

## **AMENDING OFFICIAL ZONING MAP**

**4405 UNITED STREET, SOUTHWEST OF UNITED STREET AND WEST OF LEHIGH STREET.**

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 iron stake on South margin of asphalt road near residence of R.B. Boron at northeast corner of West Greensboro Circuit Parsonage, and 25 feet from center of road; running thence South 32 deg. West 431.9 to a stake, West Greensboro Parsonage southeast corner; thence south 58 deg. East 100 feet to a stake; thence north 32 deg East 431.9 feet to a stake, the margin of said road; thence along said road north 58 deg. West 100 feet to the BEGINNING; being the land conveyed by J. Van Lindley Nursery Company to J.W. Moorefield by deed recorded in Book 300, Page 75, Office of the Register of Deeds of Guilford County. (See Book 440, Page 88)

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

1. Tax parcels 0025316 (4405 United St) and 0025315 (4411 W. market St) will record an instrument to combine the two parcels prior to any utilization of tax parcel 0025316 for parking.
2. No structures shall be placed on the property.

**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 September 15, 2015.