Article 7. District Standards

30-7-1 Measurements and Computation

30-7-1.1 Development

A. Development Area
   The minimum development area is the total area of contiguous land and water bodies under single
   ownership or under multiple ownership proposed for development as a single unit or recorded as a single
   unit. A development does not need to be developed all at once to satisfy the development area
   requirement.

B. Development Width
   The minimum development width is the distance from one side of a tract to the opposing side of a tract
   measured at edge of the right of way.

30-7-1.2 Separation Distances

A. Property
   Property separation is measured as the horizontal distance between property lines, measured along the
   shortest line that can be drawn between the subject property lines.

B. Property (along the street)
   Property separation along the street is measured as the horizontal distance between property lines,
   measured along the shortest route that follows the centerline of the street right-of-way between the
   nearest property lines of the subject properties.

C. Use
   Use separation is measured as the horizontal distance between buildings occupied by the subject use,
   measured along the shortest line that can be drawn between the exterior walls.

D. Establishment
   Establishment separation is measured as the horizontal distance between the outer limits of the floor space
   occupied by the subject use and the lot occupied by the “protected” use or the referenced zoning district
   boundary, measured along the shortest line that can be drawn between the subject areas.

   Commentary: “establishment” separation is intended to address uses that occupy floor
   space in a multi-tenant building, in which case a common (interior) wall may sometimes
   represent the appropriate point of measurement.

E. Building
   Building separation is measured as the horizontal distance between buildings, measured along the shortest
   line that can be drawn between the exterior walls.
30-7-1.3 Lot Measurement

A. Lot Area
   The lot area is the total area circumscribed by the boundaries of a lot, excluding street right-of-way, except that, for purposes of computing lot area to satisfy minimum lot area requirements, the following rules apply:

   1. If intersecting street rights-of-way at a corner lot are connected by a right-of-way chord or radius, the area lying between the chord or radius and the projections of the 2 street right-of-way lines to a point of intersection are included in the lot area calculation.

   2. If a street right-of-way line cannot be determined, or if the street is a private street, a line parallel to and 25 feet from the center of the traveled portion of the street will be used as the boundary for lot area calculation.

   3. For lots abutting collector or local street rights-of-way wider than required by this ordinance, the extra right-of-way on each side will be counted toward the minimum lot area of the abutting lot on the same side.

   4. For additional lot area standards applying to multi-family development, see 30-8-10.1(H).

B. Lot Width
   The lot width is the distance from side lot line to side lot line measured at the minimum front street setback (parallel to the front property line). For lots along circular turnarounds, the lot width may be measured at a front street setback of up to 50 feet from the street right-of-way. On circular turnarounds, the point where lot width is measured is considered the minimum building line.
C. **Lot Depth**

The lot depth is the distance measured at the deepest part of the lot along the perpendicular bisector from the front lot line to the rear lot line.

---

**30-7-1.4 Setbacks**

A. **Street Setbacks**

Street setbacks are computed by the horizontal distance from the existing or proposed (whichever is further from the centerline) street right-of-way line to the nearest part of the applicable building, structure, sign, or activity, measured perpendicularly to the line. The future street right-of-way line will be determined by the **Street Design Standards Manual** using the street centerline or other appropriate reference point which satisfies the intent of the street design standards and its roadway classification. Determination of any future street right of way line shall only apply to those streets that have been identified on the Thoroughfare Plan or Collector Street Plan as requiring improvements or widening.

1. **Front**

a. Any setback from a street right-of-way line other than a side street setback. A through lot has 2 front street setbacks. The property owner shall designate the front and side setback on a corner lot.

b. Single Family Detached Dwellings
   Where 50% or more of the lots on the same block face as the subject lot are occupied by single family detached dwellings, buildings on the subject lot must comply with the minimum street setback determined by calculating the average (mean) setback that exists on the 2 lots on either side of the subject lot (total of 4).

   i. If one or more of the lots included in the average calculation is vacant, the vacant lot will be deemed to have a setback equal to the minimum street setback of the underlying zoning district.

   ii. Lots with buildings oriented to a different street than the subject lot or that are separated from the subject lot by a street or alley may not be used in computing the average street setback.

   iii. When the subject lot is a corner lot, the average street setback will be computed on the basis of the nearest 2 lots occupied by buildings oriented to the same street as the subject lot.

   iv. When the subject lot abuts a corner lot occupied by a building oriented to the same street, the average street setback will be computed on the basis of the abutting corner lot and the nearest 2 lots occupied by buildings oriented to the same street as the subject lot.

   v. For lots where the calculated average street setback does not result in achieving a buildable area equal to or greater than the percentage of building coverage for that zoning district, the Planning Director may approve a Type 1 Modification (see 30-4-11) as follows:

      a. The rear setback is to be first reduced to 15 feet;

      b. Then the street setback may be reduced by 10% or 5 feet, whichever is greater.

      c. Upon the granting of a modification to this section, the Planning Director shall notify the owners of property abutting the subject lot and each lot used in determining the average street setback.

   vi. Where 50% or more of the lots on the same block face as the subject lot are not occupied by single family detached dwellings, buildings on the subject lot must comply with the minimum street setback for the underlying zoning district.

   vii. Application Requirements
       In addition to any other application requirements, applicants subject to the average (mean) setback must submit detailed plans showing building footprints for existing buildings in the area. These plans must be annotated with building setbacks, and other information that the Planning Director may require to determine compliance with these requirements.

2. **Side**
   Side street setback is a required street setback that is not a front street setback.

3. **Thoroughfare**
   Thoroughfare (major or minor) setback is the setback required for any portion of a lot abutting a thoroughfare right of way line.

4. **Street Setback Reduction**
   a. **Nonresidential Uses and Multifamily Dwellings**
      Where 50% or more of the lots on the same block face as the subject lot are occupied by buildings containing nonresidential uses or multifamily dwellings with less than the minimum street setback requirement of the subject zoning district, buildings on the subject lot may comply with the
minimum street setback requirement of the district or the average setback requirement calculated in accordance with 30-7-1.4(A1)b).

B. **Interior Setbacks**
   Interior setback is measured from any property line not alongside a street.

   1. **Rear**
      A setback from an interior property line lying on the opposite side of the lot from the front street setback.

   2. **Side**
      Any interior property line setback other than a rear setback.

![Figure 7-4, Determination of Setbacks](image)

C. **Encroachments into Required Setbacks**
   The following are allowed in required setbacks provided that compliance is maintained with the provisions of Section 16-8 of the City Code (Obstructions to Cross-Visibility at Intersections):

   1. Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths.

   2. Pet shelters; at-grade patios; play equipment; outdoor furniture; ornamental entry columns and gates; flagpoles; lampposts; address posts; HVAC equipment; mailboxes; outdoor fireplaces; public utility lines, poles, pumps, and boxes; wells; fences(see 30-9-4); and similar structures.

   3. Handicap ramps.

   4. Steps not connected to any above-grade structure.

   5. Gatehouses/guardhouses and bus shelters with approval of the Planning and Community Development Director and the Transportation Director.
6. Cornices, overhanging eaves and gutters, window sills, bay windows, or similar architectural features, chimneys and fireplaces, fire escapes, fire balconies, and fire towers may project up to 2.5 feet into any required setback, but must remain at least 3 feet from any property line.

7. Porches and decks may encroach into the required front and rear setbacks as follows:

<table>
<thead>
<tr>
<th>Type of Porch or Deck</th>
<th>Setback</th>
<th>Maximum Encroachment</th>
<th>Maximum Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered or Uncovered</td>
<td>front</td>
<td>5 feet</td>
<td>35 sq. ft.</td>
</tr>
<tr>
<td>Uncovered- 4 ft. or less</td>
<td>rear</td>
<td>50% of setback</td>
<td>–</td>
</tr>
</tbody>
</table>

8. Steps attached to above-grade structures:
   a. if 4 feet or less above grade, may project into an interior side or rear setback, but not within 3 feet of a property line.
   b. may project anywhere within a street setback; and

9. Retaining walls except in single-family street setbacks where they are not permitted to be more than 4 feet in height.

10. Marquee signs and projecting signs may encroach into required setbacks in accordance with the sign regulations of this ordinance.

11. Waste handling facilities, including dumpsters, recycling bins, grease tanks, and similar accessory waste-handling facilities may be located in a required side or rear setback, but may not be located in a required street setback.

(Amended by Ord. 14-21 on 2/4/14 and Ord. 15-122 on 9/15/15)

**30-7-1.5 Build-To Line**

A. **Description**

The build-to line is an imaginary line running parallel to the existing or proposed (if one exists) right-of-way line along the subject lot’s primary street frontage. The build-to line establishes the maximum distance from the right-of-way that a building facade can be built, except as described in the following section.
B. **Reduction in Build-To Requirements**

The Planning and Community Development Director may approve a Type 1 Modification (see 30-4-11) allowing a reduction in the percentage of building façade that must conform to the build-to requirement in the following cases:

1. Properties located mid-block may increase the build-to line to the contextual street setback in accordance with 30-7-3.4(F)1).
2. The development fronts on 2 or more public streets.
3. The reduction is being requested due to a conflict with utility placement.
4. The reduction is being requested to accommodate:
   a. Environmental or topographical constraints.
   b. Preservation of healthy mature trees.
   c. Building facades that are recessed in accordance with applicable standards of this ordinance.
   d. Arcades and pedestrian plazas.
   e. Sidewalks at least 50% wider than the minimum width requirements.
   f. Properly established sidewalk cafes of up to 500 square feet and outdoor seating areas.
   g. Landscaping and public art installations, fountains, and sidewalk planters.
   h. Sight triangle requirements
   i. Historic District Overlay or Landmark property requirements (Historic Preservation Commission approval required), and/or overlay district requirements.
30-7-1.6 Easements

A. Encroachment Restrictions
   Unless specifically permitted in section (B), below, buildings or structures may not encroach into an easement.

B. Permitted Encroachments

1. Utility Easements
   In addition to the lines, boxes, structures, and substation buildings for which utility easements are intended, fences without foundations may be located within utility easements. However, fences are subject to removal.

   Commentary: Prior to fence construction, the property owner should contact ULOCO at 1-800-632-4949

2. Drainage Maintenance and Utility Easements
   Water dependent structures, such as boat docks, may be placed or constructed within drainage maintenance and utility easements.

3. Water Quality Conservation Easements
   Water dependent structures, such as boat docks, may be placed or constructed within water quality conservation easements.

30-7-1.7 Bulk

A. Height

1. Measurement
   Building height is the vertical distance measured from the average elevation of the finished grade to the topmost section of the highest roof surface of any flat roof or the highest point of the highest pitched roof.

2. Exceptions
   The height limitations of this ordinance do not apply to religious assembly building spires; belfries; cupolas or domes (not intended for residential purposes); roof appurtenances such as enclosures for elevators, stairwells, mechanical equipment, or similar structures, including parapet walls and other structures designed to screen such appurtenances that are no more than 4 feet in height; monuments;
water, observation, clock, or power transmission towers; silos or grain elevators; chimneys or smokestacks; derricks or conveyors; and flagpoles, provided such structures meet the NC Building Code.

B. **Building Coverage**
The portion of a lot covered by buildings or roofed structures, excluding allowed projecting eaves, balconies, and similar features.

### 30-7-2 Housing Types

#### 30-7-2.1 Single-family Detached

A. **General**
Single-family detached housing is a separate, detached building designed for and occupied exclusively by one family.

B. **Cluster**
The objective of cluster development is to allow smaller lots than normally permitted in the zoning district and to place land which would otherwise have been included in private lots into public dedication or common elements for open space. Cluster development complies with the maximum density standards of the base zone but requires that at least 15% of the tract be set aside as common open space. See 30-7-3.3, Cluster Development for development requirements.

#### 30-7-2.2 Traditional House

A traditional house is a single-family detached dwelling. Automobile parking areas and garages are located to the rear of the property, accessed from an alley, and are subordinate in character to the primary structure. It has private yards on each side of the building. See 30-8-10.1(L) for additional use standards.

#### 30-7-2.3 Zero Lot Line

Zero lot line is a modified form of single-family detached with alternate dimensional requirements that allow a dwelling unit to have one side setback of zero feet. The unit has a single side yard on one side comprising the equivalent of 2 side yards of a single-family detached house. See 30-8-10.1(N) for additional use standards.

