

AMENDING OFFICIAL ZONING MAP

NORTHWEST QUADRANT OF RYAN STREET AND JOYCE STREET

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

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-7 Residential Single Family to Conditional District – RM-26 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the northern right-of-way line of Ryan Street and the western right-of-way line of Joyce Street (unopened); thence along the northern right-of-way line of Ryan Street in a westerly direction 62.50 feet to a point, said point being the southeast corner of Lot 10, Guilford County Tax Map 180, Block 1; thence along the line of said Lot 10 in a northerly direction 150 feet to a point in the line of Lot 9, Guilford County Tax Map 180, Block 1; thence along the line of said Lot 9 in an easterly direction 62.50 feet to a point in the western right-of-way line of Joyce Street (unopened); thence along said western right-of-way line in a southerly direction 150 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-7 Residential Single Family to Conditional District – RM-26 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Limited to a child day care center or single family dwelling.

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 October 20, 2006.