

ID 2021-486
21-183

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 (C) of Section 30-12-8.1, Drainageway Open Space for Subdivisions, is hereby amended to read as follows:

(C) Open Channels in Dedicated Drainageway and Open Space Areas

- (1) Open channel drainageways must be based on the 100-year storm event.
- (2) Drainageway and open space must be dedicated by a recorded plat and must be labeled "Dedicated to the City of Greensboro and the public for Drainageway and Open Space purposes." If a portion of the drainageway and open space lies within a proposed thoroughfare shown on the *Thoroughfare Plan*, it must be labeled "Dedicated to the City of Greensboro and the public for Drainageway and Open Space and Thoroughfare purposes."
- (3) The dedicated drainageway and open space area along any stream that would require a 66-inch or larger diameter pipe must include the special flood hazard area. If there is no established flood hazard area identified on the FIRM or in the FIS report, the base flood elevation and one percent annual chance flood boundary are to be determined in accordance with 30-12-2.3(F)(3). The area to be dedicated may be reduced in width by filling provided that a minimum average width of 200 feet is maintained, a minimum width of 100 feet is maintained at the narrowest point, no fill is placed within a designated floodway, and no slope greater than 3:1 is created. The minimum average width in other locations must be 60 feet.
- (4) In cases of severe topography or other obstacles, additional width may be required to assure reasonable ease of maintenance.
- (5) Dedicated drainageway and open space area must abut public street right-of-way on at least 30% of its perimeter, except when the Technical Review Committee determines that adequate access is otherwise provided. The minimum length of street frontage at each location where drainageway and open space abuts public street right-of-way must be at least 60 feet. The maximum distance between such locations, measured by straight lines on each side of the drainageway, may not exceed 1,000 feet.
- (6) The centerline of the drainage channel that would require a 66-inch or larger diameter pipe must be located a minimum of 50 feet from all street and property lines, provided that the dimensions of the drainageway and open space area conform to all other requirements of this section. Along smaller drainageways, the minimum distance from the centerline is 20 feet.
- (7) Dedicated drainageway and open space may be used for drainage, open space, greenways, bikeways, trails, and other similar recreation activities, including park- and trail- related improvements in accordance with applicable regulations. Dedicated drainageways may also be used to provide vehicular access to and from adjacent property (whether publicly or privately owned) upon property owner request if a determination is made by the Transportation Director that 1) the vehicular access to and from the adjacent property will

enhance public safety; and 2) there is no other practicable method to achieve the same level of vehicular access.

- (8) Dedicated drainageway and open space may be used for utility lines provided the lines are shown on approved construction and utility plans before final plat recordation or approved by the Parks and Recreation Department after final plat recordation. The Parks and Recreation Director must determine vehicular access to and from adjacent property via the dedicated drainageway and open space does not adversely change the function of the drainageway and open space for public benefit as ~~open space and recreational space~~. Vehicular access provided to and from adjacent property via dedicated drainageway and open space must be designed in a manner to not increase downstream flood levels or create adverse drainage impacts to other properties based on a submission of requested information necessary for the City to make a competent determination. Stormwater mitigation measures may be considered to achieve equal or better performance.
- (9) Drainageway and open space must be left in its natural condition or graded to a cross-section approved by the city and stabilized with permanent vegetative cover that will allow economical and efficient maintenance. This provision is not intended to prevent use of dedicated drainageway and open space areas for drainage, open space, greenways, bikeways, trails, and other similar recreational improvements, or for vehicular access to and from adjacent property under the circumstances and approvals described above.
- (10) Single-family lots abutting property 60 feet or more in width dedicated to the city and the public as drainageway and open space may be reduced in size in accordance with the provisions in 30-7-3.2(L).

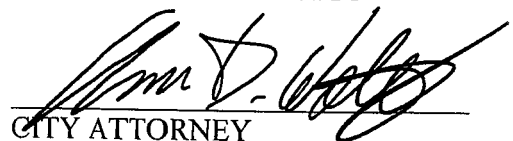
Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

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 21st DAY
OF DECEMBER, 2021 AND WILL BECOME
EFFECTIVE UPON ADOPTION.

ANGELA R. LORD
CITY CLERK

APPROVED AS TO FORM


CITY ATTORNEY