

AMENDING CHAPTER 30  
AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES  
WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown with underlines and deleted text shown with strikethroughs.)

Section 1. That Section 30-11-11, Parking for Single-Family and Duplex Dwellings, is hereby amended to read as follows:

**30-11-11.1** All parking for single-family and two-family dwellings shall be provided so as to maintain a primarily residential appearance in front yards and to protect the quality and character of residential neighborhoods. Accordingly, areas used for parking and drives must be designed, located, and constructed to meet the standards of this section.

**30-11-11.2** Parking spaces and drives in front yards (i.e., the portion of the lot located between the side lot lines from the front building line of the principal building to the front lot line) must be clearly ~~delineated~~ defined from the front yard area, constructed and adequately maintained with a hard all-weather surface such as asphalt, concrete, brick, CABC (gravel), pervious paving or other approved material. Grass and bare earth areas are expressly prohibited, unless in conjunction with a residential, non-commercial, temporary event lasting no more than 3 days in duration. These requirements also apply to areas used for parking and drives within the street side yard (between the principal structure and the side street right-of-way) that are unscreened and visible from a public street. ~~The edge of all parking and drive areas within front and street side yards must be clearly delineated, with a physical edge that is maintained. The edge of all parking and drive areas within front and street side yards must be clearly defined from the front and street side yard area.~~

**30-11-11.3** No more than 40% of the front yard area ~~(of a lot occupied by a detached single-family dwelling or duplex may be paved unless the Technical Review Committee grants a Type 2 Modification. Some examples of cases eligible for consideration of a Type 2 Modification are as follows:~~

- A. the area is primarily used for vehicular drive and turnaround movements and not for the parking of vehicles;
- B. the area required to meeting minimum off-street parking requirements and reasonable access drives would exceed 40% of the front yard area;
- C. the lot is less than 50 feet wide, and the Technical Review Committee determines it is infeasible to limit paving to less than 40% of the front yard;
- D. the topography, location of the dwelling or the existing development of adjoining areas prevents conformance;
- E. a portion of the area is necessary to provide accessibility for disabled persons; and
- F. the existing all-weather surface currently exceeds 40% of the front yard and a portion of the all-weather surface is either designated as driveway only (or for a non-parking use) and/or physically restricted or barricaded from use as vehicle parking.

**30-11-11.4** Notwithstanding the nonconformity regulations of Article 2, the requirements of this section (30-11-11) apply to all existing and future required or proposed parking areas and drives.

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 3. This ordinance shall become effective upon adoption.

THE FOREGOING ORDINANCE WAS ADOPTED  
BY THE CITY COUNCIL OF THE CITY OF GREENSBORO  
ON THE 1ST DAY OF MARCH, 2011 AND WILL  
BECOME EFFECTIVE UPON ADOPTION.

ELIZABETH H. RICHARDSON  
CITY CLERK

APPROVED AS TO FORM

  
CHIEF DEPUTY CITY ATTORNEY