

ORDINANCE #09-XX

The following ordinance was adopted by the City Council of the City of Greensboro on the 3rd day of February 2009 and will become effective on July 15, 2009.

AMENDING CHAPTER 30

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 30-5-3.4 (D), Parking Facilities for Single-Family and Two-Family Dwellings, is hereby amended to read as follows:

(D) *Parking Facilities for Single-Family and Two-Family Dwellings:* All ~~P~~ parking facilities for single-family and two-family dwellings shall be provided so as to maintain a primarily residential appearance in front yards and to protect the quality and character of residential neighborhoods. Accordingly, areas used for parking and drives shall be designed, located, and constructed to meet the following standards:

- (1) ~~Required p~~ Parking spaces and drives in front yards shall be clearly delineated, constructed and adequately maintained with a hard all-weather surface such as asphalt, concrete, brick, CABC (gravel), pervious paving or other approved material. Grass and bare earth areas shall not be acceptable.
- (2) The edge of the parking and drive areas shall be clearly delineated, with a physical edge that is maintained.
- (3) No more than 40% of the "front yard area" may be delineated or used for parking and/or drives areas unless the Technical Review Committee grants a modification in accordance with Section 30-9-11. Some examples of cases eligible for consideration of a modification are as follows:
 - (a) A portion of the delineated area is primarily used for vehicular drive and turnaround movements and not for the parking of vehicles;
 - (b) The delineated area for the minimum required parking spaces and reasonable access drives would exceed 40% of the front yard area;
 - (c) The lot is less than 50 feet wide, and it is judged to be infeasible to keep required delineated parking areas to less than 40% of the front yard;
 - (d) The topography, location of the dwelling or the existing development of adjoining areas prevents conformance;
 - (e) A portion of the delineated area is necessary to provide handicap accessibility to the dwelling; and

(f) The existing all-weather surface currently exceeds 40% of the front yard and a portion of the all-weather surface is either designated as driveway only (or for a non-parking use) and/or physically restricted or barricaded from use as vehicle parking.

(4) Corner Lots: Areas used for parking and drives within the side yard area between the principal structure and the side street right-of-way which are unscreened and visible from a public street shall be clearly delineated and constructed and adequately maintained with a hard all-weather surface such as asphalt, concrete, brick, CABC (gravel), pervious paving or other approved material. Grass and bare earth areas shall not be acceptable.

~~(4)~~(5) Notwithstanding the provisions contained in Section 30-4-11 (Nonconforming Situations), the requirements contained herein shall be applicable to all existing and future required or proposed parking areas and drives.

Section 2. That Subsections (I) through (Q) of Section 30-9-11.4 Sections Affected, are hereby amended and renumbered to read as follows:

(I) Section 30-5-3.4 (D) (3) Parking Facilities for Single-Family and Two-Family Dwellings

~~(H)~~(J) Section 30-5-5.6 (H) (4) Relocating Non-Conforming Outdoor Advertising Signs

~~(J)~~(K) Section 30-6-9: Permanent Runoff Control Structures

~~(K)~~(L) Section 30-6-10: Owners' Associations

~~(L)~~(M) Section 30-6-13.1(B): Development Name

~~(M)~~(N) Section 30-6-13.2: Lot Dimensions and Standards

~~(N)~~(O) Section 30-6-13.3: Streets

~~(O)~~(P) Section 30-6-13.5: Sidewalks (see most recent version of City of Greensboro Sidewalk Manual for guidance)

~~(P)~~(Q) Section 30-6-13.6: Utilities

~~(Q)~~(R) Section 30-6-13.7: Drainage

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 on the 15th day of July 2009.