#### 30-7-2.4 Twin Home

A twin home is a dwelling type consisting of 2 attached single-family dwelling units, each occupying its own conventional lot and conveyed by deed in fee simple, connected along a common party wall with no interior circulation between the 2 dwelling units.

![Figure 7-7, Twin Home]
**30-7-2.5 Duplex**

A duplex is a single building with 2 dwelling units constructed on one zone lot arranged and designed to be occupied by 2 families living independently of each other. The 2 dwelling units may be located side by side or on separate floors.

**30-7-2.6 Townhouse**

Two or more attached or detached dwelling units located on separate townhouse lots. Townhouse lots hold one dwelling unit and are smaller than a conventional lot. Townhouses are generally located within a development containing drives, walks, and open space in common elements. See 30-8-10.1(K) for additional use standards.

**30-7-2.7 Multi-family**

Three or more attached dwelling units in a single structure on a single lot. Individual units may be mixed vertically or horizontally. See 30-8-10.1(H) for additional use standards.

**30-7-2.8 Upper Story Residential**

A dwelling unit located on a floor above a nonresidential use on the ground floor. See 30-8-10.1(M) for additional use standards.

**30-7-3 Residential Zoning Districts**

**30-7-3.1 Patterns of Development**

A. Development requirements are provided for 4 different patterns of residential development: “Conventional” (30-7-3.2), “Cluster” (30-7-3.3), Zero Lot Line (30-8-10.1(N)), and “Contextual Infill” (30-7-3.4).

B. Development requirements for nonresidential development are provided in 30-7-3.5, Nonresidential Development in a Residential District.

**30-7-3.2 Conventional Development**

A. **R-3, Residential Single-family 3**

   1. **Conventional Development Dimensional Standards**

   Dimensional standards for the R-3 District are found in the table below:

<table>
<thead>
<tr>
<th>Lot Dimensions (minimum)</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (sq. ft.)</td>
<td>12,000 (4)</td>
<td>10,500 (4)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td>75 (5)</td>
<td>75 (5)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

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Table 7–1, R-3 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Corner Lot</th>
<th>Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80(5)</td>
<td>80 (5)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

Setbacks (minimum ft.)

Street setback

- Front (façade / garage door): 25/30(9) for Corner Lot, 25 (9) for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family
- Side, except thoroughfare: 15(9) for Corner Lot, 15 (9) for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family
- Thoroughfare: 35(9) for Corner Lot, 35 (9) for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family

Interior setback

- Side: 10(6) for Corner Lot, 10 (6) for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family
- Rear: 30 for Corner Lot, 10 for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family

Bulk (maximum)

- Height (feet/stories): 50/3 for Corner Lot, 50/3 for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family
- Building coverage (% of lot): 30(8) for Corner Lot, 40 (8) for Single-family Detached and Zero Lot Line, Traditional House, Townhouse, Duplex, Multi-family

General Notes:

1. Dimensional requirements in this table may be modified by overlay district requirements.
2. See 30-8-10.1(N), Zero Lot Line.
3. See 30-8-10.1(L), Traditional House.

Contextual Infill Development Notes:

Requirements for development in existing neighborhoods may be modified per the Contextual Infill Development standards as follows:

4. Minimum lot size requirements may be waived in accordance with 30-7.3.4(D).
5. Minimum lot width requirements may be established in accordance with 30-7.3.4(E).
6. Minimum setback requirements may be established in accordance with 30-7.3.4(F).
7. [Reserved]
8. Maximum building coverage may be increased in accordance with 30-7.3.4(G).

Street Setback

9. Minimum setback requirements shall be established in accordance with 30-7.1.4(A)1)b).

2. **Specific Zoning Standard**

   Single-family detached dwellings constructed within cluster subdivisions with a preliminary plat approved prior to June 30, 2011, shall comply with the dimensional standards of the R-5 zoning district.

B. **R-5, Residential Single-family 5**

1. **Conventional Development Dimensional Standards**

   Dimensional standards for the R-5 District are found in the table below:

Table 7–2, R-5 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Lot Dimensions (minimum)</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (sq. ft.)</td>
<td>7,000(5)</td>
<td>5,800(5)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>50(6)</td>
<td>45 (6)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>58(6)</td>
<td>48 (6)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

Setbacks (minimum ft.)

Street setback
<table>
<thead>
<tr>
<th>Table 7–2, R-5 Conventional Development Dimensional Requirements (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single-family Detached and Zero Lot Line</strong></td>
</tr>
<tr>
<td>Front (façade / garage door)</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
</tr>
<tr>
<td>Thoroughfare</td>
</tr>
<tr>
<td><strong>Interior setback</strong></td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
</tr>
</tbody>
</table>

**General Notes:**
(1) Dimensional requirements in this table may be modified by overlay district requirements.
(2) See 30-8-10.1(N), Zero Lot Line.
(3) See 30-8-10.1(L), Traditional House.
(4) [Reserved]

**Contextual Infill Development Notes:**
Requirements for development in existing neighborhoods may be modified per the Contextual Infill Development standards as follows:
(5) Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
(6) Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
(7) Minimum setback requirements may be established in accordance with 30-7-3.4(F).
(8) [Reserved]
(9) Maximum building coverage may be increased in accordance with 30-7-3.4(G)).

**Street Setbacks**
(10) Minimum setback requirements shall be established in accordance with 30-7-4(A)(1)b).

2. **Specific Zoning Standards**
   Single-family detached dwellings constructed within cluster subdivisions with a preliminary plat approved prior to June 30, 2011, shall comply with the dimensional standards of the R-7 zoning district.

C. **R-7, Residential Single-family 7**

1. **Conventional Development Dimensional Standards**
   Dimensional standards for the R-7 District are found in the table below:

<table>
<thead>
<tr>
<th>Table 7–3, R-7 Conventional Development Dimensional Requirements (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single-family Detached and Zero Lot Line</strong></td>
</tr>
<tr>
<td>Lot Dimensions (minimum)</td>
</tr>
<tr>
<td>Lot size (sq. ft.)</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
</tr>
<tr>
<td>Interior Lot</td>
</tr>
<tr>
<td>Corner Lot</td>
</tr>
<tr>
<td>Setbacks (minimum ft.)</td>
</tr>
<tr>
<td>Street setback</td>
</tr>
</tbody>
</table>

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### Table 7–3, R-7 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Side, except thoroughfare</strong></td>
<td>15(10)</td>
<td>10(10)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td><strong>Thoroughfare</strong></td>
<td>35(10)</td>
<td>35(10)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td><strong>Interior setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>5</td>
<td>5</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Rear</td>
<td>15</td>
<td>5</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td>50/3</td>
<td>50/3</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
<td>45(9)</td>
<td>50 (9)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
</tbody>
</table>

**General Notes:**
1. Dimensional requirements in this table may be modified by overlay district requirements.
2. See 30-8-10.1(N), Zero Lot Line.
3. See 30-8-10.1(L), Traditional House.
4. [Reserved]

**Contextual Infill Development Notes:**
Requirements for development in existing neighborhoods may be modified per the Contextual Infill Development standards as follows:
5. Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
6. Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
7. [Reserved]
8. [Reserved]
9. Maximum building coverage may be increased in accordance with 30-7-3.4(G)(1).

**Street Setback**
10. Minimum setback requirements shall be established in accordance with 30-7-1.4(A)(1)b).

---

2. **Specific Zoning Standards**
   [Reserved]

D. **RM-5, Residential Multi-family 5**

1. **Conventional Development**

   Dimensional standards for the RM-5 District are found in the table below:

### Table 7–4, RM-5 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permitted(2)</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Permitted(3)</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>Permitted</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permitted(4)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permitted</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Lot Dimensions (minimum)**

| Lot size (sq. ft.)             | 7,000(6)                                  | 5,800(6)          | 6,000     | 26,136 for first 3 dwelling units | 13,000 | 26,136 for first 3 dwelling units |
| Area per dwelling unit (sq. ft.) | N/A                                      | N/A               | N/A       | 8,712 for each additional unit   | N/A    | 8,712 for each additional unit   |
| Lot width (ft.)                |                                          |                   |           |                                      |        |                            |
### Table 7–4, RM-5 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Permitted(2)</th>
<th>Permitted(3)</th>
<th>Permitted</th>
<th>Permitted(4)</th>
<th>Permitted</th>
<th>Permitted(5)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Single-family Detached and Zero Lot Line</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>50(7)</td>
<td>45(7)</td>
<td>45</td>
<td>75</td>
<td>90</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>58(7)</td>
<td>48(7)</td>
<td>48</td>
<td>N/A</td>
<td>95</td>
</tr>
<tr>
<td>Additional lot width per unit above 3 dwelling units</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>5 feet up to a total minimum of 120 feet</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Setbacks (minimum ft.)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Street setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (façade / garage)</td>
<td>20/25(12)</td>
<td>20(12) w/ parking behind dwelling</td>
<td>20/25</td>
<td>20/25</td>
<td>20/25</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
<td>15(12)</td>
<td>10(12)</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Thoroughfare</td>
<td>35(12)</td>
<td>35(12)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td><strong>Interior setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>5</td>
<td>5</td>
<td>12/0</td>
<td>See 30-7-3.2(J)</td>
<td>10</td>
</tr>
<tr>
<td>Rear</td>
<td>20</td>
<td>10 (10)</td>
<td>20</td>
<td></td>
<td>20</td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
</tr>
<tr>
<td>Max. dwelling units per building</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>6(11)</td>
<td>N/A</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
<td>40(10)</td>
<td>50(10)</td>
<td>40(10)</td>
<td>40(10)</td>
<td>40(10)</td>
</tr>
</tbody>
</table>

**General Notes:**
(1) Dimensional requirements in this table may be modified by overlay district requirements.
(2) See 30-8-10.1(N), Zero Lot Line.
(3) See 30-8-10.1(L), Traditional House.
(4) See 30-8-10.1(K), Townhouse.
(5) See 30-8-10.1(H), Multi-Family Dwellings.

**Contextual Infill Development Notes:**
Requirements for development in existing neighborhoods may be modified per Contextual Infill Development standards as follows:
(6) Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
(7) Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
(8) [Reserved]
(9) [Reserved]
(10) Building coverage may be increased in accordance with 30-7-3.4(G1).
(11) This standard is eligible for a Type 2 modification.

**Street Setback**
(12) Minimum setback requirements shall be established in accordance with 30-7-1.4(A)(1)b).

2. **Specific Zoning Standards**
   [Reserved]

E. **RM-8, Residential Multi-family 8**

1. **Conventional Development Dimensional Standards**
   Dimensional standards for the RM-8 District are found in the table below:
### Table 7–5, RM-8 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Lot Dimensions (minimum)</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (sq. ft.)</td>
<td>5,000(6)</td>
<td>4,000(6)</td>
<td>3,500</td>
<td>16,335 for first 3 dwelling units</td>
<td>7,500</td>
<td>16,335 for first 3 dwelling units</td>
</tr>
<tr>
<td>Area per dwelling unit (sq. ft.)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>5,445 for each additional unit</td>
<td>N/A</td>
<td>5,445 for each additional unit</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>50(7)</td>
<td>45(7)</td>
<td>40</td>
<td>75</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>58(7)</td>
<td>48(7)</td>
<td>50</td>
<td>N/A</td>
<td>80</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional lot width per unit above 3 dwelling units</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>5 ft., up to a total min. lot width of 120 feet</td>
<td>N/A</td>
<td>5 ft., up to a total min. lot width of 120 feet</td>
</tr>
<tr>
<td>Setbacks (minimum ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (façade / garage)</td>
<td>20/25(12)</td>
<td>20(12) w/ parking behind dwelling</td>
<td>20/25</td>
<td>20/25</td>
<td>20/25</td>
<td>20/25</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
<td>15(12)</td>
<td>10(12)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Thoroughfare</td>
<td>35(12)</td>
<td>35(12)</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Interior setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>5</td>
<td>5</td>
<td>10/0</td>
<td>See 30-7-3.2(J)</td>
<td>10</td>
<td>See 30-7-3.2(J)</td>
</tr>
<tr>
<td>Rear</td>
<td>15</td>
<td>5</td>
<td>15</td>
<td></td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Bulk (maximum)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
</tr>
<tr>
<td>Max. dwelling units per building</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>6(11)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
<td>45(10)</td>
<td>50(10)</td>
<td>50</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

**General Notes:**

1. Dimensional requirements in this table may be modified by overlay district requirements.
2. See 30-8-10.1(N), Zero Lot Line.
3. See 30-8-10.1(L), Traditional House.
4. See 30-8-10.1(K), Townhouse.
5. See 30-8-10.1(H), Multi-Family Dwellings.

