			
Street Yard Type	**Land Use Classifications I, II, III**	**Land Use Classification IV**	**Neighborhood Protection**
Minimum Street Yard Width	10 feet	25 feet	15 feet
Total Number of Plants per 30 Linear Feet	11	22	16
Number of Large Deciduous Street Trees	1	2	2
Number of Evergreen Trees	0	0	4
Number of Evergreen Shrubs	10	20	10

E. Innovative design in street yard arrangement is encouraged. Vegetation planted to satisfy this Section shall not be placed uniformly but in an irregular pattern. However, the minimum spacing between the trees shall be twenty feet (20') and the maximum shall be forty feet (40'). Innovative design is encouraged with the Neighborhood Protection Street Yard to the extent that the design conveys extra protections to the residential use property.

F. At least 250 square feet of contiguous, un-encroached growing area shall be provided for each tree. Planting location shall take into consideration any roadway widening identified on approved thoroughfare plans but not provided by the development.

G. To ensure that landscape materials do not constitute a traffic hazard, a sight triangle ten feet (10') by seventy feet (70') will be observed at all intersections of driveways/streets with adjacent streets (see diagram below).

1. Required street trees shall be planted outside of the sight triangle area.
2. Shrubs planted within sight triangles shall be of a type with a maximum mature height of twenty-four inches (24").



H. Use 15.01 Parking Lot Street Yard Requirements in the B1 Districts.

1. In the B1 districts, when a surface parking lot is a principal land use or a component of a combination use the following provisions shall apply:
2. The minimum street yard shall be ten feet (10') measured perpendicular from the street right-of-way.
3. An average of one (1) large tree, two and one-half inch (2 ½") minimum caliper, per twenty- five feet (25') of street frontage shall be provided.
4. An average of one (1) large evergreen tree, eight feet (8') minimum height, per fifty feet (50') of street frontage shall be provided.
5. Shrubs at the rate of one (1) eighteen inch (18") minimum height per three linear feet (3 lf) of street frontage shall be provided. The shrubs shall be of a species expected to reach a minimum height of thirty inches (30") and a minimum spread of thirty inches (30") within five (5) years of planting. At least seventy-five percent (75%) of shrubbery in this area must be evergreen.
    a. When a proposed parking area will be substantially below grade and shrubbery will not be visible from the street, the Administrator may reduce this requirement.
6. A minimum three foot (3') opaque decorative red brick/native rock wall not to exceed six feet (6') in height with landscape plantings along the street side shall be provided.
7. A parking area that is located above or below the adjacent street level must design the plant material in the street yard in such a way as to maximize screening from the street.

I. Use 15.01 Parking Lot Street Yard Requirements in All Other Districts

1. Except in the B1 districts, when a surface parking lot is a principal land use or a component of a combination use, the following provisions shall apply:
2. The minimum street yard shall be twenty-five feet (25') measured perpendicular from the street right-of-way but the minimum street yard may be reduced by one

foot (1') for every two feet (2') below adjacent street grade when the Administrator concludes the parking area shall have less of a visual impact than at street level.

3. An average of one (1) large deciduous tree, two and one-half inch (2 ½") minimum caliper, per twenty- five feet (25') of street frontage shall be provided.
4. An average of one (1) large evergreen tree, eight feet (8') minimum height, per fifty feet (50') of street frontage shall be provided.
5. Shrubs at the rate of one (1) eighteen inch (18") minimum height per two linear feet (2') of street frontage shall be provided. The shrubs shall be of a species expected to reach a minimum height of thirty inches (30") and a minimum spread of thirty inches (30") within five (5) years of planting. At least seventy-five percent (75%) of shrubbery in this area must be evergreen.
    a. When a proposed parking area will be substantially below grade and shrubbery will not be visible from the street, the Administrator may reduce this requirement.
6. A minimum three foot (3') opaque decorative brick/rock wall not to exceed six feet (6') in height with landscape plantings along the street side or an earthen berm at least three feet (3') in height with landscape plantings incorporated into the design of the berm or a combination of both must be provided along any street frontage.
7. The height of any berm shall be undulating and the base shall be curving in nature.
8. A parking area that is located above or below the adjacent street level must design the plant material in the street yard in such a way as to maximize screening from the street.

