

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 Subsection (A) of Section 30-7-7.3, TN Traditional Neighborhood Districts, is hereby amended by to read as follows:

(A) General Development Standards

1) ~~No more than 3,000 square feet of gross floor area per commercial structure is permitted on a lot unless a greater floor area is established as a development condition in Sec. 30-8-10, additional use standards.~~ The maximum gross floor area is 3,000 square feet for each building containing commercial, office, personal and professional services uses. However, a maximum not to exceed 10,000 square feet for each building may be approved with a Special Use Permit (see Section 30-4-10) provided the intent of the district is met. Dwelling units located above the ground floor of the building are not counted toward the maximum gross floor area when the ground floor is occupied by nonresidential uses.

2) Outdoor storage is prohibited.

3) Hours of operation are restricted to between 6:00 a.m. and midnight.

4) Drive-through sales and services are prohibited.

5) Except for street lighting, no exterior lighting may be located higher than 15 feet above ground or pavement.

6) Parking areas must be located at the rear or at the side of buildings and must be screened from the sidewalk by low walls, fences, or hedges.

7) Parking lots and garage doors are discouraged from fronting on the street.

8) Where possible, access to off-street parking areas should be from the rear of the lot.

9) Parking lots and parking garages may not abut street intersections, be adjacent to squares or parks, or occupy lots that terminate a vista.

10) The Technical Review Committee may approve a Type 2 Modification of required setbacks in order to preserve significant trees or views.

11) Adjacent parking areas must have vehicular connections via an alley or internally.

12) Where adjacent on any side to a residential use, an off-street parking area must be adequately screened and landscaped to buffer the residential use in

accordance with the adopted Traditional Neighborhood Development Plan.

13) If architectural standards have been adopted as part of the Traditional Neighborhood Development Plan, all architectural plans for new buildings, expansions, and remodeling, shall be reviewed by a Town Architect retained by the developer for conformance with the architectural standards and the Traditional Neighborhood Development Plan.

Section 2. That Table 30-8-1, Permitted Uses, is hereby amended by removing the "P" entry in the TN column for the Specific Use ABC Stores (liquor) under the "Retail Sales and Service" Use Category.

That Table 30-8-1, Permitted Uses, is hereby amended by removing the 30-8-10.4(E) entry in the Standards column for the Specific Use Category All personal and professional services without drive-through facilities, except as listed below under the "Personal and Professional Services" Use Category and replacing it with 30-7-7.3(A).

Section 3. That Subsection (E) of Section 30-8-10.4, Office, Retail, and Commercial uses, is hereby amended by to read as follows:

(E) Banks, Savings and Loans, or Credit Unions without Drive-Through Facilities

(1) ~~In the TN district, the business is limited to 3,000 square feet gross floor area.~~

TN Districts

(see Sec. 30-7-7.3)

Section 4. That Subsequent (B) of Section 30-8-10.3, Recreational Uses, is hereby amended to read as follows:

(B) Clubs or Lodges

(1) Operations

Clubs or lodges may not be open after 12:00 midnight when located adjacent to residentially zoned property.

(2) Access

(a.) Except in the TN district, all clubs or lodges must have primary access to a thoroughfare or collector street.

(b.) TN Districts

(see Sec. 30-7-7.3)

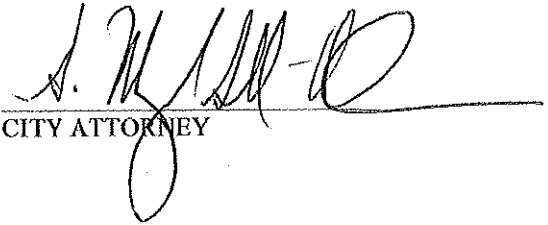
Section 5. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. This ordinance shall become effective upon date of adoption.

THE FOREGOING ORDINANCE WAS ADOPTED
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO
ON THE 16th DAY OF JULY, 2013 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON
CITY CLERK

APPROVED AS TO FORM


CITY ATTORNEY