**Contextual Infill Development Notes:**

Requirements for development in existing neighborhoods may be modified per Contextual Infill Development standards as follows:

6. Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
7. Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
8. [Reserved]
9. [Reserved]
10. Building coverage may be increased in accordance with 30-7-3.4(G)1).
11. This standard is eligible for a Type 2 modification.

**Street Setback**

12. Minimum setback requirements shall be established in accordance with 30-7-1.4(A)1) b).

2. **Specific Zoning Standards**
### Table 7–6, RM-12 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (minimum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot size (sq. ft.)</td>
<td>5,000(6)</td>
<td>4,000(6)</td>
<td>3,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Area per dwelling unit (sq. ft.)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>3,630 for each additional unit</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Lot width (ft.)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>50(7)</td>
<td>45(7)</td>
<td>40</td>
<td>75</td>
<td>75</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>58(7)</td>
<td>48(7)</td>
<td>50</td>
<td>N/A</td>
<td>80</td>
</tr>
<tr>
<td>Additional lot width per unit above 3 dwelling units</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>5 feet, up to a total minimum lot width of 120 feet.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Setbacks (minimum ft.)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (façade / garage)</td>
<td>20/25(10)</td>
<td>20(10) w/ parking behind dwelling</td>
<td>20/25</td>
<td>20/25</td>
<td>20/25</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
<td>15(10)</td>
<td>10(10)</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Thoroughfare</td>
<td>35(10)</td>
<td>35(10)</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td><strong>Interior setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>5</td>
<td>5</td>
<td>10/0</td>
<td>See 30-7-3.2(J)</td>
<td>10</td>
</tr>
<tr>
<td>Rear</td>
<td>15</td>
<td>5</td>
<td>15</td>
<td></td>
<td>15</td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
<td>50/3</td>
</tr>
<tr>
<td>Max. dwelling units per building</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>8</td>
<td>N/A</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
<td>45(9)</td>
<td>50(9)</td>
<td>50(9)</td>
<td>50(9)</td>
<td>50(9)</td>
</tr>
</tbody>
</table>
### Table 7–6, RM-12 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Subdivision Type</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted(2)</td>
<td>Permitted(3)</td>
<td>Permitted</td>
<td>Permitted(4)</td>
<td>Permitted</td>
<td>Permitted(5)</td>
<td></td>
</tr>
</tbody>
</table>

**General Notes:**
1. Dimensional requirements in this table may be modified by overlay district requirements.
2. See 30-8-10.1(N), Zero Lot Line.
3. See 30-8-10.1(L), Traditional House.
4. See 30-8-10.1(K), Townhouse.
5. See 30-8-10.1(H), Multi-Family Dwellings.

**Contextual Infill Development Notes:**
Requirements for development in existing neighborhoods may be modified per Contextual Infill Development standards as follows:
6. Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
7. Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
8. [Reserved]
9. Building coverage may be increased in accordance with 30-7-3.4(G)1).

**Street Setback**
10. Minimum setback requirements shall be established in accordance with 30-7-1.4(A)1(b).

### 2. Specific Zoning Standards

[Reserved]

### G. RM-18, Residential Multi-family 18

1. **Conventional Development Dimensional Standards**

   Dimensional standards for the RM-18 District are found in the table below:

### Table 7–7, RM-18 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Subdivision Type</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted(2)</td>
<td>Permitted(3)</td>
<td>Permitted</td>
<td>Permitted(4)</td>
<td>Permitted</td>
<td>Permitted(5)</td>
<td></td>
</tr>
</tbody>
</table>

**Lot Dimensions (minimum)**

<table>
<thead>
<tr>
<th>Subdivision Type</th>
<th>Lot size (sq. ft.)</th>
<th>Area per dwelling unit (sq. ft.)</th>
<th>Lot width (ft.)</th>
<th>Setbacks (minimum ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (sq. ft.)</td>
<td>4,500(6)</td>
<td>N/A</td>
<td>45(7)</td>
<td>55(7)</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
<td>3,600(6)</td>
<td>N/A</td>
<td>40(7)</td>
<td>50(7)</td>
</tr>
</tbody>
</table>

**Contextual Infill Development Notes:**
Requirements for development in existing neighborhoods may be modified per Contextual Infill Development standards as follows:
6. Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
7. Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
8. [Reserved]
9. Building coverage may be increased in accordance with 30-7-3.4(G)1).

**Street Setback**
10. Minimum setback requirements shall be established in accordance with 30-7-1.4(A)1(b).
Table 7–7, RM-18 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (façade / garage)</td>
<td>20/25(10)</td>
<td>20(10) w/ parking behind dwelling</td>
<td>20/25</td>
<td>20/25</td>
<td>20/25</td>
<td>20/25</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
<td>15(10)</td>
<td>10(10)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Thoroughfare</td>
<td>35(10)</td>
<td>35(10)</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>

**Interior setback**

<table>
<thead>
<tr>
<th></th>
<th>Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Side</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td>50/3</td>
<td>50/3</td>
</tr>
<tr>
<td>Max. dwelling units per building</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
<td>45(9)</td>
<td>50(9)</td>
</tr>
</tbody>
</table>

**General Notes:**
1. Dimensional requirements in this table may be modified by overlay district requirements.
2. See 30-8-10.1(N), Zero Lot Line.
3. See 30-8-10.1(L), Traditional House.
4. See 30-8-10.1(K), Townhouse.
5. See 30-8-10.1(H), Multi-Family Dwellings.

**Contextual Infill Development Notes:**
Requirements for development in existing neighborhoods may be modified per Contextual Infill Development standards as follows:
6. Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
7. Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
8. Reserved
9. Building coverage may be increased in accordance with 30-7-3.4(G)(l).

**Street Setback**
10. Minimum setback requirements shall be established in accordance with 30-7-1.4(A)b).

2. **Specific Zoning Standards**
[Reserved]

H. **RM-26, Residential Multi-family 26**

1. **Conventional Development Dimensional Standards**
Dimensional standards for the RM-26 District are found in the table below:

Table 7–8, RM-26 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted(2)</td>
<td>Permitted(3)</td>
<td>Permitted</td>
<td>Permitted(4)</td>
<td>Permitted</td>
<td>Permitted(5)</td>
<td></td>
</tr>
</tbody>
</table>

**Lot Dimensions (minimum)**

<table>
<thead>
<tr>
<th></th>
<th>Lot size (sq. ft.)</th>
<th>Area per dwelling unit (sq. ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4,500(6)</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>3,600(6)</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>3,400</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>8,000 for first 3 dwelling units</td>
<td>1,675 for each additional unit</td>
</tr>
<tr>
<td></td>
<td>7,000</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>8,000 for first 3 dwelling units</td>
<td>N/A</td>
</tr>
</tbody>
</table>
### Table 7–8, RM-26 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Lot width (ft.)</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lot</td>
<td>45(7)</td>
<td>40(7)</td>
<td>36</td>
<td>60</td>
<td>70</td>
<td>60</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>55(7)</td>
<td>50(7)</td>
<td>50</td>
<td>N/A</td>
<td>75</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional lot width per unit above 3 dwelling units</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>5 feet, up to a total minimum lot width of 120 feet</td>
<td>N/A</td>
<td>5 feet, up to a total minimum lot width of 120 feet</td>
</tr>
</tbody>
</table>

**Setbacks (minimum ft.)**

<table>
<thead>
<tr>
<th>Street setback</th>
<th>Front (façade / garage)</th>
<th>Side, except thoroughfare</th>
<th>Thoroughfare</th>
<th>Interior setback</th>
<th>Bulk (maximum)</th>
<th>Building coverage (% of lot)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20/25(10)</td>
<td>15(10)</td>
<td>35(10)</td>
<td></td>
<td>50/3</td>
<td>45(9)</td>
</tr>
<tr>
<td></td>
<td>20(10) w/ parking behind dwelling</td>
<td>10(10)</td>
<td>35(10)</td>
<td>See 30-7-3.2(J)</td>
<td>50/3</td>
<td>50(9)</td>
</tr>
<tr>
<td></td>
<td>5/5</td>
<td>15</td>
<td>20</td>
<td>10/0</td>
<td>50/3</td>
<td>50(9)</td>
</tr>
<tr>
<td></td>
<td>20/25</td>
<td>10</td>
<td>35</td>
<td>See 30-7-3.2(J)</td>
<td>50/3</td>
<td>50(9)</td>
</tr>
<tr>
<td></td>
<td>5/5</td>
<td>15</td>
<td>20</td>
<td>10</td>
<td>50/3</td>
<td>50(9)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>8</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10</td>
<td>See 30-7-3.2(J)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**General Notes:**

1. Dimensional requirements in this table may be modified by overlay district requirements.
2. See 30-8-10.1(N), Zero Lot Line.
3. See 30-8-10.1(L), Traditional House.
4. See 30-8-10.1(K), Townhouse.
5. See 30-8-10.1(H), Multi-Family Dwellings.

**Contextual Infill Development Notes:**

Requirements for development in existing neighborhoods may be modified per Contextual Infill Development standards as follows:

6. Minimum lot size requirements may be waived in accordance with 30-7-3.4(D).
7. Minimum lot width requirements may be established in accordance with 30-7-3.4(E).
8. [Reserved]
9. Building coverage may be increased in accordance with 30-7-3.4(G1).

**Street Setback**

10. Minimum setback requirements shall be established in accordance with 30-7-1.4(A)1)b).

2. **Specific Zoning Standards**
    [Reserved]

I. **RM-40, Residential Multi-family 40**

1. **Conventional Development Dimensional Standards**

   Dimensional standards for the RM-40 District are found in the table below:

### Table 7–9, RM-40 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th>Lot width (ft.)</th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Lot</td>
<td>45(7)</td>
<td>40(7)</td>
<td>36</td>
<td>60</td>
<td>70</td>
<td>60</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>55(7)</td>
<td>50(7)</td>
<td>50</td>
<td>N/A</td>
<td>75</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional lot width per unit above 3 dwelling units</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>5 feet, up to a total minimum lot width of 120 feet</td>
<td>N/A</td>
<td>5 feet, up to a total minimum lot width of 120 feet</td>
</tr>
</tbody>
</table>
### Table 7–9, RM–40 Conventional Development Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>Single-family Detached and Zero Lot Line</th>
<th>Traditional House</th>
<th>Twin Home</th>
<th>Townhouse</th>
<th>Duplex</th>
<th>Multi-family</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (minimum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot size (sq. ft.)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>4,000 for first 3 dwelling units</td>
<td>–</td>
<td>4,000 for first 3 dwelling units</td>
</tr>
<tr>
<td>Area per dwelling unit (sq. ft.)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>1,089 for each additional unit</td>
<td>–</td>
<td>1,089 for each additional unit</td>
</tr>
<tr>
<td><strong>Lot width (ft.)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Lot</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>50</td>
<td>–</td>
<td>50</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>–</td>
<td>–</td>
<td>N/A</td>
<td>–</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Setbacks (minimum ft.)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street setback</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front (façade / garage)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>0/0</td>
<td>–</td>
<td>0/0</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>0</td>
<td>–</td>
<td>0</td>
</tr>
<tr>
<td>Thoroughfare</td>
<td>–</td>
<td>–</td>
<td>0</td>
<td>–</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td><strong>Interior setback</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>See 30-7-3.2(J)</td>
<td>–</td>
<td>See 30-7-3.2(J)</td>
</tr>
<tr>
<td>Rear</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td></td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>50/3</td>
<td>–</td>
<td>120/–</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
<td>–</td>
<td>–</td>
<td>–</td>
<td>N/A</td>
<td>–</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**General Notes:**
(1) Dimensional requirements in this table may be modified by overlay district requirements.
(2) See 30-8-10.1(K), Townhouse.
(3) See 30-8-10.1(H), Multi-Family Dwellings.

