

AMENDING CHAPTER 30 (LDO)

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 Table 8-1, Permitted Uses, is hereby amended by inserting a use labeled "Chartered Home" as a use within the subcategory Household Living, with a "U" in the R-3, R-5, R-7, RM-5, RM-8, RM-12, RM-26, MU-L, MU-M, MU-H, O and TN columns and with "30-8-10.1(O)" in the Standards Column.

Section 2. That Section 30-8-5, Residential Use Group, is amended as follows:

30-8-5.1 Household Living

Residential occupancy of a dwelling unit by a household on a month-to-month or longer basis.

A. Typical Use Types

1. Single-family detached
2. Twin home
3. Duplex
4. Traditional house
5. Townhouse, row house
6. Multi-family, apartment, condominium
7. Multi-family designed for the elderly
8. Family care home, including maternal care home
9. Chartered home
- ~~9-10.~~ Manufactured home (Class AA)
- ~~10-11.~~ Manufactured home park
- ~~11-12.~~ Manufactured home subdivision
- ~~12-13.~~ Upper story residential

Section 3. That Section 30-8-10.1, Residential Use Standards is amended to add the following additional use standards:

O. Chartered Homes

1. To increase housing alternatives available to resident persons and fully integrate them into the community mainstream by allowing them to live in typical homes in typical neighborhoods, no new chartered home may be located within one-half mile of an existing chartered home (property separation), unless a Special Exception is granted by the Board of Adjustment for reduced separation. Any chartered home established and in continuous operation prior to adoption of this ordinance is exempt from this spacing requirement. To approve a Special Exception (see Sec. 30-4-14), the Board of Adjustment must find that a reduced separation:
 - a. will not promote the cloistering of resident persons and/or homes which could result in reduced interaction with members of the community who are not residents of a chartered, family or group care home,
 - b. will not otherwise result in impairment to the therapeutic benefit resident persons seek by residing in the community, and
 - c. does not present an unreasonable risk of harm to the health and safety of the persons who will reside at the chartered home seeking the Special Exception.
2. In R- Residential Single-family districts, a chartered home may have up to 6 resident persons.

3. In the O, RM-, MU- and TN districts, a chartered home may have up to 9 resident persons.

Section 4. That Section 30-15-4 Terms Beginning with 'C' is amended as follows:

Chartered Home

A facility of a private, charitable, non-profit or commercial home care provider receiving funding under 42 U.S.C. 300x-25 for use as a family environment residence by persons who receive room and board, personal care, and habilitation services.

Section 5. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. 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


CHIEF DEPUTY CITY ATTORNEY