

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 1) of Section 30-7-3.2 (C), Conventional Development Dimensional Standards and Table 7-3, R-7 Conventional Development Dimensional Requirements, is hereby amended to change the front street setback for garage door from 25 feet to 20 feet and to appear as follows:

R-7 Residential Single-Family 7

Street Setback (minimum ft.)	Single-Family Detached and Zero Lot Line
Front (façade/garage door)	20/2520 [7]

Section 2. That Subsection 2) of Section 30-7-3.2 (A), R-3, Residential Single-family 3, is hereby amended to read as follows:

2) Additional District Standards

Single-family detached dwellings constructed within cluster subdivisions with a preliminary plat approved prior to June 30, 2011, shall comply with the dimensional standards of the R-5 zoning district.

Section 3. That Subsection 2) of Section 30-7-3.2 (B), R-5, Residential Single-family 5, is hereby amended to read as follows:

2) Additional District Standards

Single-family detached dwellings constructed within cluster subdivisions with a preliminary plat approved prior to June 30, 2011, shall comply with the dimensional standards of the R-7 zoning district.

Section 4. That Subsection (C) of Section 30-7-3.3, Cluster Development, is hereby amended to read as follows:

(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:

B. Kelly Moore

- 1) Utility easements in excess of 60 feet in width,
- 2) All railroad rights-of-way,
- 3) Lots containing a non-residential use, and
- 4) Open space in the form of Common Elements, parkland, or land dedicated as drainageway and open space.


Section 5. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 17th DAY OF MAY, 2011 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


CHIEF DEPUTY CITY ATTORNEY