2. **Specific Zoning Standards**
   [Reserved]

J. **Interior Setback Standards for Townhouse and Multi-family Buildings**

1. **Townhouse Setback from Project Perimeter**
   a. Along the perimeter of a development 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 30-7-3.2(D) through 30-7-3.2(G) for the maximum number of units that may be attached as one building in each zoning district).

### Table 7-10, Townhouse Perimeter Setbacks

<table>
<thead>
<tr>
<th>Setback requirements for individual Townhouse units</th>
<th>Minimum Setback (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st unit</td>
<td>7</td>
</tr>
<tr>
<td>2nd unit</td>
<td>10</td>
</tr>
<tr>
<td>3rd unit</td>
<td>15</td>
</tr>
<tr>
<td>4th unit</td>
<td>20</td>
</tr>
<tr>
<td>5th unit and up</td>
<td>25</td>
</tr>
</tbody>
</table>
2. **Multi-family Setback from Project Perimeter**

   a. **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.
b. **All Other Perimeter Setback**
   
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.
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 30-4-11.

   b. For townhouse and multi-family buildings located in 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 30-4-11.

K. **Setback Standards on Blocks with Mixed Housing Types**

   Where housing types are mixed on the same block face and are adjacent to one another, the larger of the 2 adjoining required side setbacks must be provided for both units.
L. **Lot Reductions when Adjoining Open Space**

1. Conventional single-family developments with public sewer service that abut a dedicated public drainageway and open space area or common elements open space that is at least 30 feet in width may be developed with reduced lot size and rear setback requirements as provided below:
   a. The minimum required lot size may be reduced in area to 40% below the base single-family requirement to a minimum of 5,000 square feet when abutting open space.
   b. Rear setbacks may be reduced to 15 feet when abutting open space.
   c. Side setbacks may be reduced to 3 feet when abutting open space.

2. A note must be placed on the Final Plat stating: “Lots have been reduced in size in accordance with 30-7-3.2(L), but all other dimensional requirements of the City of Greensboro Land Ordinance apply.”
30-7-3.3 Cluster Development

A. Where Allowed

1. The cluster development option may be used in any Residential zoning district, except the RM-8 and higher districts.

2. All cluster developments must be served by public sanitary sewer.

3. The cluster development option may be used if the tract is 10 acres or more.

4. The cluster development option may be used on tracts smaller than 10 acres if street right-of-way in a street or highway corridor is dedicated pursuant to NCGS 136-66.10.

Commentary: On July 11, 2016, Session Law 2016-90 rescinded all Map Act Corridor Maps and use of Subsection 30-7-3.3(A)(4) above is not currently available.
B. **Maximum Density and Lot Requirements**

The maximum number of dwelling units allowed in a cluster development is calculated by multiplying the area of the tract (not including any pre-existing street right-of-way) by the cluster density factor for the subject zoning district (see Table 7-11, below).

<table>
<thead>
<tr>
<th>District</th>
<th>Cluster Density Factor</th>
<th>Lot and Building Must Meet Requirements of</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-3</td>
<td>3</td>
<td>R-5</td>
</tr>
<tr>
<td>R-5 and RM-5</td>
<td>5</td>
<td>R-7</td>
</tr>
<tr>
<td>RM-8 and higher</td>
<td></td>
<td>Not permitted</td>
</tr>
</tbody>
</table>

C. **Cluster Required**

The Technical Review Committee may require that cluster development be used if street right-of-way dedication is required by the Thoroughfare and Collector Street Plans or the development lies partially or wholly within a Watershed Critical Area.
D. Open Space
   See 30-12-8.

E. Additional Standards
   If the development is in an overlay district, additional standards may apply.

   (Amended by Ord. 11-81 on 5/17/11 and Ord. 13-102 on 7/16/13)

30-7-3.4 Contextual Infill Development Option

A. Purpose
   These standards are intended to encourage reinvestment in existing neighborhoods that complements the neighborhood's established character.

B. Description
   The contextual infill development option may be used at the subject property owner's election to guide construction in already built up areas to ensure that new development or redevelopment complements the established character of the neighborhood. When these contextual infill development standards are in conflict with the dimensional standards of the base zoning district, these contextual standards govern.

---

**Figure 7-14, Contextual Infill Development**

**Contextual Infill Development**

- Example 'A'
  - 8 Lots Total / 5 Lots Existing Residential = >50%
  - Infill Site

- Example 'B'
  - 16 Lots Total / 13 Lots Existing Residential = >75%
  - Infill Site

- The Contextual Infill Development Standards May be Used on any Project in a Residential Single Family Zoning District that is Less Than Two Acres and is Either:
  - **Example A**: Located on a Block Where More Than 50% of the Lots on the Same Block Face (Located On the Same Side of a Street) are Occupied by an Existing Single Family Development or
  - **Example B**: 75% of the Lots on the Subject Block Face and the Opposing Block Face are Occupied by an Existing Single Family Development or
  - Surrounded on all sides by Existing Single Family Development.
C. **Applicability**
The contextual infill development standards may be used in the following situations:

1. **R- Residential Single-family Districts**
   In single-family residential zoning districts, contextual infill development standards may be used on any project that is less than 2 acres in area and is located on a block where more than 50% of the lots on the same block face (all the lots on the same side of a street) or 75% of the lots on the subject block face and the opposing block face (the other side of the street) are occupied by existing single-family dwellings.

2. **RM- Residential Multi-family Districts**
   In multi-family residential zoning districts, contextual infill development standards may be used on any site that is less than 2 acres in area.

3. **Date of Establishment of Lots**
   The lots to be built upon in accordance with these contextual infill development standards must have been lawfully established before January 1, 1960.

4. **Nonresidential Development**
   The contextual infill development standards may not be used for nonresidential development.

D. **Lot Area**
1. For single-family projects (single-family detached, traditional, and zero lot line), there is no minimum lot area under the contextual infill development option, provided all other standards are met.
2. For all other residential projects, the minimum lot area for the respective zoning district applies.

E. **Lot Width**
1. For single-family projects, the minimum lot width requirement under the contextual infill development option is the smaller of:
   a. The average width of the adjacent lots fronting on the same block face; or
   b. The median of the widths for all other lots fronting on the same block face.
2. For all other projects, the minimum lot width requirement for the respective zoning district applies.

F. **Setbacks**
1. **Street Setback**
   a. **Nonresidential Uses and Multifamily Dwellings**
      Minimum setback requirements may be established in accordance with 30-7-1.4(A)4a).
   b. **Single Family Detached Dwellings**
      Minimum setback requirements shall be established in accordance with 30-7-1.4(A)1b).
2. **Side Setbacks**
   a. In R districts, the minimum contextual setback is equal to the side setback that exists on the abutting lot, provided that no side setback may be less than 5 feet, and no setback is required to exceed 25% of the subject lot width.
   b. In RM districts, the side setbacks of the underlying zoning district apply.

G. **Buildings**
1. **Building Coverage**
   Building coverage requirements shall be the same as apply to the subject zoning district. In cases where the building coverage on abutting lots is higher than the building coverage standard for the district, the Planning and Community Development Director may approve a Type 1 Modification (see
30-4-11) allowing an increase in building coverage of up to the average building coverage of the lots on either side of the subject lot. The applicant must submit documentation of the building coverage in a form approved by the Planning and Community Development Director.

2. **Main Entrance**
   Every principal structure using the contextual infill development option must have a main entrance that fronts on a public street.

3. **Parking, Garages, and Access**
   a. Contextual infill developments resulting in 4 or more dwelling units on a parcel must locate on-site parking to the side or rear of the principal structure.
   b. Parking areas are prohibited in the front or side street setback when the contextual infill development standards are used.
   c. Where access from an alley is available, access to garages and other off-street parking areas must be taken from that alley.
   d. When provided, attached and detached garages must be located behind the front building line. Garages may be positioned as follows:

<table>
<thead>
<tr>
<th>Figure 7-15, Design Alternative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Alternative</td>
</tr>
<tr>
<td>Position the garage or other accessory building a minimum of 10 feet behind the front wall plane of the principal building; or</td>
</tr>
<tr>
<td>Orient the garage door perpendicular to the street</td>
</tr>
</tbody>
</table>

H. **Additional Standards**
   If the contextual infill development is in an overlay district, additional standards may apply.

I. **Application Requirements**
   In addition to any other application requirements, applicants using the contextual infill option must submit detailed plans showing building footprints for existing buildings in the context area. These plans must be annotated with lot widths, building widths, building setbacks, and other information that the Planning and Community Development Director may require to determine compliance with these requirements.

(Amended by Ord. 14-21 on 2/4/14)
30-7-3.5 Nonresidential Development in Residential Zoning Districts

Nonresidential uses are permitted in Residential zoning districts in accordance with the use table in 30-8-1, Permitted Use Table, subject to the following dimensional standards and other applicable use limitations.

<table>
<thead>
<tr>
<th>Table 7–12 Dimensional Requirements for Nonresidential Development in Residential Zoning Districts (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (minimum)</strong></td>
</tr>
<tr>
<td>Lot size (sq. ft.)</td>
</tr>
<tr>
<td>Lot width (ft.)</td>
</tr>
<tr>
<td><strong>Setbacks (minimum ft.)</strong></td>
</tr>
<tr>
<td>Street setback</td>
</tr>
<tr>
<td>Front</td>
</tr>
<tr>
<td>Side, except thoroughfare</td>
</tr>
<tr>
<td>Thoroughfare</td>
</tr>
<tr>
<td><strong>Interior setback</strong></td>
</tr>
<tr>
<td>Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
</tr>
<tr>
<td>Building coverage (% of lot)</td>
</tr>
</tbody>
</table>

Notes:
(1) Dimensional requirements in this table may be modified by overlay district requirements.

30-7-4 Mixed Use Zoning Districts

30-7-4.1 General Dimensional Standards

Dimensional requirements for the MU- Mixed Use zoning districts are found in the table below:

<table>
<thead>
<tr>
<th>Table 7–13 Mixed Use Districts Dimensional Requirements (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Dimensions (minimum)</strong></td>
</tr>
<tr>
<td>Minimum Lot Size (sq. ft.)</td>
</tr>
<tr>
<td>Minimum Lot Width (ft.)</td>
</tr>
<tr>
<td><strong>Setbacks (minimum ft.)</strong></td>
</tr>
<tr>
<td>Street setbacks (ft.)</td>
</tr>
<tr>
<td>Thorough-fare</td>
</tr>
<tr>
<td>Local and Collector, Adjacent to RM-5, RM-8, and all R- Districts</td>
</tr>
<tr>
<td>Local and Collector, Adjacent to All Other Districts</td>
</tr>
<tr>
<td>Minimum Side and Rear Setback (ft.)</td>
</tr>
<tr>
<td>Adjacent to RM-5, RM-8, and all R- Districts</td>
</tr>
<tr>
<td>Adjacent to All Other Districts</td>
</tr>
<tr>
<td><strong>Build-To Line</strong></td>
</tr>
<tr>
<td>Distance from edge of street right of way (ft.)</td>
</tr>
</tbody>
</table>
Table 7–13 Mixed Use Districts Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>MU-L</th>
<th>MU-M</th>
<th>MU-H</th>
<th>AO</th>
<th>UMU</th>
<th>NS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of facade that must be located on or in front of the build-to-line</td>
<td>100 (6)</td>
<td>100 (6)</td>
<td>100 (6)</td>
<td>N/A</td>
<td>50 (6)</td>
<td>75 (6)</td>
</tr>
<tr>
<td><strong>Bulk (maximum)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height (feet/stories)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adjacent to R- Districts</td>
<td>50 (7)</td>
<td>50 (7)</td>
<td>50 (7)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Setback less than 40 feet</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Setback between 40 feet and less the 70 feet</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Setback between 70 feet and less the 80 feet</td>
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<td>Setback between 80 feet and less the 100 feet</td>
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<td>Setback between 100 feet or greater</td>
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<tr>
<td>Adjacent to All Other Districts</td>
<td>50/3</td>
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<td>No limit</td>
<td>No limit</td>
<td>No limit</td>
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<tr>
<td>Building coverage (% of lot)</td>
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<td>No limit</td>
<td>No limit</td>
<td>No limit</td>
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</tbody>
</table>

Notes:
(1) Dimensional requirements in this table may be modified by overlay district requirements.
(2) Minimum lot size requirements may be waived in accordance with 30-7-4.2(A)(6).
(3) Narrower lots may be approved if in compliance with the Driveway Manual, other provisions of this ordinance, and/or using joint and shared access.
(4) No setback is required. If setback is provided it must be a minimum of 5 feet.
(5) Build-to requirements apply only to new buildings constructed after June 30, 2010.
(6) Build-to requirements may be modified per 30-7-1.5(B).
(7) Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet provided that one foot of additional setback is provided for each foot of building height above 50 feet.
(8) Build-to requirements apply only to new buildings constructed after January 31, 2014.
(9) The build-to line may be increased to 30 feet in the UMU district and 10 feet in the NS district when the space is to be occupied by public plazas, outdoor dining, community gardens, etc. Parking shall not be permitted in this area.