31.05.03 Vehicle Accommodation Area

A. The purpose of this Section is to provide visual relief from large expanses of pavement with the introduction of landscape plantings. Trees and shrubs are required in and around parking lots with more than six (6) spaces to provide attractive views from roads and adjacent properties, provide shade to reduce heat generated by impervious surfaces, reduce glare from parking lots, and to help filter exhaust from vehicles.

B. Trees: Plant beds shall be evenly distributed throughout the vehicle accommodation area for maximum shade. No portion of the vehicle accommodation area shall be further than sixty feet (60') from the trunk of a large deciduous tree, except for areas that cannot reasonably be landscaped in the interior as determined by the Administrator, including, but not limited to, truck loading and unloading.

C. Shrubs: Shrubs shall be planted at the rate of one evergreen or deciduous shrub per every 250 square feet of vehicular surface area. Shrubs to meet this requirement must be located within fifteen feet (15') of the paved area.

1. Shrubs shall not be planted within six feet (6') of a trunk of a new tree, nor within the drip line of a protected, existing tree.

D. Uninterrupted areas of parking spaces shall be limited to thirty-six (36) spaces. Parking lots with more than thirty-six (36) spaces shall be divided by landscape features which can include natural features designed to handle stormwater runoff.

E. Plantings which shall be used to meet these requirements shall be located within the vehicle accommodation area or in plant beds directly adjacent to the surface areas. Trees along the adjacent buffer or street yard areas may be used to meet this requirement.

F. Plant beds within the vehicle accommodation area shall be a minimum ten feet (10') in width and shall provide a minimum of 250 square feet of contiguous growing area to allow for adequate root aeration and expansion.

G. Plant beds shall be protected by barriers including but not limited to curbs, bollards, wheel stops, walls or fences.

H. Plantings shall be arranged so as not to interfere with driver vision, vehicle circulation, or pedestrian circulation.

I. Minimum curb radii of three feet (3') are required on the corners of all plant beds to allow for free movement of motor vehicles around planting materials.

31.05.04 Building Landscaping

A. The exterior walls of a structures areas shall be separated from vehicle accommodation areas by landscaped planting areas at least four feet (4') in width. Planting areas may be omitted where necessary to accommodate pedestrian entrance ways. Alternative planting areas meeting the purpose and intent of this Section may be approved by the Administrator.

31.05.05 Screening

A. Loading docks, solid waste and recycling containers, outdoor storage, mechanical and HVAC equipment, rainwater harvesting systems, and similar facilities on the roof, on the ground, or on buildings shall be located and screened so that the visual impacts of these facilities are fully contained and out of view from adjacent properties and public streets.

1. Accessory solar energy systems are exempt from this screening requirement.

B. Solid waste and recycling containers (when required) shall be screened in accordance with the Solid Waste and Recycling Enclosure Detail (Subsection 22.13.03). The design and materials of the enclosure, fence or wall must be presented as part of the site plan or subdivision approval process. The screening material shall be architecturally compatible with the principal building(s) on site. Landscape plantings compatible with the overall landscape plan may be required outside of enclosures where they are in public view from a street and it is necessary to soften the enclosures appearance.

1. **Neighborhood Protection Standard**: Landscape plantings compatible with the overall landscape plan are required outside of enclosures where they are in publicly visible from adjacent residentially zoned properties.

C. Outdoor storage areas shall be located along the side or the rear of the principle structure and screened so that the visual impacts are fully contained and out of view from adjacent properties and public streets. Screening material may include fence, wall or landscaping so long as materials are architecturally compatible with the principle building(s) on site and will provide an opaque screen. All areas utilized for outdoor storage must be located in areas specifically designed for outdoor storage and is prohibited in or on designated exterior walkways, parking areas, driveways, and landscape areas.

