

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 30-1-3, Purpose, is hereby amended by adding Subsection 30-1-3.21, Downtown Design Overlay District, to read as follows:

30-1-3.21. Downtown Design Overlay Purposes.

The DDO, Downtown Design Overlay is established to provide for a transition of uses between the high intensity development in the central business district and lower intensity development surrounding the downtown. It is the intent of the DDO to encourage intense development and pedestrian activity in the downtown area and provide for appropriate transitions to the surrounding neighborhoods through a combination of development standards and use provisions.

Section 2. That Section 30-4-1.3, Overlay Districts, is hereby amended by adding Subsection 30-4-1.3(I), DDO Downtown Design Overlay District, to read as follows:

(I) DDO Downtown Design Overlay District. The DDO, Downtown Design Overlay District establishes regulations to enhance natural, economic, and architectural resources unique to downtown while protecting it from incompatible development. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

Section 3. That Section 30-4-4, Overlay District Requirements, is hereby amended by adding Subsection 30-4-4.9, Downtown Design Overlay District, to read as follows:

30-4-4.9. Downtown Design Overlay District.

(A) Downtown Design Overlay District Established: The Downtown Design Overlay District is hereby established:

- (1) *Applicability:* All land located within the boundary of the map as depicted within the City of Greensboro Downtown Greensboro Design and Compatibility Manual is included within the overlay district. Any property which abuts the overlay district that is rezoned to Central Business District after July 7, 2009 and shall be included in overlay district.
- (2) *Conformance with District Design Guidelines:* Development and construction activity within the district shall conform to the adopted City of Greensboro Downtown Greensboro Design and Compatibility Manual.
- (3) *Modifications:* The Technical Review Committee, in order to help achieve compliance with the City of Greensboro Downtown Greensboro Design and Compatibility Manual, may approve modifications in accordance with Section 30-9-11.

Section 4. That Section 30-9-11.4, Sections Affected, is hereby amended by adding Subsection (S) to read as follows:

(A) Section 30-4-4.9(A) (2): Conformance with District Design Guidelines

~~(A)~~ (B) Section 30-4-6.2(C): Minimum Street and Interior Setbacks and Minimum Building Separation (in Table 30-4-6-4) and Open Space and/or Recreational Facilities (Subsection 30-4-6.2(C) (1) (g)), in developments where the yard space triangle requirements of Subsection 30-4-6.2(C) (2) (a) apply.

~~(B)~~ (C) Section 30-4-6.2(C) (2): Additional Requirements (for multifamily developments)

~~(C)~~ (D) Section 30-4-6.4: Traditional Neighborhood District Dimensional Requirements (in Table 30-4-6-6)

~~(D)~~ (E) Sections 30-4-4.3 (E) (3) (a) and (b), Scenic Corridor Overlay District-1 (SCOD-1) Buffer Requirements.

~~(E)~~ (F) Section 30-5-1.5: Sidewalks (see most recent version of City of Greensboro Sidewalk Manual for guidance).

~~(F)~~ (G) Section 30-5-2.54(B): General Requirements (for manufactured dwelling parks and recreational vehicle parks).

~~(G)~~ (H) Section 30-5-2.54(C): Manufactured Dwelling Park Requirements

~~(H)~~ (I) Section 30-5-2.54(D): Recreational Vehicle Park Regulations

~~(I)~~ (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 5. That Section 30-9-1, Administrative Procedures, is hereby amended by adding Subsection 30-9-14 to read as follows:

30-9-14. DESIGN REVIEW TEAM

30-9-14.1. Authority.

A planning agency known as the Design Review Team (DRT) is hereby established pursuant to NCGS 160A-361.

30-9-14.2. Membership.

The Design Review Team shall be composed of eight members with one representative from each of the following city departments or divisions: Planning Department – Development Services Division, Planning Department – Comprehensive Planning Division, Field Operations Department, Housing and Community Development Department, Transportation Department, Water Resources Department, and

Engineering and Inspections Department and a design professional affiliated with downtown. City staff members shall be appointed by and serve at the pleasure of their respective department heads.

30-9-14.3. Officers.

The Planning Department – Comprehensive Planning Division or his designated representative shall serve as Chair of the Design Review Team.

30-9-14.4. Powers and Duties.

The Design Review Team shall have the following powers and duties:

- (A) To provide for a continuing, coordinated, and comprehensive review of the technical aspects of the is Ordinance, as it relates to the design guidelines within overlay districts, and for the approval of certain technical aspects of development proposals;
- (B) To review technical aspects of development occurring within the City as specified by this Ordinance;
- (C) To review appeals, orders, requirements, decisions, determinations, or interpretations made by an administrative official charged with enforcing the overlay district standards;
- (C) To perform any other related duties that the City Council may direct; and
- (D) To exercise other powers and authority provided to it by the City Council, this Ordinance, or State law.

Section 5. That Section 30-9-4.2, Membership, is hereby amended to read as follows:

30-9-4.2. Membership.

The TRC shall be composed of seven members with one representative from each of the following departments or divisions: Planning Department - Administration, Planning Department - Development Services Division, Parks and Recreation Department, ~~Public Works~~ Water Resources Department – Administration ~~Engineering Division~~, Water Resources Department – Stormwater Division, Transportation Department, ~~Water and Sewer Division~~, and Engineering and Inspections Department ~~Division~~. These members shall be appointed by and serve at the pleasure of their respective department heads.

Section 6. That Section 30-3-17.2, Voting, is hereby amended to read as follows:

30-3-17.2. Voting

Voting on such requests shall follow the provisions for text amendments in Section 30-3-15.2~~(E)~~ (D).

Section 7. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 8. This ordinance shall become effective upon adoption.