(Amended by Ord. 14-13 on 1/21/14)

30-7-4.2 General Development Standards and Guidelines in the MU-Districts

The following regulations apply to all development in an MU-District

A. Residential Component

**Commentary:** There is no maximum residential density limit. However all dimensional requirements and parking requirements must be met. Certain requirements may be modified as provided by this ordinance.

1. At least 30% of the total gross floor area of the project must be designed and constructed for residential occupancy.
2. Residential units may be located on the first floor of a mixed use building provided there is at least 1,500 square feet of nonresidential floor area on the first floor and the building is at least 2 stories.
3. Up to 50% of the residential component requirement may be satisfied by existing residential units located within ¼ mile (convenient, safe walking distance) of the proposed building. Off-site dwelling units are calculated at a rate of 1,500 square feet per dwelling unit. To be included in the calculation, the following conditions must be met:
a. Clearly defined pedestrian connections must be provided between the residential units and the proposed development; and

b. Overnight accommodations may not be considered residential units.

c. The residential component may not exceed 70% of the gross floor area;

4. The preceding residential component limitation does not apply to vertical mixed-use buildings that are at least 4 stories in height if the street frontage of the first floor is entirely occupied by eating and drinking establishments, personal and professional services or retail sales and service uses. However, penetrations for access to parking, utilities and the residential component are allowed.

5. For development projects smaller than 3 acres, the Planning and Community Development Director may approve a Type 1 Modification of the residential component standard if the Planning and Community Development Director determines that the project exceeds the mixed-use design elements of this section.

6. The minimum lot size requirements of the mixed-use district will be waived for mixed-use buildings where at least 20% of the total floor area is developed for residential uses. However, a minimum lot depth of 100 feet must be maintained.

B. **Nonresidential Component**

1. At least 30% of the total gross floor area must be designed and constructed for nonresidential occupancy. With the exception of wrapped garages (See 30-7-4.2(B)5), parking facilities may not be counted toward the nonresidential component requirement.

2. Up to 50% of the nonresidential component requirement may be satisfied by existing nonresidential development located within ¼ mile (convenient, safe walking distance) of the proposed building. Off-site nonresidential uses are credited using the gross enclosed floor area of the off-site use. To be included in the calculation, the following conditions must be met:
   a. Clearly defined pedestrian connections must be provided between the nonresidential and the proposed development;
   b. The off-site nonresidential use being counted must be a permitted use in the MU zoning district; and
   c. Uses or activities located outside of an enclosed structure and parking facilities may not be credited toward the requirement.

3. For development projects smaller than 3 acres, the Planning and Community Development Director may approve a Type 1 Modification of the minimum nonresidential component standard if the Planning and Community Development Director determines that the project exceeds the mixed-use design elements of this section.

4. The residential component requirement is waived in vertical mixed use buildings of at least 4 stories in height if the street frontage of the first floor is entirely occupied by eating and drinking establishments, personal and professional services or retail sales and service uses. However, penetrations for access to parking, utilities and the residential component are allowed.

5. In order to encourage the concealment of parking structures (wrapped garages or liner buildings), the floor area of levels of a parking structure completely obscured from view at ground level of a public street by enclosed areas designed and constructed for commercial, office, or residential use and occupancy may be counted towards the nonresidential component requirement. In order to be credited toward the requirement, the following conditions must be met:
   a. Commercial, residential, or office space must have a minimum depth (as measured from the street wall) of 20 feet and must have windows or doors facing all public streets.
b. The street level floor must be designed and constructed for retail or personal service uses. However, penetrations for access to the parking structure and utilities are allowed.

c. Upper stories may be designed and constructed for commercial, office, or residential uses.

**Commentary:** In the graphic above the first level 2 levels of parking structure could be counted towards the commercial component requirement because they are located behind a retail floor space with a minimum depth of 20 feet.

C. **Building Design**

**Commentary:** Building spaces should be designed to allow maximum use flexibility and accommodate a wide range of occupants and tenants. This means that the building spaces could be easily modified for different types and sizes of users. For example, the first floor of a building may be designed to accommodate a restaurant, an office, or retail without requiring substantial structural modifications to the building.

1. For public entrances to nonresidential or mixed use buildings fronting on a street, a minimum of 75% of the ground level façade must consist of transparent windows, for a minimum total distance of 30 linear feet surrounding the entrance.
2. For buildings located on a corner, a minimum of 75% of the ground level façade must consist of transparent windows, for a minimum total distance of 30 linear feet from the corner.

3. The remaining portion of the building that fronts on a street or parking area must be articulated into modules not to exceed 30 feet in length.

4. The long sides of the building must be oriented parallel to the street to reinforce or maintain the existing street patterns.

D. **Common Public Area**

Common public area must be retained for use and enjoyment of the residents and visitors of the development in conformance with 30-12-8.2.

E. **Parking Lots, Travel Lanes, and Loading Zones**
1. Bicycle parking racks and similar facilities must be provided in conformance with 30-11-8, Bicycle Parking Facilities.

2. Drive through lanes, when allowed, must be located to the side or rear of a building and must be designed to minimize conflict with pedestrian circulation.

F. Signs
A common sign plan is required for all developments in an MU- zoning district (see 30-14-11).

30-7-4.3 Specific Zoning District Standards

A. MU-L, Mixed Use- Low
   [Reserved]

B. MU-M, Mixed Use- Medium
   [Reserved]

C. MU-H, Mixed Use- High
   [Reserved]

D. AO, Auto Oriented
   1. Mechanical Equipment
      a. No mechanical equipment shall be located between the principal structure and the street unless screened.
      b. Mechanical equipment located on the roof and visible from the street shall be screened by a parapet or other screening.

   2. Patterns of Window and Door Placement
      The facade that is facing and within 5 feet of the public right-of-way and the facade which contains the principal entrance shall comply with the following:
      a. Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
      b. Entrances should be oriented to pedestrians with clearly defined access.
      c. Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.
      d. Windows, bays, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.

   3. Crime Prevention through Environmental Design
      a. Territorial Reinforcement
         i. Inoperable vehicles, trash, and debris shall be removed regularly.
         ii. Exterior private areas shall be easily distinguishable from public areas.
         iii. Fences shall be designed to maintain visibility from street.
         iv. Perimeters and property boundaries shall be defined by landscaping or fencing.

      b. Natural Surveillance
i. Parking areas and drive lanes shall be well lit and visible from windows and doors; and side
parking areas shall be visible from street.

ii. Dumpsters and loading areas shall not create blind spots or hiding areas.

iii. Shrubbery shall be no more than 3 feet in height for clear visibility and the branches of existing
trees shall be removed to a height of at least 7 feet.

iv. Interior shelving and displays shall not be more than 5 feet in height for increased visibility.

c. Natural Access Control

i. Public entrances shall be clearly defined by walkways and signage and regularly maintained.

ii. Building entrances shall be accentuated through architectural elements, lighting, landscaping,
or paving stones.

iii. Exterior doors and windows shall be well lit and visible from street or by neighbors.

iv. Access shall be limited to no more than two designated, monitored entrances.

4. See 30-9-4, Fences and Walls

E. UMU, University Mixed Use

1. Mechanical Equipment

a. No mechanical equipment shall be located between the principal structure and the street unless
screened.

b. Mechanical equipment located on the roof and visible from the street shall be screened by a
parapet or other screening.

2. Patterns of Window and Door Placement

The facade that is facing the public right-of-way and the facade which contains the principal entrance
shall comply with the following:

a. Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings)
on the ground floor.

b. Entrances should be oriented to pedestrians with clearly defined access.

c. Windows on the ground floor of commercial and mixed-use buildings should be located not more
than 36 inches from the ground.

d. Windows, bays, or other articulation shall be introduced at least every 15 feet to eliminate blank
walls.

3. Crime Prevention through Environmental Design

a. Natural Access Control

i. Public entrances shall be clearly defined by walkways and signage and regularly maintained.

ii. Building entrances shall be accentuated through architectural elements, lighting, landscaping,
or paving stones.

iii. Exterior doors and windows shall be well lit and visible from street or by neighbors.

iv. Access shall be limited to no more than two designated, monitored entrances.

b. Natural Surveillance

i. Parking areas and drive lanes shall be well lit and visible from windows and doors; and side
parking areas shall be visible from street.
ii. Dumpsters and loading areas shall not create blind spots or hiding areas.

iii. Shrubbery shall be no more than 3 feet in height for clear visibility and the branches of existing trees shall be removed to a height of at least 7 feet.

iv. Interior shelving and displays shall not be more than 5 feet in height for increased visibility.

c. Territorial Reinforcement
   i. Perimeters and property boundaries shall be defined by landscaping or fencing.
   ii. Fences shall be designed to maintain visibility from street.
   iii. Exterior private areas shall be easily distinguishable from public areas.
   iv. Inoperable vehicles, trash, and debris shall be removed regularly.

4. See 30-9-4, Fences and Walls

F. **NS, Neighborhood Support**

1. Mechanical Equipment
   a. No mechanical equipment shall be located between the principal structure and the street unless screened.
   b. Mechanical equipment located on the roof and visible from the street shall be screened by a parapet or other screening.

2. Patterns of Window and Door Placement
   The facade that is facing the public right-of-way and the facade which contains the principal entrance shall comply with the following:
   a. Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
   b. Entrance should be oriented to pedestrians with clearly defined access.
   c. Locate large windows at street level and smaller windows at upper stories.
   d. Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.
   e. Avoid blank walls by introducing windows, bays, or other articulation at least every 15 feet.

3. Crime Prevention through Environmental Design
   a. Natural Access Control
      i. Public entrances shall be clearly defined by walkways and signage and regularly maintained.
      ii. Building entrances shall be accentuated through architectural elements, lighting, landscaping, or paving stones.
      iii. Exterior doors and windows shall be well lit and visible from street or by neighbors.
      iv. Access shall be limited to no more than two designated, monitored entrances.

   b. Natural Surveillance
      i. Parking areas and drive lanes shall be well lit and visible from windows and doors; and side parking areas shall be visible from street.
      ii. Dumpsters and loading areas shall not create blind spots or hiding areas.
iii. Shrubbery shall be no more than 3 feet in height for clear visibility and the branches of existing trees shall be removed to a height of at least 7 feet.
iv. Interior shelving and displays shall not be more than 5 feet in height for increased visibility.

c. Territorial Reinforcement
i. Perimeters and property boundaries shall be defined by landscaping or fencing.
ii. Fences shall be designed to maintain visibility from street.
iii. Exterior private areas shall be easily distinguishable from public areas.
iv. Inoperable vehicles, trash, and debris shall be removed regularly.

