

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 7-14 of Section 30-7-5.1, General Dimensional Standards, is hereby amended as follows:

Amend reference [3] on the Minimum Side and Rear Setback line as follows:

No setback is required. If setback is provided it must be a minimum of 5 ft. For uses adjacent to or oriented to existing or planned greenways, setback must be at the edge of the associated greenway easement or at least 5 ft. from the greenway pavement, whichever is greater.

Add reference "[9]" on the Minimum Street Setback line under the C-M and C-H columns.

Add new note [9] to read as follows: Street setback may be reduced to ten feet for uses adjacent to or oriented to existing or planned greenways (as shown on the adopted BiPed Plan). If this reduced setback is used the urban landscaping requirements of Sec. 30-10-3 will apply.

Section 2. That Section 30-9-7-4, Dumpster Location and Facility Standards is amended as follows:

D. All dumpsters or other similarly large trash receptacles, including compactors, must be screened from view of public street rights-of-way, the common elements of any private street or drive, existing or planned greenways (as shown on the adopted BiPed Plan), and any residential zoning district as follows:

1. Dumpsters must be screened by using an opaque wall or fence. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters, on either the gates or enclosure sides.
2. The opaque screening material or structure must have a minimum height of 8 feet, and
3. screening is not required in the HI district, unless the dumpster is located within 100 feet of a residential land use.

Section 3. That Section 30-10-3.1, Applicability, is amended as follows:

Multi-family, nonresidential and mixed development in RM-40, MU-M, MU-H, TN, and C-N districts and any parcels adjacent and accessible to an existing or planned greenway as described in Table 7-14 of Section 30-7-5.1 are subject to the landscaping requirements of this section.

Section 3. That Section 30-11-5, Parking Ratios, and Table 11-1: Minimum Parking Ratios, are hereby amended to add new “General Notes” 1-4 to the parking ratios for the Multifamily Dwellings and Office categories; All Eating and Drinking Establishments and All Retail Sales and Services subcategories; and to appear as follows:

### RESIDENTIAL USES

Use Category	Specific Use	Minimum Number of Parking Spaces Required
Household Living	Multi-family Dwellings	1.25 per 0–1 bedroom unit; 1.5 per 2 bedroom unit; 2 per 3+ bedroom unit <sup>1</sup>

### OFFICE, RETAIL AND COMMERCIAL USES

Use Category	Specific Use	Minimum Number of Parking Spaces Required
Office	All office uses, except as noted below: Up to 10,000 square feet 10,001 to 100,000 square feet 100,001+ square feet	1 per 300 square feet <sup>2</sup> 1 per 400 square feet <sup>2</sup> 1 per 444 square feet <sup>2</sup>
Eating and Drinking Establishments	All eating and drinking establishments, except as noted below	1 per 100 square feet. <sup>3</sup> See also Sec. 30-8-10.4(I) for drive-through stacking space requirements
Retail Sales and Services	All retail sales and service (including shopping centers), except as noted below	1 per 300 square feet of gross leasable area. <sup>4</sup> See also Sec. 30-8-10.4(I) for drive-through stacking space requirements

#### General Notes:

(1) For uses directly accessible to an existing or planned greenway (as shown on the adopted BiPed Plan) via a connecting path, parking ratios shall be 1 per 0-1 bedroom unit, 1.25 per 2 bedroom unit; 1.75 per 3+ bedroom unit. Any outdoor seating areas associated with these uses will not be counted in the total square footage used to calculate minimum parking. No additional reductions for transit or bicycle facilities will be granted and bicycle parking equivalent to 1 bicycle space per every 10 spaces in reduced vehicle parking shall be provided.

(2) For uses directly accessible to an existing or planned greenway (as shown on the adopted BiPed Plan) via a connecting path, parking ratio shall be 1 per 500 square feet. Any outdoor seating areas associated with these uses will not be counted in the total square footage used to calculate minimum parking. No additional reductions for transit or bicycle facilities will be granted and bicycle parking equivalent to 1 bicycle space per every 10 spaces in reduced vehicle parking shall be provided.

(3) For uses directly accessible to an existing or planned greenway (as shown on the adopted BiPed Plan) via a connecting path, parking ratio shall be 1 per 200 square feet. Any outdoor seating areas associated with these uses will not be counted in the total square footage used to calculate minimum parking. No additional reductions for transit or bicycle facilities will be granted and bicycle parking equivalent to 1 bicycle space per every 10 spaces in reduced vehicle parking shall be provided.

(4) For uses directly accessible to an existing or planned greenway (as shown on the adopted BiPed Plan) via a connecting path, parking ratio shall be 1 per 500 square feet. Any outdoor seating areas associated with these uses will not be counted in the total square footage used to calculate minimum parking. No additional reductions for transit or bicycle facilities will be granted and bicycle parking equivalent to 1 bicycle space per every 10 spaces in reduced vehicle parking shall be provided.

Section 4. That Table 14-1, Standards for Signs Allowed Without a Permit, is amended as follows:

#### **Directional**

A sign with no commercial message and located offsite that indicates the direction to religious assembly uses, hospitals, colleges, and similar institutional uses. Directional signs adjacent to an existing or planned greenway (as shown on the adopted BiPed Plan) may contain the name, address, logo or other identifying symbol for the adjacent use(s).

#### **Standards**

1. Directional signs may not exceed 4 square feet in area or 6 feet in height.
2. Only external illumination is allowed.

Section 5. That Section 30-14-7.4, Attached Signs, is amended as follows:

#### **B. General Standards**

1. Attached signs may be internally or externally illuminated. In CN districts, internal illumination is limited to cut-out letter lighting.
2. Signage oriented towards an existing or planned greenway (as shown on the adopted BiPed Plan), shall follow the requirements of the C-N zoning district.

Section 6. That Section 30-15-8, Terms Beginning with "G", is amended as follows:

Greenway/Recreation Path

Pedestrian trails constructed of pervious or impervious surfaces and related structures including but not limited to boardwalks, steps, rails, and signage Paved, multi-use (non-motorized) trail or path separated from motorized vehicular traffic by an open space or barrier, located within a public right-of-way, and usable for transportation purposes. Greenways may be used by pedestrian, bicyclists, skaters, and other nonmotorized users. Greenways offer direct connections to a variety of destinations and are therefore considered transportation corridors as well as recreational amenities.

Greenway Connecting Path – An accessible paved path typically 6-8 ft in width that directly connects a greenway facility with an adjacent property. The connecting path should be clear of any obstructions and have a minimum 8 ft. of clearance above and 2-3 feet of clearance on each side. The connecting path must connect to the primary land use on the parcel and to the bicycle parking provided for that facility.

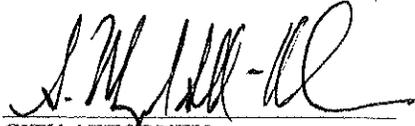
Section 7. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 8. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO  
ON THE 7th DAY OF MAY, 2013 AND WILL  
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON  
CITY CLERK

APPROVED AS TO FORM

  
CITY ATTORNEY