

AMENDING OFFICIAL ZONING MAP

1304 WOODSIDE DRIVE, THE NORTHEAST INTERSECTION OF SUMMIT AVENUE AND WOODSIDE DRIVE AND NORTH OF MAYFAIR AVENUE.

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

Section 1. The Official Zoning Map is hereby amended by rezoning from **O** (Office) to **CD-C-L** (Conditional District-Commercial-Low).

The area is described as follows:

BEING ALL OF LOT NO. 2 BLOCK 2 AS SHOWN ON THE MAP OF ROSEWOOD PARK HOMES, INC, AS RECORDED IN PLAT BOOK 17 AT PAGE 33, IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

THIS CONVEYANCE IS MADE SUBJECT TO VALID AND EXISTING EASEMENT, RESTRICTIONS, AND RIGHTS OF WAY, IF ANY, APPLICABLE TO THE SUBJECT PROPERTY AND TO AD VALOREM TAXES FOR THE CURRENT YEAR.

FOR BACK REFERENCE SEE DEED RECORDED IN BOOK 2811 AT PAGE 214 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA.

Section 2. That the zoning amendment from **O** (Office) to **CD-C-L** (Conditional District-Commercial-Low) is hereby authorized subject to the following use limitations and conditions:

1. Uses: All uses permitted in the C-L district except any use that requires a drive-through facility.
2. The total building area will be limited to a maximum of 3,600 square feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-C-L** (Conditional District-Commercial-Low) 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 June 17, 2014.