

AMENDING OFFICIAL ZONING MAP

1906 NEW GARDEN ROAD, GENERALLY DESCRIBED AS EAST OF NEW GARDEN ROAD AND NORTH OF STRATHMORE 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-3 (Residential Single-Family)** to **CD-O (Conditional District-Office)**.

The area is described as follows:

“The same being tract(s) or parcel(s) of land designated as Proposed Margins Tract(s) 0014E-A containing an area of 10,132 square feet, of which 707 square feet lie within the present margins of New garden Road, as shown on property map entitled “New garden Road-Phase II, Jefferson Road/Will-Doskey Drive to Brassfield Road,” drawing number G-908D, prepared by the City of Greensboro, dated 5/10/01. The boundaries of the proposed Margins Tract(s) 0014E-A extend from the southwestern property line of Grantor, being the northeastern property line of Betty J. Winfree as described in recorded Deed Book 2085, Pages 168 and 169 in said Guilford County Registry, to the eastern property line, of John W. Sykes and wife Linda F. Sykes as described and recorded in Deed Book 4400, Page 1837 in said Guilford County registry. For further reference EXHIBIT(S).”

Section 2. That the zoning amendment from **R-3 (Residential Single Family)** to **CD-O (Conditional District-Office)** is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to personal services and general office.
2. Maximum principal building square footage shall not exceed 1,400 square feet.
3. Exterior building walls must include at least 75% brick, stone or hardy-board.
4. Exterior facades facing New Garden Road must have a minimum 35% transparent openings/fenestration. Any windows facing New Garden Road must include shutters.
5. Flat roofs are prohibited.
6. Signage shall be limited to one freestanding monument sign with a maximum height of 6 ft. and one attached sign limited to 6 square feet in size and 6 feet in height. Signs may not have any internal illumination.
7. Freestanding light poles, if installed, shall be limited to a maximum 15 feet in height.
8. Hours of operation for any uses shall be limited to between 8:00 a.m. and 8:00 p.m.

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 17, 2017.