

(Revised 4/16/13)

AMENDING CHAPTER 30 (LDO)
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 (E) of Section 30-7-5.2, Specific Zoning District Standards, is hereby amended by adding a new Subsection 3) to read as follows:

3) Good Repair Regulations

a) Intent

The Greensboro City Council finds and determines the following:
Good Repair Regulations for the CB, Central Business district will preserve the character and integrity of the downtown community by maintaining and enhancing the appearance of downtown structures. It will provide corollary benefits such as protection of property values, promotion of tourism, and preservation of the character and integrity of the downtown and the greater Greensboro Community.

b) Scope and Applicability

The provisions of these Good Repair Regulations shall apply to the exterior of all premises, structures, and buildings located within the CB, Central Business district which are adjacent to a public street or publicly accessible parking area. Exterior walls adjacent to alleys are exempt from these regulations. These regulations establish minimum standards, and do not replace or modify standards otherwise established for the construction, repair, alteration, or use of the building, equipment or facilities contained therein, except as provided herein. It is not the intent of this ordinance to prevent renovation, reconstruction or demolition of current downtown structures.

c) Building Regulations

- ~~i) A structure shall not have awnings with more than 20 percent of the surface area, torn, tattered, or missing for a period of more than 60 consecutive days.~~
- ii) A structure shall not have windows or doors with glass that is broken, missing or covered. A structure shall not have window frames with more than 50 percent of the surface area covered with disfigured, cracked, or peeling surface materials. No such defects shall remain for a period of more than 60 consecutive days.

- iii) All windows shall be maintained or replaced as windows complete with sills, lintels, frame, and glass, unless enclosed with the same material and design as the surrounding wall.
- iv) All doors shall be maintained or replaced as doors unless enclosed with the same material and design as the surrounding wall.
- v) ~~A structure shall not have windows or doors that are permanently barred or chained. Movable devices over windows or doors that are put in place after business hours are permitted.~~
- vi) ~~A structure shall not have exterior holes, or open cracks or decayed surfaces, for a period of more than 60 consecutive days.~~
- vii) ~~Design details of the façade of the structure, including but not limited to the marble, stone, or masonry features shall be preserved to the extent reasonably possible.~~
- viii) ~~A structure shall be maintained free of cracked or broken glass, loose shingles, loose wood, crumbling or loose stone or brick, loose or broken plastic, vinyl, or similar conditions.~~
- ix) ~~A structure shall not have exterior painted surfaces with more than 20 percent of the surface area covered with disfigured, cracked, or peeling surface materials for a period of more than 60 consecutive days.~~
- x) Type 1 modifications may be requested for any regulation of this subpart.

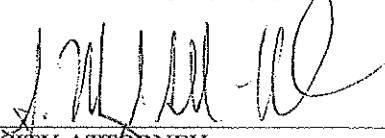
d) Notwithstanding the nonconformity regulations of Article 2, the requirements of this section, (30-7-5.2 (E) (3)), shall apply to existing and future premises, structures, and buildings located within the CB, Central Business district.

Section 2. This ordinance shall become effective on June 1, 2013.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 16th DAY OF APRIL, 2013 AND WILL
BECOME EFFECTIVE JUNE 1, 2013.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM



CITY ATTORNEY