4. See 30-9-4, Fences and Walls

(Amended by Ord. 14-13 on 1/21/14)

Effective on: 9/16/2014

30-7-5 Commercial, Public and Institutional Districts

30-7-5.1 General Dimensional Standards

| Table 7–14 Commercial, Public and Institutional Districts Dimensional Requirements (1) |
|--------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|-----------|
| Lot Dimensions                                    | C-N         | C-L         | C-M         | C-H         | CB          | O         | PI         | PNR        |
| Minimum Lot Size (sq. ft.)                        | 6,000       | N/A         | N/A         | N/A         | N/A         | N/A       | 5 Acres    | 10 Acres   |
| Minimum Lot Depth (ft.)                           | 100         | 100         | 100         | 100         | N/A         | 100       | N/A        | 300        |
| Minimum Lot Width (ft.)                           | 60          | 80(2)       | 75(2)       | 100(2)      | N/A         | 60(2)     | 150(2)     | 300        |
| Setbacks (minimum ft.)                           |             |             |             |             |             |           |            |            |
| Minimum Street Setback (ft.)                      | 0           | 15          | 15 (9)      | 15 (9)      | 0           | 15        | 15         | 50         |
| Minimum Side and Rear Setback (ft.)               |             |             |             |             |             |           |            |            |
| Adjacent to RM-5, RM-8, and all R- Districts      | 5           | 15          | 15          | 35          | 10(4)       | 15        | 35         | 35         |
| Adjacent to All Other Districts                   | 0(3)        | 10          | 0(3)        | 0(3)        | 0(3)(4)     | 0(3)      | 20         | 35         |
| Build-To Line                                     |             |             |             |             |             |           |            |            |
| Distance from edge of street right of way (ft.)   | 5           | N/A         | N/A         | N/A         | 5           | N/A       | N/A        | N/A        |
| Percentage of facade that must be located on or in front of the build-to-line | 65(5)(6) | N/A | N/A | N/A | 100(5)(6) | N/A | N/A | N/A |
| Bulk (maximum)                                     |             |             |             |             |             |           |            |            |
| Height (ft.) / Number of Stories                  |             |             |             |             |             |           |            |            |
| Adjacent to Residential Districts                 | 50/3        | 50/3        | 50(7)       | 50(7)       | 50(7)       | 50(8)     | 50(7)      | 50/3       |
| Adjacent to All Other Districts                   | 50/3        | 50/3        | 150         | No limit    | No limit    | 80        | No limit    | 50/3       |
### Table 7–14 Commercial, Public and Institutional Districts
#### Dimensional Requirements (1)

<table>
<thead>
<tr>
<th></th>
<th>C-N</th>
<th>C-L</th>
<th>C-M</th>
<th>C-H</th>
<th>CB</th>
<th>O</th>
<th>PI</th>
<th>PNR</th>
</tr>
</thead>
</table>

**Notes:**

1. Dimensional requirements in this table may be modified by overlay district requirements.
2. All lots must be in compliance with the city's **Driveway Manual**.
3. No setback is required. If setback is provided it must be a minimum of 5 feet. 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.
4. Zero feet, unless otherwise expressly stated by the Downtown Design Overly standards (see 30-7-8.5).
5. Build-to requirements apply only to new buildings constructed after June 30, 2010.
6. Build-to requirements may be modified per 30-7-1.5(B).
7. Maximum height without additional setbacks. Building height may be increased provided that one additional foot of setback is provided for each foot of building height above 50 feet.
8. Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet, provided that one additional foot of setback is provided for each foot of building height above 50 feet.
9. Street setback may be reduced to 10 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 30-10-3 will apply.

---

### 30-7-5.2 Specific Zoning District Standards

**A. C-N, Commercial- Neighborhood**

1. **General**
   
   In order to encourage pedestrian activity and discourage continuous strips of commercial development, location at an intersection with existing nonresidential development is preferred.

2. **Building Standards**
   
   a. The maximum building gross floor area is 8,000 square feet, without any single establishment exceeding 4,000 square feet. However, buildings up to 15,000 square feet may be approved with a Special Use Permit (see 30-4-10) provided the intent of the district is met. Office or residential dwelling units located above the ground floor of the building are not counted toward the gross floor area when the ground floor is occupied by nonresidential uses.

   b. Pedestrian access must be located on the front of a structure.

   c. Sidewalks must have a minimum width of 6 feet and, where feasible, bicycle parking facilities should be located near entrances.

   d. Dual entrances to establishments are encouraged, allowing pedestrian access to the front of an establishment and access to a parking area through another entrance.

3. **Parking**

   Off-street parking must be located to the side or rear of a building.

4. **Conduct of Operations**
   
   a. Outdoor service or storage is prohibited.

   b. Outdoor seating or eating areas up to 500 square feet, or 20% of the building square footage, whichever is greater, in area allowed.

   c. Drive-through facilities are prohibited.

**B. C-L, Commercial-Low**
1. The maximum gross floor area per building is 40,000 square feet. Office or residential dwelling units located above the ground floor of the building are not counted toward the gross floor area when the ground floor is occupied by nonresidential uses.

2. See 30-9-5, Outdoor Display and Storage.

C. C-M, Commercial-Medium
   See 30-9-5, Outdoor Display and Storage.

D. C-H, Commercial-High
   See 30-9-5, Outdoor Display and Storage.

E. CB, Central Business
   1. See 30-7-8.5 Downtown Design Overlay District.
   2. See 30-9-5, Outdoor Display and Storage.

3. Good Repair Regulations
   a. Intent
      The Greensboro City Council finds and determines the following:
      Good Repair Regulations for the CB, Central Business district will preserve the character and integrity of the downtown community by maintaining and enhancing the appearance of downtown structures. It will provide corollary benefits such as protection of property values, promotion of tourism, and preservation of the character and integrity of the downtown and the greater Greensboro Community.

   b. Scope and Applicability
      The provisions of these Good Repair Regulations shall apply to the exterior of all premises, structures, and buildings located within the CB, Central Business district which are adjacent to a public street or publicly accessible parking area. Exterior walls adjacent to alleys are exempt from these regulations. These regulations establish minimum standards, and do not replace or modify standards otherwise established for the construction, repair, alteration, or use of the building, equipment or facilities contained therein, except as provided herein. It is not the intent of this ordinance to prevent renovation, reconstruction or demolition of current downtown structures.

c. Building Regulations
   i. A structure shall not have windows or doors with glass that is broken, missing or covered. A structure shall not have window frames with more than 50 percent of the surface area covered with disfigured, cracked, or peeling surface materials. No such defects shall remain for a period of more than 60 consecutive days.

   ii. All windows shall be maintained or replaced as windows complete with sills, lintels, frame, and glass, unless enclosed with the same material and design as the surrounding wall.

   iii. All doors shall be maintained or replaced as doors unless enclosed with the same material and design as the surrounding wall.

   iv. Type 1 modifications may be requested for any regulation of this subpart.

d. Notwithstanding the nonconformity regulations of Article 2, the requirements of this section, (30-7-5.2 (E) (3)), shall apply to existing and future premises, structures, and buildings located within the CB, Central Business district.
1. Residential uses, except upper story residential, on property previously zoned GO-M, General Office-Moderate Intensity, and LO, Limited Office, in the Unified Development Ordinance shall comply with the dimensional standards of the RM-12 zoning district for that type of use.

2. Residential uses, except upper story residential, on property previously zoned GO-H General Office-High, in the Unified Development Ordinance shall comply with the dimensional standards of the RM-26 zoning district for that type of use.

G. **PI, Public and Institutional**
   [Reserved]

H. **PNR, Parkland and Natural Resource Areas**
   [Reserved]

(Amended by Ord.10-156 on 10/19/10, Ord. 13-48 on 4/16/13 and Ord. 13-51 on 5/7/13)

### 30-7-6 Industrial Zoning Districts

#### 30-7-6.1 General Dimensional Standards

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<thead>
<tr>
<th>Development Standards</th>
<th>BP</th>
<th>LI</th>
<th>HI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Development Size (acres)</td>
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<tr>
<td>Minimum Perimeter Setback from Residential Zoned Property</td>
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<td>50</td>
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</table>

<table>
<thead>
<tr>
<th>Lot Standards</th>
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</thead>
<tbody>
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<tr>
<td>Minimum Lot Width (ft.)</td>
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<tr>
<td>Minimum Street Setback (feet)</td>
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<td>Local and Collector</td>
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<td>Thoroughfare</td>
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<td>Minimum Interior Setbacks (feet)</td>
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<td>No limit</td>
<td>No limit</td>
</tr>
</tbody>
</table>

Notes:
(1) Dimensional requirements in this table may be modified by overlay district requirements.
(2) No setback is required. If setback is provided it must be a minimum of 5 feet.
(3) Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet provided that one additional foot of setback is provided for each foot of building height above 50 feet.

#### 30-7-6.2 Specific Zoning District Standards

A. **BP, Business Park**
   1. Outdoor manufacturing or processing is prohibited.
   2. Loading areas must be setback at least 50 feet from residually zoned areas.
   3. See **30-9-5**, Outdoor Display and Storage.

B. **LI, Light Industrial**
1. Outdoor manufacturing or processing is prohibited.
2. See 30-9-5, Outdoor Display and Storage.

C. **HI, Heavy Industrial**
   [Reserved]

### 30-7-7 Special Districts

#### 30-7-7.1 AG, Agricultural District

**A. Permitted Uses**
The following uses are permitted by right in the AG district, subject to compliance with all other applicable regulations of this ordinance:

1. Single-family Detached Dwellings
2. Two Family Dwellings (Twin Homes or Duplexes)
3. Manufactured Dwellings (Class AA)
4. Agricultural Production (crops)
5. Agricultural Production (livestock)
6. Animal Services (livestock)
7. Animal Services (other)
8. Fish Hatcheries
9. Forestry
10. Horticultural Specialties
11. Veterinary Services (livestock)
12. Common Elements Recreation & Service Facilities
13. Shelters, Emergency
14. Junked Motor Vehicles
15. Recycling Collection Points
16. Yard Sales (no more than 2 per year)
17. Country Clubs with Golf Courses
18. Golf Courses
19. Ambulance Services
20. Churches and other Places of Worship
21. Fire Stations
22. Police Stations, Neighborhood
23. Kennels or Pet Grooming Services
24. Veterinary Services (Other)
25. Utility Substations
26. Utility Lines and Related Appurtenances
27. Sawmill or Planing Mills
28. Automotive Parking
29. Christmas Tree Sales
30. Temporary Construction Offices, Construction Equipment Storage, Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)
31. Arts and Crafts Shows
32. Carnivals and Fairs
33. Outdoor Religious Events

B. Permitted Subject to Use Standards (U)
The following uses are allowed by right in the AG district, provided that the use meets the additional use standards set forth in 30-8-10. Such uses are subject to all other applicable requirements of this ordinance.

1. Family Care Homes (6 or less), subject to 30-8-10.1(B)
2. Maternal Care Homes (6 or less) subject to 30-8-10.1(B)
3. Shelters, Temporary, subject to 30-8-10.2(I)
4. Accessory Uses and Structures (customary), subject to 30-8-11.1
5. Accessory Dwelling Units, Detached, subject to 30-8-11.2
6. Home Occupations (including renting of rooms), subject to 30-8-11.5
7. Migrant Labor Housing, subject to 30-8-10.1(G)
8. Satellite Dishes/TV and Radio Antennae Towers, subject to 30-8-11.8
9. Swimming Pools, subject to 30-8-11.9
10. Park and Shuttle Lots, subject to 30-8-10.4(K)
11. Radio, Television, or Communication Towers, subject to 30-8-11.8
12. Wireless Telecommunication Towers, subject to 30-8-10.2(K)
13. Self-Storage Facilities, subject to 30-8-10.4(S)
14. Public Parks and Recreation Facilities, subject to 30-8-10.3(E)
15. Cemeteries/Mausoleums, subject to 30-8-10.2(B)1)
16. Day Care Centers, subject to 30-8-10.2(D)2)
17. Day Care Homes, subject to 30-8-10.2(D)1)
18. Elementary or Secondary Schools, subject to 30-8-10.2(G)
19. Animal Feeder/Breeder, subject to 30-8-10.6(B)
20. Agricultural Chem./Pesticides/Fertilizers, subject to 30-8-10.6(A)
21. Agricultural Products, Other, subject to 30-8-10.6(A)
22. Animals and Animal Products, Other, subject to 30-8-10.6(A)
23. Farm Supplies, Other, subject to 30-8-10.6(A)
24. Flowers, Nursery Stock, & Florist Supplies
25. Grain and Field Beans, subject to 30-8-10.6(A)
26. Livestock subject to 30-8-10.6(A) and 30-8-10.6(B)
C. **Special Uses**

The following uses are allowed if approved through the Special Use Permit procedures of **30-4-10**. Special uses are subject to all other applicable requirements in this ordinance, including any use standards identified in **30-8-10**, except where expressly modified by the City Council as part of the Special Use Permit approval.

