

AMENDING OFFICIAL ZONING MAP

PORTION OF 1603 WEST FRIENDLY AVENUE, GENERALLY DESCRIBED AS THE SOUTHWEST CORNER OF WEST FRIENDLY AVENUE AND WESTOVER TERRACE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from **R-5 (Residential Single Family)** to **CD-C-L (Conditional District Commercial Low)**.

The area is described as follows:

"Being a portion of the property described as BEGINNING at the new iron pin, said new iron pin being located at the intersection of the southern edge of the right of way of West Friendly Avenue and the western edge of the right of way of Westover Terrace; running thence, with the western edge of the right of way of Westover Terrace, South 04 degrees 24' 38" West, 67.34 feet, to an existing iron pin in the western edge of the right of way of Westover Terrace; thence North 85 degrees 09' 30" West, 140.89 feet, to a new iron pin; thence North 01 degrees 59' 50" East, 96.73 feet, to a cross in the concrete in the southern edge of the right of way of West Friendly Avenue; thence, with the southern edge of the right of way of West Friendly Avenue, South 73 degrees 45' 37" East, 148.11 feet, to a new iron pin at the intersection of the southern margin of West Friendly Ave and the western margin of Westover Terrace, the point and place of BEGINNING, and being part of Lots 1 and 2 of West Market Terrace as is more particularly shown on the plat recorded in Plat Book 3, at Pages 158 and 159 in the Office of the Register of Deeds of Guilford county, North Carolina."

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

1. All uses permitted in the C-L zoning district EXCEPT the following: All agricultural uses; all residential uses; Animal Shelters; Cemeteries, all educational facilities; all government facilities; all social service facilities; all overnight accommodations; Convenience Stores with Fuel Pumps; Caretaker Dwellings; Junked Motor Vehicles; Recycling Collection Points; Satellite Dishes/TV and Radio Antennae Towers; Swimming Pools; Land Clearing & Inert Debris Landfills, Minor; Portable Storage Units; and Temporary Wireless Telecommunication Facilities.

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 October 16, 2018.