

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 Subsections "A" through "G" of Section 30-7-3.3, Cluster Development, are hereby amended by to read as follows:

30-7-3.3 Cluster Development

(A) Where Allowed

- 1) The cluster development option may be used in any Residential zoning district except in the RM-12 8 and or higher districts.
- 2) All cluster developments must be served by public sanitary sewer.
- 3) The cluster development option may be used if the tract is 10 acres or more.
- 4) The cluster development option may be used on tracts smaller than 10 acres if street right-of-way in a street or highway corridor is dedicated pursuant to NCGS 136-66.10.

(B) Maximum Density and Lot Requirements

The maximum number of dwelling units allowed in a cluster development is calculated by multiplying the area of the tract (not including any pre-existing street right-of-way) by the cluster density factor for the subject zoning district (see Table 7-11, below)

| Table 7-11 Cluster Development Density Factor <u>and Lot Requirements</u> | | |
|--|------------------------|--|
| District | Cluster Density Factor | Lots and Buildings Must Meet Requirements of |
| R-3 | 3 | <u>R-5</u> |
| R-5 and RM-5 | 5 | <u>R-7</u> |
| <u>RM-12 8 and higher</u> | Not permitted | |

(C) ~~Perimeter Compatibility~~

~~Lots located along the perimeter of the development must comply with the conventional lot requirements of the subject district if such lots abut a residential zoning district of equal or lower density. Perimeter compatibility shall not be required along that portion of the development that abuts:~~

~~Utility easements in excess of 60 feet in width;~~

~~All railroad rights-of-way;~~

~~Lots containing a nonresidential use, and~~

~~Open space in the form of Common Elements, parkland, or land dedicated as drainageway and open space;~~

~~(D) (C) Cluster Required~~

The Technical Review Committee may require that cluster development be used if street right-of-way dedication is required by the Thoroughfare and Collector Street Plans or the development lies partially or wholly within a Watershed Critical Area.

~~(E) Lot and Building Standards~~

~~1) Bulk~~

~~a) No building in a cluster development may be taller than the maximum allowed in the subject zoning district.~~

~~b) There is no maximum lot building coverage limit in a cluster development.~~

~~2) Single-family Detached~~

~~Each lot must have a minimum buildable area of 2,000 square feet and provide a street setback of at least 10 feet (measured from the edge of the right-of-way or common elements), 2 side setbacks of at least 5 feet each, and a rear setback of at least 20 feet.~~

~~(F) (D) Open Space~~

See Sec. 30-12-8.

~~(G) (E) Additional Standards~~

If the development is in an overlay district, additional standards may apply.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 16th DAY OF JULY, 2013 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


CITY ATTORNEY