

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 30-6-5.3, C-M, Commercial-Medium District, is hereby amended to read as follows:

The C-M, Commercial-Medium district is primarily intended to accommodate a wide range of retail, service, and office uses, and multifamily residential uses in a mixed use context. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

Section 2. That Subsection (1) of Section 30-8-10.1(H), Multi-family Dwellings, is hereby amended to read as follows:

1) General

- a) Each dwelling unit must be connected to municipal water and sewer systems.
- b) A minimum separation of 10 feet must be maintained between buildings.
- c) In the C-M, C-H and BP districts, no more than 33% of the gross floor area contained in a development may be devoted to multi-family dwelling units, and at no point in the build-out of a development may multi-family dwelling units exceed 33% of the gross floor area contained in the development. Floor area in multi-family units located above a ground floor nonresidential use will not be counted in calculating the amount of multi-family floor area contained on a site.
- d) Mixed Use Context in the C-M District
 - i) In the C-M District, up to 100% of the nonresidential component requirement in Subsection c) above may be satisfied by existing nonresidential development located within 1/8 mile (convenient, safe walking distance) of the proposed building. Off-site nonresidential uses are credited using the gross enclosed floor area of the off-site use. To be considered, the following conditions must be met:
 - a. Clearly defined pedestrian connections must be provided between the nonresidential and the proposed development;
 - b. The off-site nonresidential use being counted must be a permitted use in the CM District; and
 - c. Uses or activities located outside of an enclosed structure and parking facilities may not be credited toward the requirement.
 - ii) Developments in the C-M District which are entirely residential must comply with the follow standards:
 - a. The perimeter of the project boundary must abut nonresidential uses or residential uses in a zoning district other than C-M, except for that portion of the development located along a public street or railroad right-of-way.
 - b. Buildings fronting on a street must have a prominent entrance oriented to the street.
 - c. A minimum of 10% of the ground level façade must contain fenestration consisting of transparent windows or doors and other architectural features, in modules not to exceed 40 feet in length.
 - d. The long sides of the building must be oriented parallel to the prominent street to reinforce or maintain the existing street patterns.
 - e. Lot Dimensions
The size of the zone lot shall not exceed 1 acre and the minimum lot dimensions shall comply with the standards of the RM-26 District (See Sec. 30-7-3.2(G)).
 - f. Street Setback
No minimum street setback is required, except for thoroughfares where the minimum street setback shall be 20 feet.
 - g. Side and Rear Setback
No minimum rear or side setback is required. If setback is provided it must be a minimum of 5 feet.
 - h. Building Height
The maximum building height shall be 50 feet or 3 stories, whichever is less.
 - i. Open Space
Open space shall be provided in accordance with the standards for the PUD district (See Sec. 30-12-8.1).

- e) The maximum building length is 250 feet.
- e) f) Drainageway and open space dedicated to the City on the Final Plat may be included in lot area calculations for the purpose of determining the maximum number of dwelling units permitted.
- f) g) When the developer dedicates and builds a new public street in or alongside a multi-family development, the street right-of-way may be included in lot area for the purpose of determining the maximum number of dwelling units permitted.
- g) h) When a multi-family development occupies both sides of a street for a minimum centerline distance of 400 feet, the entire development may be treated as a single zone lot for purposes of calculation of the maximum number of dwelling units permitted and placement of buildings, provided that a plat is recorded with a prominent note specifying that the property must remain in one ownership (except for individual units in townhouse and condominium developments). This note on a plat is not required if the number of dwelling units and the placement of buildings on each side of the street independently meet all requirements of this ordinance.
- h) i) Active recreation facilities must be set back 50 feet from adjacent land used for single-family residential purposes.
- i) j) All electric, communications, water, and sewer utility lines must be installed underground.
- j) k) Building setbacks must safely accommodate vehicular movements on private drives, private driveways and pedestrian movements on sidewalks. Buildings must also be setback from the travelway and sidewalk in a manner that accommodates parking. The required building setbacks are as follows:
 - i) When a sidewalk is not provided along a private drive or private driveway, and the garage is front-loaded, the garage door must be set back at least 20 feet from the back of curb or, if no curb and gutter is provided, from the edge of travelway.
 - ii) When a sidewalk is provided along a private drive or private driveway, and the garage is front-loaded, the garage door must be set back at least 24 feet from the back of curb or, if no curb and gutter is provided, from the edge or travelway.
 - iii) Except as provided in (i) and (ii) above, buildings must be set back from private drives, private driveways and parking lots by a distance of at least 10 feet, as measured from the back of curb or, if no curb and gutter is provided, from the edge of the pavement.
- k) l) The Technical Review Committee may approve a Type 2 Modification of the standards within this Section in accordance with Sec. 30-4-11.

Section 3. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 4. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
 BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
 ON THE 18TH DAY OF JANUARY, 2011 AND WILL
 BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
 CITY CLERK

APPROVED AS TO FORM


 CHIEF DEPUTY CITY ATTORNEY