

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 (J) of Section 30-7-3.2, Conventional Development, is hereby amended to read as follows:

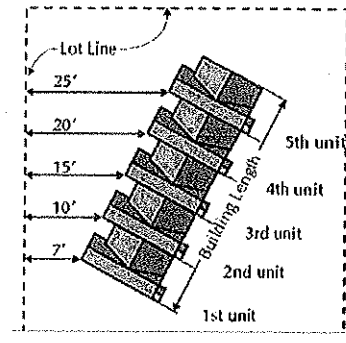
(J) Interior Setback Standards for Townhouse and Multi-family Buildings

(1) Townhouse Setback from Project Perimeter

a) ~~Setback Abutting an R-Residential District or any Single-family Dwelling~~

Along the perimeter of a development ~~abutting an R-Residential district, or any single-family dwelling not located in an R-Residential district~~ the minimum interior setback is established by the number of units in that portion of the building facing the lot line (as per Table 7-10 below) or 20% of the length of that portion of the building facing the lot line, whichever is greater. (See the dimensional tables in Sec. 30-7-3.2(D) through Sec. 30-7-3.2(G) for the maximum number of units that may be attached as one building in each zoning district). ~~The Planning and Community Development Director may approve a Type 1 Modification (see Sec. 30-4-11 Modifications) granting a reduction in the required setback of up to 50% for portions of a townhouse development abutting a single-family dwelling not located in an R-Residential district in the following circumstances:~~

Table 7-10, Townhouse Perimeter Setbacks	
Setback requirements for individual Townhouse units	Minimum Setback (feet)
1st unit	7
2nd unit	10
3rd unit	15
4th unit	20
5th unit and up	25



b) ~~All Other Perimeter Setbacks~~

i) ~~In the RM-26 and RM-40 districts, an interior setback of zero may be used. For buildings not using an interior setback of zero, the minimum setback is 5 feet.~~

ii) ~~In all other RM districts, the minimum interior setback is 15 feet or 20% of the building length facing the lot line, whichever is greater.~~

(2) Multi-family Setback from Project Perimeter

a) Buildings of Two Stories or Less Setback Abutting an R- Residential District or any Single-family Dwelling

The side and rear yard determinations will be based on the orientation of each proposed building to the adjoining project property line, except in a single building planned multi-family development where side and rear yards will be determined based upon the configuration of the lot. If the angle formed by the property line and the front or rear façade of the building is greater than 45 degrees, the area between the building and the property line will be treated as a side yard. The minimum setbacks shall be as follows:

i) Side Yard

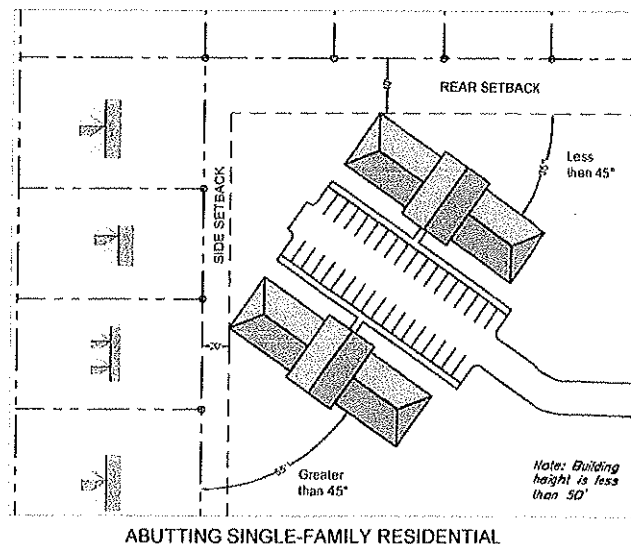
A setback of 20 feet plus one foot for each foot of building height above 50 feet shall be provided along the side yard.

ii) Rear Yard

A setback of 40 feet plus one foot for each foot of building height above 50 feet shall be provided along the rear yard.

