

**ORDINANCE (1997) 80ZC408**  
**Effective: March 18, 1997**

**Z-75-96 Buffalo Road**, east side of Winchester Subdivision, being Map 1736.17 10 1017. Approximately 37.4 acres, amending the existing Residential-6 Conditional Use District.

Conditions: 8/12/96

Amendment of existing zoning conditions of Case No. Z-38-93 Ordinance No. (1993) 266 ZC 333) as follows:

1. Deletion of Condition 6 which reads: "Perimeter lots within transition area A shall have a minimum of 40,000 S.F." and replacing same with a new Condition 6 which reads:

"Perimeter lots within transition area A, as shown upon Exhibit I attached, shall have a minimum of 20,000 Square feet."

2. Condition No. 8 shall be confirmed to read: "Perimeter lots within transition area C, as shown upon Exhibit I attached, shall have a minimum of 15,000 square feet."

3. Deletion of Condition 4(b) which reads: "The eastern property line, adjacent to Britt Farm, shall have a landscaped buffer of 100' in width. The portion of this buffer which contains no existing vegetation will be landscaped in accordance with Section 10-2082.9 of the Raleigh City Code and meet the requirements of a 100' wide Type C transitional protective yard," and replacing same with a new Condition 4(b) which reads.

"The eastern property line, adjacent to Britt Farm, shall have a landscaped buffer of 100' in width. The portion of this buffer which contains no existing vegetation will contain an earth berm in excess of four (4) vertical feet in height but not more than six(6) vertical feet in height and the portion of this buffer which contains no existing vegetation will be landscaped in accordance with Section 10-2082.9 of the Raleigh City Code and meet the requirements of a 100' wide Type C transitional protective yard, all in anticipation of the future extension of Southall Road generally parallel to the eastern property line in accordance with the Comprehensive Plan of the City of Raleigh.

4. Except as hereby modified, the conditions presently applicable to this property remain in full force and effect.