

AMENDING CHAPTER 30 (LDO)
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 (7) of Section 30-7-1.4(C), Encroachments into Required Setbacks, is hereby amended to read as follows:

(7) Porches, stoops, and decks may encroach into the required front and rear setbacks as follows:

Type of Porch or Deck Encroachment	Setback	Maximum Encroachment	Maximum Area
Covered or Stoop , Uncovered	front	5 feet	35 sq. ft.
Porch, Open Air / Covered (1)	<u>front</u>	<u>10 feet</u>	<u>May extend up to 100% of the façade but not within the required side setbacks</u>
<u>Deck</u> , Uncovered - 4 ft. or less above grade	rear	50% of setback	—
<u>General Notes:</u> (1) Open air / covered porch must be located a minimum of 15 feet from the front property line.			

<u>Commentary:</u> The dimensional requirements for front street setback can be found in Section 30-7-1.4(A) and further explained in the Planning Director's June 9, 2014 memo.

Section 2. That Section 30-15-7, Terms Beginning with “F” is hereby rewritten to add a definition for “Facade” within alphabetical order to read as follows:

Facade

The front or principal face of a building; any side of a building that faces a street or other open space.

Section 3. That Section 30-15-16, Terms Beginning with “P” is hereby rewritten to add a definition for “Porch, Open Air/Covered” within alphabetical order to read as follows:

Porch, Open Air/Covered

An addition to a dwelling forming an approach to a doorway, which contains a roof (covered), columns or can be cantilevered, and is open (without glass, screens, lattice, shades or any other material that would hinder visibility or the flow of air) on three sides. If porch exceeds 8 inches in height, steps are required.

Section 4. That Section 30-15-18, Terms Beginning with “S” is hereby rewritten to add a definition for “Stoop, Uncovered” within alphabetical order to read as follows:

Stoop, Uncovered

An addition to a dwelling forming an approach to a doorway, which is uncovered. If stoop exceeds 8 inches in height, steps are required.

Section 5. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 6. This ordinance shall become effective upon date of adoption.