i) ~~In the RM-40 district, an interior setback of zero may be used. For buildings not using an interior setback of zero, the minimum setback is 5 feet.~~

ii) ~~In all other RM districts, the minimum interior setback is 25 feet or 20% of the building length facing the lot line, whichever is greater.~~



b) Buildings of Three Stories and More All Other Perimeter Setbacks

- i) In the RM-40 district, an interior setback of zero may be used. For buildings not using an interior setback of zero, the minimum setback is 5 feet.
- ii) In all other RM-districts the side and rear yard determinations will be based on the orientation of each proposed building to the adjoining project property line, except in a single building planned multi-family development where side and rear yards will be determined based upon the configuration of the lot. If the angle formed by the property line and the front or rear façade of the building is greater than 45 degrees, the area between the building and the property line will be treated as a side yard. The minimum setbacks shall be as follows:

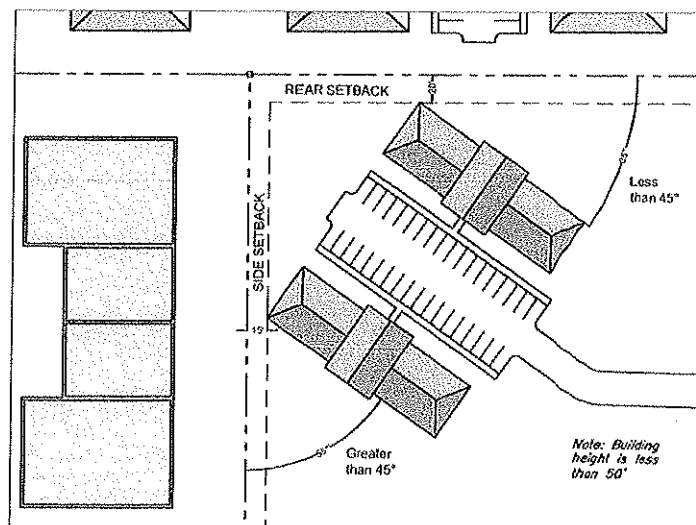
a. Side Yard

A setback of 15 feet plus one foot for each foot of building height above 50 feet shall be provided along the side yard.

b. Rear Yard

A setback of 20 feet plus one foot for each foot of building height above 50 feet shall be provided along the rear yard.

- i) In the RM-40 district, the minimum interior setback is 10% of the building length facing the lot line.
- ii) In all other RM-districts, the minimum interior setback is 40% of the building length facing the lot line.



ABUTTING MULTI-FAMILY AND NON- RESIDENTIAL

(3) Modification of Perimeter Setback Standards in RM Districts

- a) For townhouse and multi-family buildings located in the RM-26 and RM-40 zoning districts, the Planning and Community Development Director may approve a Type 1 Modification of perimeter setback requirements in accordance with Sec. 30-4-11.
- b) For townhouse and multi-family buildings located in all other RM- districts, the Technical Review Committee may approve a Type 2 Modification of perimeter

setback requirements allowing a reduction of up to 50%, but in no case below 15 feet,
in accordance with Sec. 30-4-11.

Section 2. That Subsection (B) of Section 30-4-11.3, Decision-making Criteria, is hereby amended to read as follows:

(B) Perimeter Setback Requirements in RM-26 and RM-40

For townhouse and multi-family buildings located in the RM-26 and RM-40 zoning districts, the Planning Director may approve a Type I Modification allowing a reduction of up to 50% 5 feet of the perimeter setback requirement, but in no case below 15 feet, if any of the following criteria are met:

- 1) The setback being modified abuts a parcel that is in a zoning district of equal or higher density;
- 2) The setback being modified abuts a collector or higher classification of roadway; or
- 3) The setback being modified abuts land that is not occupied by a residential use.”

Section 3. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 4. 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 18TH DAY OF MARCH, 2014 AND WILL
BECOME EFFECTIVE UPON ADOPTION.

APPROVED AS TO FORM

ELIZABETH H. RICHARDSON
CITY CLERK


INTERIM CITY ATTORNEY