(Ord. A24-0070, 05-22-2024)

Compliance and Maintenance

31.06.01 Certificate of Occupancy, Completion, or Zoning Compliance

A. Landscaping must be installed according to the approved site plan and inspected prior to receiving final certification.

B. All plant material shall meet or exceed size and shape relationships specified in the latest edition of the American Standard for Nursery Stock published by the American Association of Nurserymen.

1. All sizes specified refer to size at time of planting. Vegetation shall be planted to ensure the best chance of survival and to reduce the potential expense of replacing damaged plant material.

2. Caliper of the trunk of all new planted trees shall be taken six inches (6”) above ground up to and including four-inch (4”) caliper, and twelve inches (12”) above the ground for larger sizes. Seldom are tree trunks perfectly round. Caliper measurements may be taken with “pincer” type caliper, or diameter tape.

C. Plant material must be installed by a landscape contractor licensed to practice in the State of North Carolina, except that this provision does not apply with respect to:

1. Landscaping work where the price of all contracts for labor, material, and other items for a given job site during any consecutive 12-month period is less than $30,000.00;

2. A federal, State, or local governmental agency performing landscaping on public property;

3. A landowner performing landscape work on their own property;

4. A general contractor licensed under Article 1 of Chapter 87 of the General Statutes who possesses a classification under G.S. 87-10(b) as a building contractor, a residential contractor, or a public utilities contractor;

5. Any other circumstance where the installation qualifies for an exemption under §13 of Chapter 89D of the General Statutes (as such may be amended from time to time).

31.06.02 Request for Extension of Compliance

A. It is recognized that land development occurs continuously and that if the season or weather conditions prohibit planting the materials, the applicant may file a written request for extension of compliance with landscaping requirements with the Administrator, which states the reasons why the request is being made. If the Administrator finds that there are unfavorable conditions for planting, an extension of compliance with landscaping requirements may be allowed. Along with the letter the applicant must provide a performance guarantee in compliance with UDO Section 4.12.

31.06.03 Compliance of Maintenance

A. The owners of the property and their agents, heirs, or assigns shall be responsible for the installation, preservation, and maintenance of all planting and physical features required under this Article. The disturbance of any landscaped area or vegetation installed pursuant to the Article shall constitute a violation of the site plan, subdivision plan, or zoning permit. Any vegetation that is dead, substandard, unhealthy, of poor structural quality, or missing, shall be removed and replaced in conformance with the standards of this Ordinance and to the approved site plan or subdivision plan.

1. Should significant amounts of landscaping or physical elements used to meet requirements be lost due to an unusual weather occurrence or natural catastrophe, the landowner shall submit a plan detailing their intent in replacing lost material. Replacement planting may occur within a phased basis as approved by the Administrator. The owner shall have one (1) year or one (1) growing season, whichever is sooner, to replace or replant.

B. The responsible parties shall not be required to remove existing invasive species. Removal of existing invasive species shall be allowed without permitting, so long as any invasive species that were planted to meet requirements with Article 31 are replaced one for one with an approved species of similar type (e.g. Large Deciduous Tree, Small Deciduous Tree, etc.).

31.06.04 Prohibited Pruning

A. All plant materials required by this Article shall be allowed to reach their mature size and shall be maintained at their mature size. Any trimming or pruning must be conducted in strict accordance with the current edition of "Tree, Shrub, and other Woody Plant Maintenance – Standard Practices" of the American National Standard for Tree Care Operations (ANSI 300). Required plantings shall not be cut or excessively pruned or otherwise damaged so that their natural form is impaired. Improper pruning includes the removal of the central leader, removal of more than twenty-five percent (25%) of the foliage within an annual growing season, removal of twenty-five percent (25%) of the

foliage of a branch or limb when it is cut back to a lateral branch, and cutting a branch back to a lateral not large enough to assume apical dominance.

