

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, terraces, and decks may encroach into the required front and rear setbacks as follows:

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

***Commentary:** 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 30-15-5, Terms Beginning with “D” is hereby rewritten to add a definition for “Deck, Uncovered” within alphabetical order to read as follows:

Deck, Uncovered

A flat, roofless platform adjoining a house typically made of lumber (or similar materials), elevated from the ground and generally enclosed by a railing.

Section 3. That Section 30-15-19, Terms Beginning with “T” is hereby rewritten to add a definition for “Terrace, Open Air-Uncovered” within alphabetical order to read as follows:

Terrace, Open Air/Uncovered

An above grade addition to a dwelling forming an approach to a doorway, open on three sides, with a continuous footing foundation and with or without a rail as required by building code.

Section 4. That the term “Planning and Community Development Department” is hereby replaced with “Planning Department” throughout the entirety of Chapter 30, the term “Planning

and Community Development Director" is hereby replaced with "Planning Director" throughout the entirety of Chapter 30, and the two corresponding definitions contained within Section 30-15-16, Terms Beginning with "P," are hereby amended to read as follows:

~~Planning and Community Development Department~~

The Planning and ~~Community Development~~ Department of the City of Greensboro.

~~Planning and Community Development Director~~

The Director of the Planning and ~~Community Development~~ Department of the City of Greensboro.

Section 5. That Subsection (a) of Section 30-8-10.4 (F)(1), Bars, Nightclubs, and Brewpubs Separations, is hereby amended to read as follows:

(a) Property Separation: Establishments on Tracts of 5 Acres or Less

No bar, nightclub or brewpub establishment located on a tract of 5 acres or less in area may be located within 200 feet of a place of religious assembly use, elementary or secondary school, public park or residentially zoned property.

Section 6. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 7. This ordinance shall become effective upon date of adoption.