

AMENDING OFFICIAL ZONING MAP

1207 & 1209 Lexington Avenue (south side of Oak Street and east of Lexington Avenue)

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **LO** (Limited Office) to **CD-GO-M** (Conditional District-General Office- Moderate Intensity) subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance). The area is described as follows:

BEGINNING at an existing iron pipe on the eastern right-of-way of Lexington Avenue said point being 150.00 feet in a southern direction from the southeast intersection of Oak Street and Lexington Avenue. Also, said BEGINNING POINT being the southwest corner of Plat Book 154, Page 23. Thence from said BEGINNING POINT, S85-50-13W, 191.43 feet TO A POINT. Thence S01-22-49W, 100.00 feet TO A POINT. Thence N85-50-13E, 193.96 feet TO A POINT. Thence N02-54-08E, 100.17 feet TO THE POINT OF BEGINNING. Being all of Lots 4 and 5, Block 17 of Plat Book 2, Page 104. Tax Map reference Map 83, block 4 and Lots 4 and 5.

Section 2. That the rezoning from **LO** (Limited Office) to **CD-GO-M** (Conditional District-General Office- Moderate Intensity) is hereby authorized subject to the following use limitations and conditions:

- 1) The Height from grade at street level on Lexington Ave level shall be limited to one story with the maximum building height limited to 2 stories.
- 2) Fencing material in the front yard setback shall be limited to open, decorative or picket metal or wood
- 3) Maximum width of the Lexington Av. façade shall be limited to 35 ft.
- 4) There shall be a single primary building entrance on the Lexington Avenue facade
- 5) The primary structure shall have side or front gabled roof or combination thereof.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on March 24, 2008.