1. Manufactured Home Parks, subject **30-8-10.1(F)**
2. Rural Family Occupations, subject to **30-8-11.6**
3. Athletic Fields, subject to **30-8-10.3(D)**
4. Retreat Centers
5. Land Clearing and Inert Debris Landfills, subject to any applicable additional use standards of **30-8-10.5(C)**
6. Airports or Air Transportation Facilities
7. Amusement or Water Parks, Fairgrounds, subject to any applicable additional use standards of **30-8-10.3(A)**
8. Asphalt Plants, subject to any applicable additional use standards of **30-8-10.5(A)**
9. Boarding and Rooming Houses (9 or less), subject to any applicable additional use standards of **30-8-10.1(J)**
10. Clubs or Lodges, subject to any applicable additional use standards of **30-8-10.3(B)**
11. Correctional Institutions
12. Day Care Centers, Adult (6 or more), subject to any applicable additional use standards of **30-8-10.2(D)**
13. Day Care Centers, Child (16 or more), subject to any applicable additional use standards of **30-8-10.2(D)**
14. Go-cart Raceways, subject to any applicable additional use standards of **30-8-10.3(D)**
15. Golf Course Driving Ranges, Country Club, subject to any applicable additional use standards of **30-8-10.3(C)**
16. Heliports
17. Landscape and Horticultural Services
18. Logging and Wood, Raw Materials (Forestry)
19. Mining and Quarrying, subject to any applicable additional use standards of **30-8-10.5(D)**
20. Orphanages, subject to any applicable additional use standards of **30-8-10.2(H)**
21. Recreation Facilities, (other), subject to any applicable additional use standards of **30-8-10.3(D)**
22. Recreational Vehicle Parks or Campsites, subject to any applicable additional use standards of **30-8-10.3(F)**
23. Riding Stables, subject to any applicable additional use standards of **30-8-10.3(G)**
24. Salvage Yards, Junk Yards, Scrap Processing, subject to any applicable additional use standards of **30-8-10.5(F)**
25. Shooting Ranges, Indoor, subject to any applicable additional use standards of **30-8-10.3**
26. Shooting Ranges, Outdoor, subject to any applicable additional use standards of **30-8-10.3(I)**
27. Soil Preparation and Crop Services
28. Solid Waste Disposal (nonhazardous)

29. Sports Instructional Schools

30. Swim and Tennis Clubs, subject to any applicable additional use standards of 30-8-10.3(K)

31. Theaters, Outdoor, subject to any applicable additional use standards of 30-8-10.3(D)

32. Tourist Homes (Bed & Breakfast), subject to any applicable additional use standards of 30-8-10.4(Q)

D. **Dimensional Standards**
The following dimensional standards apply in the AG District:

1. **Minimum Lot Area**
The minimum lot area is 40,000 square feet.

2. **Minimum Lot Width**
The minimum lot width is 150 feet.

3. **Minimum Street Frontage**
The minimum street frontage is 50 feet.

4. **Minimum Street Setbacks**
   Minimum street setbacks are as follows:
   a. Front setback from local or collector street: 40 feet
   b. Street side setback from local or collector street: 40 feet
   c. Street setback from minor thoroughfare: 45 feet from ROW line.
   d. Street setback from major thoroughfare: 50 feet from ROW line.

E. **Minimum Interior Side Setback**
The minimum interior side setback is 15 feet.

F. **Minimum Rear Setback**
The minimum rear setback is 30 feet.

G. **Maximum Height**
The maximum building height is 50 feet.

H. **Maximum Building Coverage**
Maximum building cover may not exceed 30% of the lot area.

### 30-7-7.2 PUD, Planned Unit Development

A. **Relationship to Other Applicable Regulations**
   Unless specifically modified in this section, all development in a PUD district must comply with all of the applicable standards, procedures, and regulations in other sections of this ordinance.

B. **Establishment of a Planned Unit Development**

   1. **Zoning Map Amendment**
      A PUD may be established as provided in 30-4-6, Zoning Map Amendments- Planned Unit Developments.

   2. **Unified Development Plan**
      See 30-4-6.6 for plan requirements.

C. **Minimum Size**
   There is no minimum size requirement for establishing a PUD district.

D. **Permitted Uses**
Within a PUD district, all uses are allowed except agricultural uses and those uses allowed only in the Light Industrial or Heavy Industrial zoning districts.

E. District Standards
The standards in this section, any in the approved Concept Plan, and those in the approved Unified Development Plan govern development within a PUD.

1. Environmentally Sensitive Areas
   The following must be left natural and undisturbed except for trails, pathways, street crossings, utilities, and erosion control devices:
   a. Land within an area of special flood hazard; and
   b. Wetlands, steep slopes, and drainageway and open space areas as shown on the Drainageway and Open space map.

2. Density
   Provisions governing the maximum residential density of the development are established by the Concept Plan.

3. Minimum Lot Size
   Provisions governing minimum lot size are established by the Unified Development Plan.

4. Minimum Perimeter Setback
   For portions of the development adjoining any R- district, the interior setback standards of the adjoining district apply along the adjoining lot line.

5. Minimum Street Setbacks
   Provisions governing minimum street setbacks are established by the Unified Development Plan.

6. Minimum Interior Setbacks
   The minimum interior setback is zero feet. However, if a setback is provided, it must be at least 5 feet.

7. Maximum Height
   Within 50 feet of any R- district, the maximum height of a building may not exceed 50 feet or 3 stories except along the right-of-way of a railroad or a street right-of-way that is already constructed or is being constructed as part of the planned unit development. Provisions governing maximum height are established by the Unified Development Plan for all other portions of the development.

8. Open Space and Common Recreational Facilities
   Open space must conform to the open space regulations of 30-12-8.

9. Access
   a. Access and maintenance easements must be provided where necessary to provide for maintenance and utility service.
   b. Primary vehicular access to office, commercial, or industrial development may not be through intervening residential development.

10. Commercial Areas
    Commercial areas and adjacent residential, office, and industrial areas must be arranged to provide pedestrian access and circulation between and within such areas.

11. Parking and Loading
    Off-street parking must be provided in accordance with Article 11, Off-Street Parking and Loading.

12. Signs
    a. The common sign plan element of the Unified Development Plan must specify the size, type, height, setback, location, design, illumination, and number of signs. Specifications must be at least as restrictive as the regulations of the zoning districts designated below unless exceptions are
approved by the Planning Board. However, the Planning Board may not approve an exception to the types of signs permitted.

<table>
<thead>
<tr>
<th>Predominant Use in Section of PUD</th>
<th>No Less Restrictive than</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>RM-12</td>
</tr>
<tr>
<td>Public/Civic/Recreational/Office</td>
<td>PI</td>
</tr>
<tr>
<td>All other nonresidential</td>
<td>C-L</td>
</tr>
</tbody>
</table>

b. All signs must use a coordinated color, style, and lettering scheme shown on the common sign plan.

13. **Landscaping**
Provisions governing landscaping are established by the Unified Development Plan.

**30-7-7.3 TN Traditional Neighborhood Districts**

A. **General Development Standards**

1. 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 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.

B. **Standards Applicable to Business Incubators**
1. Business incubators are intended to accommodate retail sales and service, office, personal and professional service, and research and development uses. Certain light industrial uses may be allowed provided the external impacts are no greater than impacts of the other permitted uses.

2. The maximum cumulative size of a business incubator is 18,000 square feet of gross floor area.

3. Outdoor display is prohibited.

4. Individual workspaces must be separated by floor to ceiling walls. The incubator must also contain common areas for elements such as administrative support services, business equipment, conference and meeting rooms, break rooms, and other equipment designed to serve the occupants. Up to 2 loading docks are allowed.

C. **Standards Applicable to Food Stores**  
   In the TN district, the maximum gross floor area is 18,000 square feet.

D. **Standards Applicable to Religious Assembly Uses**
   1. In the TN district, religious assembly uses must be placed on a lot so as to front on the street and, where possible, terminate a vista.

   2. Religious assembly uses in the TN district may have only one accessory building. The accessory building must be set back into the property at least 20 feet from the front façade of the principal structure.

   3. Religious assembly uses are subject to the standards of 30-8-12.2(G).

E. **Standards Applicable to Libraries, Museums, and Coliseums**
   Libraries, museums, or coliseums in the TN district may have only one accessory building. The accessory building must be set back into the property at least 20 feet from the front façade of the principal structure.

F. **Standards Applicable to Post Offices**
   Post offices in the TN district may have only one accessory building. The accessory building must be set back into the property at least 20 feet from the front façade of the principal structure.

G. **General Design Guidelines**

1. **Compatibility of Design**
   a. Buildings within a block face must reflect a continuity of building scale at the building line.

   b. A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and other minor building masses into the street setback are encouraged in order to create an interesting block character. Large street setbacks to accommodate parking lots in front of a building are prohibited.

   c. In areas of mixed residential types, the height and massing of a building may not be more than twice the height and massing of structures adjacent to or across the street from the building.

   d. A commercial or mixed-use building must integrate its appearance with the area and may not exceed twice the height and massing of adjacent buildings

2. **Human Scale Design**
   Human scale design typically reflects the elements listed below.

   a. Buildings that avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are generally not allowed along street frontages. Where solid walls are required by building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or if the building is occupied by a commercial use, by using recessed or projecting display window cases;
b. Commercial structures that incorporate awnings or arcades, which may project over the sidewalk into the street right-of-way with city approval;

c. Ground floor retail, service, restaurant, and other commercial uses with transparent display windows on a minimum of 50% of the first floor front to provide views into the interior of buildings;

d. Entrances and storefronts facing the street;

e. Doors, windows, balconies, porches, and roof decks with visibility of the street and other public spaces to encourage social interaction;

f. Porches generally as a significant element of the house design, located on the front or side of the dwelling; and

g. Rear vehicle access from an alley as a preference. However, if a garage is oriented toward the street, it must be located a minimum of 20 feet behind the front façade of the principal structure. Freestanding garages and carport structures for multiple dwelling unit buildings must be designed to be integral with the building design or sited so as to avoid long and monotonous rows of garage doors and long monotonous building walls.

3. Guidelines for the Provision of Traditional Neighborhood Open Space

a. Traditional neighborhood open space should be incorporated as a fundamental element of the Plan.

b. Open spaces should emphasize safe and inviting traditional neighborhood areas such as squares, parks, and greenways. Such areas should be integrated into the neighborhood pattern for the active and passive enjoyment of neighborhood residents.

c. Traditional neighborhood open space should be planned and improved to be highly accessible and usable by persons living or working nearby. Except for areas designated as preserves, it should be cleared of underbrush and debris and may contain one or more of the following or similar improvements: landscaping, walks, benches, seating areas, fountains, ponds, ball fields and playground equipment. Significant stands of trees, streamside areas, and other valuable topographic features should be preserved within the open space areas.

H. Street Trees

Street Trees are required along both sides of a street in the TN Traditional Neighborhood District in accordance with the approved locations shown in the adopted Traditional Neighborhood Development Plan for the district.

(Amended by Ord. 13-101 on 7/16/13)

Resources

Traditional Neighborhood Overlay Districts
Martin Luther King Jr. Drive North
Southside
Willow Oaks
30-7-8 Overlay Zoning Districts

Commentary: This section contains the general standards of the various overlay districts. Specific standards for certain overlay districts are found in separate plans and/or design guidelines.

30-7-8.1 General

A. Overlay zoning is generally used when there is special public interest that does not coincide with the base zoning districts in a particular geographic area. It is a mapped area that may either impose additional restrictions or relax certain provisions of the underlying zoning district.

B. Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable regulations of this ordinance. When overlay district standards conflict with standards that would otherwise apply under this zoning ordinance, the regulations of the overlay zoning district govern. Otherwise, all applicable regulations of this zoning ordinance apply in overlay districts.

30-7-8.2 -AO, Airport Overlay District

A. Establishment
   The -AO, Airport Overlay District is hereby established to protect certain areas around the Piedmont Triad International (PTI) Airport from inappropriate development.

B. District Standards
   All development within an Airport Overlay District must comply with the following:
   
   1. All permit applications, site plans and other plans proposing buildings, signs and other structures with a height of 50 feet or more must be accompanied by written documentation from the Piedmont Triad International Airport Authority indicating that the proposal complies with all applicable airport regulations. No permit or other plan approval may be granted without such written documentation.
   
