



Article 7. District Standards

30-7-5 Commercial, Public and Institutional Districts

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.

F. O, Office

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)