

## AMENDING OFFICIAL ZONING MAP

### 625 FRANKLIN BOULEVARD, WEST OF FRANKLIN BOULEVARD AND NORTH OF AFTON DRIVE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

**Section 1.** The Official Zoning Map is hereby amended by original zoning from **R-5** (Residential Single Family) to **CD-O** (Conditional District Office).

The area is described as follows:

Beginning at an existing iron pipe in the northern margin of Afton Drive, being the southeastern corner of lot 27 of the Guilford Parkways Subdivision as recorded in Plat book 8 Page 16 in the Guilford county registry, thence North 05-00-00 East 110.21 feet to an existing iron pipe, a common corner with Lots 6,7 and 26, thence North 85-00-00 West 150.0 feet to a point in the eastern margin of Franklin Boulevard, thence along Afton Drive South 85-00-00 East 150.00 feet to an existing iron pipe, being the point and place of beginning, containing 0.38 Acres.

**Section 2.** That the zoning amendment from **R-5** (Residential Single Family) to **CD-O** (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. All uses permitted in the Office district except drive thru uses.
2. Maintain the existing structure without expansion.
3. Site shall be limited to one freestanding sign, limited to a maximum of 8 feet in height.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O** (Conditional District Office) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

**Section 4.** Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

**Section 5.** This ordinance shall be effective on January 19, 2016.