1. A violation of this Subsection shall subject the violator to a civil penalty as set forth in Section 12.07 for any improperly pruned, damaged, or excessively trimmed tree. In addition to this civil penalty, if more than fifty percent (50%) of the crown of a tree is removed within a continuous five-year period, the owner of the property, where a violation has occurred, shall replace each improperly pruned, damaged, or excessively trimmed tree with the appropriate replacement rate in accordance with Subsection 31.03.02.

Any replacement tree shall be planted in a planting area of at least 250 square feet of contiguous growing area for each and shall have a minimum dimension of seven feet (7'). If the property whereon the violation has occurred fails to contain sufficient land area to replant the required replacement trees and replacement trees cannot be planted on adjoining public street rights-of-way, then in lieu of such replacement trees, a fee equal to $100 per caliper inch of 2 ½" replacement trees shall be paid to the Town. The Town's Administrator may require crown restoration and/or crown reduction in accordance with the current edition of "Tree, Shrub, and other Woody Plant Maintenance – Standard Practices" of the American National Standard for Tree Care Operations (ANSI 300) for any improperly pruned, damaged, or excessively trimmed tree. All such corrective pruning shall be done under the supervision of a Certified Horticulturist, Arborist or Forester, Landscape Architect, North Carolina Landscape Contractor, or North Carolina Certified Plant Professional and approved by the Administrator.

(Ord. A24-0070, 05-22-2024)

Appendix C Details and Specifications Manual

C1.04 Plant List

LARGE DECIDUOUS TREES (40'+) Trees <25' mature height can be planted under power lines Trees 25'-40' mature height can be planted at least 20' from power lines Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	STREET TREE	NATIVE	BLOOMING
Scientific Name	**Common Name**						
Acer rubrum	Red Maple	x	x		x	x	
Acer saccharum	Sugar Maple	x	x		x	x	
Aesculus glabra	Ohio Buckeye	x				x	x
Aesculus flava	Yellow Buckeye	x				x	x
Betula alleghaniensis	Yellow Birch	x				x	
Betula lenta	Sweet Birch					x	
Betula papyrifera	Canoe Birch	x				x	
Betula nigra	River Birch	x	x		x	x	
~~Betula pendula~~	~~European White Birch~~				~~x~~		
Betula populifolia	Gray Birch			x		x	
Carya cordiformis	Bitternut Hickory	x				x	
Carya glabra	Pignut Hickory	x				x	
Carya illinoinensis	Pecan	x				x	x
Carya laciniosa	Shellbark Hickory	x				x	
Carya ovata	Shagbark Hickory	x		x		x	
Celtis occidentalis	Common Hackberry		x			x	x
Cladrastis lutea	Yellowwood					x	x
Fagus grandiflora	American Beech	x				x	
Fraxinus americana	White Ash		x	x		x	x
Fraxinus nigra	Black Ash		x			x	x
Fraxinus pennsylvanica	Green Ash		x	x		x	
~~Ginkgo biloba~~	~~Maidenhair Tree~~		~~x~~		~~x~~		
Gleditsia triacanthos	Thornless Honeylocust		x	x	x	x	x
Gymnocladus dioicus	Kentucky Coffee Tree	x	x	x		x	x
Juglans cinerea	Butternut					x	
Juglans nigra	Black Walnut					x	
Liriodendron tulipifera	Tulip Poplar	x	x		x	x	x
Magnolia acuminate	Cucumber Tree					x	x
Magnolia macrophylla	Big Leaf Magnolia					x	x
Nyssa sylvatica	Black Gum					x	x