   2. Residential uses are prohibited with the exception of single-family detached dwellings on lots that are at least 40,000 square feet in area.

Resources
   Airport Overlay District

30-7-8.3 –ACO, Activity Center Overlay District

A. Establishment of an Activity Center Overlay
   1. An Activity Center Overlay District may be established as provided in 30-4-8.1.
   2. The following Activity Center Overlay Districts have been established. See official zoning map for district boundaries.
      a. [Reserved]

B. Conformance with Activity Center Master Plan
   Development and construction activity within an Activity Center Overlay District must conform to the adopted plan and design manual for the subject district.

C. Standards
   [Reserved]
30-7-8.4 –CBO, Central Business Overlay

A. **Establishment**
   A Central Business Overlay district is hereby created that includes all land located within a 1.5-mile radius of the center point of the intersection of Market Street and Elm Street.

B. **New Outdoor Advertising Signs Prohibited**
   No new outdoor advertising signs may be established within the Central Business Overlay district after June 16, 2008 except as provided in 30-2-5.5.

30-7-8.5 –DDO, Downtown Design Overlay

A. **Establishment**
   1. A Downtown Design Overlay district may be established as provided in 30-4-8.2.
   2. The Downtown Design Overlay district is hereby created. See the official zoning map for district boundaries.

B. **Conformance with District Design Guidelines**
   Development and construction activity within the Downtown Design Overlay district must conform to the adopted design guidelines for the subject district.

(Amended by Ord. 10-133 on 9/7/10)

Resources

Map of the District Boundary
Downtown Design Manual (Process & Guidelines)
Downtown Design Manual (Appendices)

30-7-8.6 –HDO, Historic District Overlay

A. **Establishment of a Historic District Overlay**
   1. A historic district overlay may be established as provided in 30-4-12.1.
   2. The following historic district overlays have been established. See official zoning map for district boundaries.
      a. **Dunleath.**
      b. **College Hill.**
      c. **Fisher Park.**

B. **Conformance with District Design Guidelines**
   Development and construction activity within a historic district overlay must conform to the adopted district report and the **Historic District Program Manual and Design Guidelines**. Furthermore, a certificate of appropriateness may be required. See 30-4-12.4 for applicability and exceptions.

Resources

Dunleath District (Map)
College Hill District (Map)
Fisher Park District (Map)
30-7-8.7 – MHO, Manufactured Housing Overlay Districts

Class AA manufactured dwellings may be permitted on single-family lots in any residential district provided overlay district zoning is approved by the City Council and each manufactured dwelling complies with the following standards.

A. Designation of a Manufactured Housing Overlay District

1. A Manufactured Housing Overlay District may be established as provided in 30-4-8.8.

2. A Manufactured Housing Overlay District may be established only in a Residential base zoning district.

B. Standards

1. Minimum Development Size
   Within a Manufactured Housing Overlay District, the minimum development size is:
   a. Ten existing contiguous lots covering at least 90,000 square feet, excluding public street right-of-way; or
   b. 120,000 square feet of land, excluding public street right-of-way.

2. Minimum Dwelling Standards
   A manufactured dwelling must:
   a. Be used as a single-family dwelling;
   b. Be at least 16 feet wide;
   c. Have a minimum of 1,000 square feet of enclosed and heated space;
   d. Have a length not exceeding 4 times its width (length is measured along the longest axis and width is measured perpendicular to the longest axis at the narrowest part);
   e. Have a minimum roof pitch of 3.5 feet of vertical rise for each 12 feet of horizontal run;
   f. Have an eave projection for all roof structures of at least 6 inches, which may include a gutter;
   g. Have exterior siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, consisting of one or more of the following:
      i. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint);
      ii. Cedar or other wood siding;
      iii. Wood grain, weather-resistant press board siding;
      iv. Stucco siding; or
      v. Brick or stone siding;
   h. Have a roof finished with a Class C or better roofing material that is commonly used in standard residential construction;
   i. Have stairs, porches, entrance platforms, ramps, and other means of entrance and exit installed or constructed in accordance with the standards set forth in the NC Building Code. These must be attached firmly to the primary structure and anchored securely to the ground. Wood stairs may only be used in conjunction with a porch or entrance platform that is at least 24 square feet in area;
   j. Have the towing apparatus, wheels, axles, and transporting lights removed. These may not be included in length and width measurements;
k. Have the longest axis oriented parallel or within a 10 degree deflection of being parallel to the lot frontage. The Technical Review Committee may approve a Type 2 Modification (see 30-4-11) allowing alternative positioning on the site; and

l. Be set up in accordance with the standards established by the NC Department of Insurance. In addition, a continuous, permanent masonry foundation or masonry curtain wall constructed in accordance with the standards of the NC Building Code for One- and Two-Family Dwellings, unpierced except for required ventilation and access, must be installed under the perimeter of the dwelling.

30-7-8.8 –NCO, Neighborhood Conservation Overlay Districts

A. Establishment of a Neighborhood Conservation Overlay District
   1. A Neighborhood Conservation overlay district may be established as provided in 30-4-8.4.
   2. The following –NCO districts have been established (see zoning map for district boundaries):
      a. Westridge Neighborhood

B. Conformance with District Design Guidelines
   Development and construction activity within a Neighborhood Conservation overlay district must conform to the adopted design guidelines for the subject district, as follows
   1. Westridge Road Design Manual

C. Modifications to –NCO Plan Manual
   Alternate standards and designs may be approved by the Technical Review Committee as a Type 2 Modification (See 30-4-11)

30-7-8.9 –PSO, Pedestrian Scale Overlay Districts

A. Establishment of a Pedestrian Scale Overlay
   1. A Pedestrian Scale Overlay District may be established as provided in 30-4-8.5.
   2. The following Pedestrian Scale Overlay Districts have been established. See official zoning map for district boundaries.
      a. East Market Street.
      b. Spring Garden Street.

B. Conformance with District Design Guidelines
   Development and construction activity within a Pedestrian Scale Overlay District must conform to the adopted design guidelines for the subject district.
   1. East Market Street Design Manual
   2. Spring Garden Street Design Manual

C. Modifications to –PSO Plan Manual
   Alternate standards and designs may be approved by the Technical Review Committee as a Type 2 Modification (30-4-11)

30-7-8.10 –SCO, Scenic Corridor Overlay Districts

A. Establishment of a Scenic Corridor Overlay
1. A Scenic Corridor Overlay District may be established as provided in 30-4-8.6.

2. The following Scenic Corridor Overlay Districts have been established. See official zoning map for district boundaries.

3. The SCO-1, SCO-2 and SCO-NC 68 overlay districts are intended to be applied to lands located along the Urban Loop and NC 68 within the City’s jurisdiction.

   a. **SCO-NC Highway 68 Scenic Corridor Overlay District**
      The NC Highway 68 Scenic Corridor Overlay District is bounded by all land which is located within 1,500 feet on either side of the centerline of NC Highway 68 is included within the overlay zone, except that the overlay zone on the east side of NC Highway 68 beginning at its intersection with Market Street and continuing north along NC Highway 68 for 1,000 feet only includes land located within the centerline of NC Highway 68 and the centerline of Burgess Road. Any area annexed into the city that is located within 1,500 feet on either side of the centerline of NC Highway 68 will be included effective upon annexation.

   b. **Urban Loop**
      i. **SCO-1 Scenic Corridor Overlay District-1**
         The Scenic Corridor Overlay District is bounded by all land within 1,000 feet on either side of the centerline of the highway. The following controlled access highways or portions thereof are included in the SCO-1 District:
         a. From 1,000 feet east of the centerline of North Elm Street and the Urban Loop eastward to 1,500 feet east of the centerline of U.S. 220 and the Urban Loop; and
         b. From 1,500 feet north of the centerline of Bryan Boulevard and the Urban Loop eastward to 1,000 feet west of the centerline of Battleground Avenue and the Urban Loop.
         c. Interchanges included in the SCO-2 District are exempt from the requirements for SCO-1.
         d. Any area listed above annexed into the City that is located within 1,000 feet on either side of the centerline of the Urban Loop will be included effective upon annexation.

      ii. **SCO-2 Scenic Corridor Overlay District-2**
         The Scenic Corridor Overlay District is bounded by all land within 1,000 feet on either side of the centerline of the highway. The following controlled access highways or portions thereof are included in the SCO-2 District:
         a. From 1,500 feet east of the centerline of U.S. 220 and the Urban Loop westward to 1,500 feet north of the centerline of Bryan Boulevard and the Urban Loop;
         b. From 1,000 feet west of the centerline of Battleground Avenue and the Urban Loop eastward to 1,000 feet east of the centerline of North Elm Street and the Urban Loop;
         c. From 1,000 feet west of the centerline of Yanceyville Street and the Urban Loop to 1,000 feet east of the centerline of Yanceyville Street and the Urban Loop;
         d. From 1,500 feet northwest of the centerline of U.S. 29 and the Urban Loop to 1,500 feet southeast of the centerline of U.S. 29 and the Urban Loop;
         e. From 1,000 feet north of the centerline of Huffine Mill Road and the Urban Loop to 1,000 feet south of the centerline of Huffine Mill Road and the Urban Loop;
         f. From 1,000 feet north of the centerline of Wendover Avenue and the Urban Loop to 1,000 feet south of the centerline of Wendover Avenue and the Urban Loop;
         g. From 1,500 feet north of the centerline of I-85/40 and the Urban Loop to 1,500 feet south of the centerline of I-85/40 and the Urban Loop;
h. From 1,000 feet east of the centerline of Youngs Mill Road and the Urban Loop to 1,000 feet west of the centerline of Youngs Mill Road and the Urban Loop;

i. From 1,000 feet northeast of the centerline of Alamance Church Road and the Urban Loop to 1,000 feet southwest of the centerline of Alamance Church Road and the Urban Loop;

j. From 1,500 feet east of the centerline of U.S. 421 and the Urban Loop to 1,500 feet west of the centerline of U.S. 421 and the Urban Loop;

k. From 1,000 feet east of the centerline of South Elm-Eugene Street and the Urban Loop to 1,000 feet west of the centerline of South Elm-Eugene Street and the Urban Loop;

l. Any area listed above annexed into the City that is located within 1,000 feet on either side of the centerline of the Urban Loop will be included effective upon annexation.

B. Conformance with District Design Guidelines
Development and construction activity within a Scenic Corridor Overlay District must conform to the adopted design guidelines for the subject district. Such guidelines can be found in the Scenic Corridor Overlay Districts Design Manual.

C. General Requirements in any Scenic Corridor Overlay
The following general requirements will apply in any Scenic Corridor Overlay District:

1. Except where specifically modified by the Scenic Corridor Overlay District standards, all uses in the Overlay must comply with the requirements of the underlying zoning district. In situations where the standards of the Overlay are in conflict with the standards of the underlying district, the more restrictive standards govern.

2. All uses permitted in the underlying zoning districts are allowed in the Scenic Corridor Overlay subject to the requirements of the Overlay District.

D. SCO-3 Scenic Corridor Overlay District-3 Standards
[Reserved]

E. SCO-4 Scenic Corridor Overlay District-4 Standards
[Reserved]

30-7-8.11 –VCO, Visual Corridor Overlay

A. Establishment
Within the city limits, a Visual Corridor Overlay district is hereby created that includes all land located within 1,500 feet on either side of the centerline of the streets and highways specified below. Any area annexed to the city that is located on these streets will be included within the Visual Corridor Overlay district upon the effective date of the annexation. The streets and highways included are:

1. Bryan Boulevard;
2. Cone Boulevard;
3. Freeman Mill Road from Rehobeth Church Road to Lovett Street;
4. Friendly Avenue;
5. Holden Road;
6. North Elm Street;
7. New Garden Road; and
8. East Gate City Boulevard and East Lee Street from O.Henry Boulevard to the city limits.

B. New Outdoor Advertising Signs Prohibited
No new outdoor advertising signs may be established within the Visual Corridor Overlay district, except as provided for in 30-2-5.5.

Resources

Visual Corridor Overlay District (Text) (Map)

(Amended by Ord. 16-12 on 1/19/16)