

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 Subsection 1) of Section 30-8-10.1(H), Multi-family Dwellings, is hereby amended to read as follows:

1. General

- a. Each dwelling unit must be connected to municipal water and sewer systems.
- b. A minimum separation of 10 feet must be maintained between buildings.
- c. Mixed-use context in the C-M, C-H and BP districts

- i. In the C-M, C-H and BP districts, no more than 33% of the gross floor area contained in a development may be devoted to multi-family dwelling units, and at no point in the build-out of a development may multi-family dwelling units exceed 33% of the gross floor area contained in the development. Floor area in multi-family units located above a ground floor nonresidential use will not be counted in calculating the amount of multi-family floor area contained on a site.

- ii. In C-M, C-H and BP districts, more than 33% of the gross floor area contained in a development may be devoted to multi-family dwelling units if the following standards are met:

- a. The residential component is integrated into an existing commercial development and includes interconnectivity (vehicular and pedestrian) between the residential and non-residential components;

- b. The residential component has an architectural design that is integrated with the existing commercial building(s);

- c. The development is organized as an integrated multiple use development (See Sec. 30-9-2) **if development includes more than one lot;**

- d. The development is directly accessible from a thoroughfare and is either:

- i. Located within an activity center or reinvestment corridor as defined by the Comprehensive Plan; or

- ii. Directly accessible to an existing or planned greenway shown on the adopted BiPed Plan; or

- iii. Is located within 1,320 feet of a usable portion of a public park as measured along a system of public sidewalks and crosswalks.

- e. All residential buildings shall meet the dimensional standards of Table 7-14 (**for C-M and C-H zoning**) or Table 7-15 (**if BP zoning**); and

f. The residential building and any improvements may not encroach into the buffer planting yard.

g. Open space for residential component must be provided in accordance with the standards for the PUD district (See 30-7-7.2).

h. A development that does not comply with the requirements of this Section subsection d above may be allowed with the approval of a Special Use Permit (See Sec. 30-4-10) if it is determined that it will not have an adverse impact on adjacent properties.

d. Mixed-use Context in the C-M District

- i. In the C-M District, up to 100% of the nonresidential component requirement of subsection c) i) above may be satisfied by existing nonresidential development located within 1/8 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 considered, 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 C-M district; and
 - c. Uses or activities located outside of an enclosed structure and parking facilities may not be credited toward the requirement.
- ii. Developments in the C-M district that are entirely residential must comply with the following standards:
 - a. The perimeter of the project boundary must abut nonresidential uses or residential uses in a zoning district other than C-M, except for that portion of the development located along a public street or railroad right-of-way.
 - b. Buildings fronting on a street must have a prominent entrance oriented to the street.
 - c. A minimum 10% of the ground-level facade must contain fenestration consisting of transparent windows or doors and other architectural features, in modules not to exceed 40 feet in length.
 - d. The long sides of the building must be oriented parallel to the prominent street to reinforce or maintain the existing street patterns.
 - e. The size of the zone lot may not exceed 1 acre and the minimum lot dimensions must comply with the standards of the RM-26 district (See 30-7-3.2(H)).
 - f. No minimum street setback is required, except for thoroughfares where the minimum required street setback is 20 feet.

Section 2. That Section 30-11-4, Exemptions and Reductions, is hereby amended by adding a new subsection 30-11-4.10, Reductions for C-M, C-H and BP districts, to read as follows:

30-11-4.10 Reductions for C-M, C-H and BP districts

The minimum parking ratios of 30-11-5 are reduced by 25% for all mixed-use context developments meeting the standards of Section 30-8-10.1 H) ~~1) d) iii)~~ 1) c) ii in the C-M, C-H and BP districts. No further parking reductions in these districts may be approved in accordance with 30-11-13.

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

Section 4. This ordinance shall become effective upon adoption.