LARGE DECIDUOUS TREES (40'+) Trees <25' mature height can be planted under power lines Trees 25'-40' mature height can be planted at least 20' from power lines Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	STREET TREE	NATIVE	BLOOMING
Scientific Name	**Common Name**						
Platanus occidentalis	Sycamore	x				x	x
Populus angustifolia	Balsam Cottonwood					x	x
Populus deltoids	Eastern Cottonwood					x	
Prunus serotina	Black Cherry					x	
Quercus alba	White Oak		x	x	x	x	
Quercus coccinea	Scarlet Oak					x	
Quercus imbricaeria	Shingle Oak					x	
Quercus falcate	Southern Red Oak		x		x	x	
Quercus muehlenbergii	Chinkapin Oak					x	
Quercus michauxii	Swamp Chestnut					x	
Quercus phellos	Willow Oak		x		x	x	
Quercus palustris	Pin Oak		x		x	x	
Quercus rubra	Red Oak		x	x	x	x	
Quercus stellata	Post Oak		x		x	x	
Quercus velutina	Black Oak					x	
~~Salix babylonica~~	~~Weeping Willow~~	~~x~~					
Taxodium distichum	Bald Cypress		x	x	x	x	
Tilia americana	American Linden	x	x		x	x	
Ulmus americana	American Elm	x	x		x	x	
~~Ulmus parvifola~~	~~Chinese Elm~~	~~x~~	~~x~~		~~x~~		
Zelkova serrata	Japanese Zelkova		x	x	x		

SMALL - MEDIUM DECIDUOUS TREES (up to 25') Trees <25' mature height can be planted under power lines Trees 25'-40' mature height can be planted at least 20' from power lines Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	STREET TREE	NATIVE	BLOOMING
Scientific Name	**Common Name**						
Acer buergeranum	Trident Maple	x	x	x	x		
Acer campestre	Hedge Maple	x	x	x			
~~Acer ginnala~~	~~Amur Maple~~	~~x~~	~~x~~	~~x~~	~~x~~		
Acer griseum	Paperbark Maple				x		

SMALL - MEDIUM DECIDUOUS TREES (up to 25') Trees <25' mature height can be planted under power lines Trees 25'-40' mature height can be planted at least 20' from power lines Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	STREET TREE	NATIVE	BLOOMING
Scientific Name	**Common Name**						
Acer leucoderme	Chalk Maple				x		
~~Acer palmatum~~	~~Japanese Maple~~	~~x~~			~~x~~		
Acer pensylvanicum	Striped Maple						
Aesculus pavia	Red Buckeye						
Alnus serrulate	Alder						x
Amelanchier spp.	Serviceberry		x	x	x	x	x
Aralia spinosa	Devil's Walking Stick					x	
Asimina triloba	PawPaw					x	
Carpinus caroliniana	Ironwood		x			x	
Celtis tenuifolia	Dwarf Hackberry						x
Cercis canadensis	Redbud	x	x		x	x	x
Chionanthus virginicus	Fringetree	x	x	x	x	x	x
Cornus spp.	Dogwood	x	x		x	x	x
Cotinus obovatus	American Smoke Tree		x	x			x
Crataegus spp.	Hawthorn		x	x	x	x	x
Diospyros virginiana	Persimmon	x	x			x	
Halesia Carolina	Carolina Silverbell				x	x	x
Hamamelis virginiana	Witchhazel						
Ilex decidua	Possumhaw						
Magnolia fraseri	Mountain Magnolia		x			x	x
Malus ~~spp.~~ sylvestris	Crabapple		x		x	x	x
Ostrya virginiana	Ironwood					x	
Oxydendrum arboretum	Sourwood	x			x	x	x
Prunus ~~cerasifera~~ americana	~~Purple leaf~~ American Plum		x	x	x	x	x
Prunus ~~spp.~~ serotina	Black Cherry		x		x	x	x
Rhus copallinum	Winged Sumac						x
Sorbus americana	American Mountain Ash				x	x	
Vaccinium arboretum	Sparkleberry		x			x	x

