

AMENDING CHAPTER 30 (LDO)

11-143

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 a Section 30-4-8, Zoning Map Amendments Overlay Districts, is hereby amended by adding a new Section 30-4-14, -GO, Greenway Overlay, read to read as follows:

30-4-14, -GO, Greenway Overlay

(A) Corridor Plan Required

Before a Greenway Overlay District is established for any particular area, the Department of Planning and Community Development must prepare a plan describing the conditions and boundaries of the Greenway Overlay district. At minimum, the plan must address the following elements:

- 1) The physical qualities of the greenway, the types of adjacent land uses, and the accessibility of adjacent land uses that make the area suitable for safe and frequent access to businesses by greenway users and the prevailing elements of the area that establish the character of the district and may subsequently require special consideration (e.g., typical setbacks, greenway width, existing outdoor uses, adjacent land uses, and parking);
- 2) Standards of the underlying zoning district that must be modified in order to maintain or enhance the ability of greenway users to access the area (for example, bike rack requirements, landscaping/screening requirements, sign regulations, building orientation, building materials, connectivity with the greenway); and
- 3) The interaction of transportation systems that provide access to the area.

(B) Plan Approval

The plan must be approved using the Comprehensive Plan Amendment procedure of Sec. 30-4-3 and the mail notice requirements of Sec. 30-4-1.4.

(C) Design Manual Adoption

The Planning Board must adopt a design manual for the overlay district specifying design standards or guidelines for each major element. Standards or guidelines may address new use restrictions, for example, bike rack requirements, landscaping/screening requirements, sign regulations, building orientation, building material, connectivity with the greenway, and other site design and improvements elements.

(D) Initiating Overlay Zoning

The new Greenway Overlay District must be approved using the Zoning Map Amendment procedure of Sec. 30-4-5. The ordinance adopting the Overlay must contain the district boundaries.

(E) Amendments and Modifications

- 1) The Planning Board may make a substantial change or amendment to the adopted design manual, using the criteria in Sec. 30-4-5.10, by following the same procedure as that required for the original approval of the design manual.
- 2) The Technical Review Committee may approve Type 2 Modifications in accordance with Sec. 30-4-11 for all other changes.

Section 2. That the Table located in Section 30-6-1.1, General Zoning Districts and Overlay Districts, is hereby amended by adding a row in alphabetical order within the Overlay Districts section which includes the entry-line for "-GO" in the Map Symbol column, "Greenway Overlay" in the New District Title column, and "New Overlay District" in the Former District Title column.

Section 3. That a Section 30-6-9, Overlay District Intent Statements, is hereby amended by adding a new Section 30-6-9.11, -GO, Greenway Overlay, read to read as follows:

30-6-9.11, -GO, Greenway Overlay

The -GO, Greenway overlay district is intended to preserve and enhance the natural features of shared-use paths on independent corridors while providing increased access to destinations along its path. Standards or guidelines will encourage adjacent uses to recognize greenways as a significant transportation route and recreational use. The Overlay will generally extend sufficiently beyond the right-of-way of the greenway to include adjacent properties for the purposes of providing appropriate screening, signage, connections and safety features.

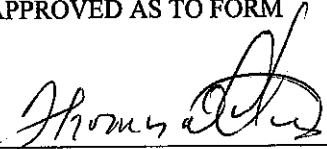
Section 4. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 19th DAY OF JULY, 2011 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


ACTING CITY ATTORNEY (AS of 7/19/2011)