

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 Section 30-8-10(A), Assisted Living Facilities, is hereby amended to read as follows:

A. Assisted Living Facilities**1. Operation**

- a. The facility must provide centrally located, shared food preparation services and major dining areas.
- ~~b. Each dwelling or rooming unit must be at least 400 square feet in gross floor area.~~
- ~~b.c.~~ At least 30 square feet of common facilities (recreation, social and service) must be provided for each dwelling or rooming unit
- ~~c.d.~~ All facilities must be solely for the use of residents and their guests.

2. Density Requirements

For the purpose of calculating density, 2 bedrooms will be considered to count as one dwelling unit, except for the following circumstances:

- a. **Conversions**
Conversions of existing hotels or motels to an assisted living facility are exempt from the lot area per dwelling unit requirements of the base district.
- b. **New Construction in MU, CB and PI Districts**
Newly constructed assisted living facilities in the MU, CB and PI districts are exempt from the lot area per dwelling unit requirements.

Section 2. That Section 30-15-4 Terms Beginning with 'C' is amended as follows and moved to Section 30-15-2 Terms Beginning with 'A':

Congregate Care Assisted Living FacilityA facility providing shelter and services for ambulatory individuals at least 55 years of age who by reason of age, impairment, or infirmity may require meals, housekeeping, and personal care assistance. ~~Congregate care~~ Assisted living facilities do not include nursing homes or similar institutions devoted primarily to the care of the chronically ill or the incurable.

Section 3. That Section 30-15-13 Terms Beginning with 'M' is amended as follows:

Multi-Family Development (Elderly)

Three or more dwelling units on a single zone lot, including apartments, residential condominiums, and/or townhouses, designed for use and occupancy by individuals at least 55 years of age. Multi-Family Development (Elderly) does not

include ~~congregate care~~ assisted living facilities, nursing homes or similar institutions devoted primarily to the care of such individuals.

Section 4. That Section 30-15-18 Terms Beginning with 'S' is amended as follows:

Single Room Occupancy (SRO) Residence

A building containing 25 or more rooming units which are available for rental occupancy for periods of 7 days or longer. This term does not include boarding houses, tourist homes, motels, hotels, private dormitories, ~~congregate care~~ assisted living facilities, family care homes, and group care facilities.

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 15th DAY OF FEBRUARY, 2011 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


CHIEF DEPUTY CITY ATTORNEY