EVERGREEN TREES Trees <25' mature height can be planted under power lines Trees 25'-40' mature height can be planted at least 20' from power lines Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	SCREENING	NATIVE
Scientific Name	**Common Name**					
Abies balsamea	Balsam Fir	x			x	x
Abies concolor	White Fir	x			x	x
Abies fraseri	Frasier Fir	x			x	x
~~Cedrus atlantica~~	~~Atlas Cedar~~		~~x~~			
Ilex opaca	American Holly	x	x		x	x
Juniperus virginiana	Eastern Red Cedar		x	x	x	x
Picea abies	Norway Spruce	x		x	x	
Picea glauca	White Spruce	x	x	x	x	x
Picea orientalis	Oriental Spruce				x	
Picea pungens	Colorado Spruce		x	x	x	x
Pinus strobus	White Pine		x		x	x
Pinus sylvestris	Scotch Pine			x	x	
Pinus virginiana	Virginia Pine	x	x		x	x
Pseudotsuga menziesii	Douglas Fir				x	x
Thuja occidentalis	Arborvitae (White Cedar)				x	x
Thuja plicata	Arborvitae (Giant)	x			x	x
Tsuga canadensis	Eastern Hemlock		x		x	x
Tsuga caroliniana	Carolina Hemlock		x		x	x

DECIDUOUS SHRUBS Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	NATIVE	BLOOMING
Scientific Name	**Common Name**					
Azalea hybrid 'Exbury"	Exbury Hybrid Azalea				x	x
Callicarpa americana	American Beautyberry	x	x		x	x
Calycanthus floridus	Sweetshrub	x			x	x
Chaenomeles speciosa	Common Flowering Quince		x			x
Clethra alnifolia	Sweet Pepperbush	x		x	x	x
Euonymus americanus	Hearts-a-burstin				x	
Forsythia x intermedia	Border Forsythia		x	x		x

DECIDUOUS SHRUBS Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	NATIVE	BLOOMING
Scientific Name	**Common Name**					
Fothergilla major	Witchalder	x	x		x	x
Gaylussacia dumosa	Dwarf Huckleberry	x			x	x
~~Hibiscus syriacus~~	~~Rose of Sharon~~	~~x~~	~~x~~	~~x~~		~~x~~
Hydrangea arborescens	Wild Hydrangea	x			x	x
Hydrangea quercifolia	Oakleaf Hydrangea	x			x	x
Ilex verticillata	Winterberry			x	x	
Itea virginica	Virginia Sweetspire				x	x
Lindera benzoin	Spicebush	x			x	x
Lonicera fragrantissima	Winter Honeysuckle					
Magnolia stellata	Star Magnolia		x			x
Neviusia alabamensis	Snowwreath					x
Physocarpus opulifolius	Ninebark	x			x	x
Rhododendron arborescens	Sweet Azalea				x	x
Rhododendron austrinum	Yellow Azalea				x	x
Rhododendron calendulaceum	Flame Azalea	x			x	x
Rhododendron canadense	Rhodora	x			x	x
Rhododendron periclymenoides	Pinxter Bloom	x			x	x
Rhododendron viscosum	Swamp Azalea	x			x	x
Rosa palustris	Swamp Rose	x			x	x
Spirea prunifolia	Bridalwreath Spirea	x	x	x	x	x
Spirea x bumalda spp.	Spirea		x	x		x
Spirea x vanhouttei	Vanhoutte Spirea		x	x		x
Syringa vulgaris	Common Lilac		x			x
Styrax americana	American Snowbell	x			x	x
Viburnum spp.	Viburnum	x	x	x	x	x

EVERGREEN SHRUBS Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	NATIVE	BLOOMING
Scientific Name	**Common Name**					
Abelia x grandiflora	Glossy Abelia		x	x		x

EVERGREEN SHRUBS Other species may be allowed with staff approval		SHADE TOLERANT	XERISCAPING COMPATIBLE (DROUGHT TOLERANT)	SALT TOLERANT	NATIVE	BLOOMING
Scientific Name	**Common Name**					
Azalea kaempferi	Kaempferi Azalea	x				x
Azalea hybrida	Satsuki Azalea	x				x
Azalea obtusum	Kurume Azalea	x			x	x
Buxus microphylla 'Koreana'	Korean Boxwood	x		x		
Buxus sempervirens 'Suffrutocosa	Dwarf Boxwood	x	x			
Chamaecyparis obtuse 'Nana Gracilis'	Dwarf Hinoki Cypress	x				
Cotoneaster horizontalis	Rockspray Cotoneaster		x	x		
Cotoneaster dammeri	Bearberry Cotoneaster		x	x		
Cotoneaster divaricatus	Spreading Cotoneaster		x	x		
Ilex aquifolium	English Holly	x				
~~Ilex crenata spp.~~	~~Japanese Holly~~		~~x~~			
Ilex glabra	Inkberry	x	x	x	x	
Ilex pernyi	Perny Holly		x			
Juniperus chinensis	Chinese Juniper		x	x		
Juniperus communis	Common Juniper		x	x		
Juniperus conferta	Shore Juniper		x	x		
Juniperus davurica 'Expansa'	Parsons Juniper		x	x		
Juniperus horizontalis	Creeping Juniper		x	x		
Juniperus procumbens	Japanese Garden Juniper		x	x		
Juniperus Sabina 'Tamariscifolia'	Tamarix Juniper		x			
Kalmia latifolia	Mountain Laurel	x	x		x	x
Kalmia polifolia	Bog Laurel	x			x	
Leucothoe axillaries	Doghobble	x	x	x	x	x
Leucothoe populifolia	Florida Leucothoe	x	x		x	x
Magnolia virginiana	Sweetbay	x	x		x	x
Pieris japonica	Pieris	x			x	x
Pinus Mugo 'Compacta'	Mugo Pine			x		
Rhododendron catawbiense	R. Catawba	x			x	x
Rhododendron maximum	Rosebay Rhododendron	x			x	x
Rhododendron minus	Carolina Rhododendron	x			x	x
Rhododendron spp.	Rhododendron spp.	x			x	x
Taxus x media	Intermediate Yew			x		
Thuja orientalis	Oriental Arborvitae					
Viburnum rhytidophyllum	Leatherleaf Viburnum					x

GROUND COVERS	
Other species may be allowed with staff approval	
Scientific Name	**Common Name**
Asarum canadense	Wild Ginger
Antennaria plantaqinifolia	Pussy's Toes
Chrysoqonum virginianum	Green and Gold
Coreopsis auriculata	Mouse-Eared Coreopsis
Fraqaria virginiana	Wild Strawberry
Baultheria procumbens	Wintergreen
Hexastylis arifolia	Little Brown Jugs
Iris cristata	Dwarf Crested Iris
Mitchella repens	Partridge Berry
Pachysandra procumbens	Allegheny Spurge
Phacelia bipinnatifida	Phacelia
Phlox amoena	Chalice Phlox
Phlox divaricata	Wild Blue Phlox
Phlox stolonifera	Creeping Phlox
Pityopis graminifolia	Golden Aster
Polystichum acrostichoides	Christmas Fern
Shortia qalacifolia	Oconee Bells
Sisyrinchium mucronatum	Blue-Eyed Grass
Tiarella cordifolia	Foamflower
Xanthorhiza simplicissima	Yellow-root

GRASSES & SEDGES	
Other species may be allowed with staff approval	
Scientific Name	**Common Name**
Andropogan gerardii	Big Bluestem
Andropogan virginicus	Broomsedge
Carex pennsylvanica	Pennsylvania sedge
Carex plantaqinea	Plantain-leaved sedge
Chasmanthium latifolium	River Oats
Danthonia compressa	Oats Grass
Elymus bystrix	Bottle Brush
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Tripsacum dactyloides	Eastern Gamma Grass

Staff Note: Changes to Appendix C are limited to the recommended planting lists. No other changes are included in this ordinance.