

AMENDING OFFICIAL ZONING MAP
5705 RUFFIN ROAD, GENERLALY DESCRIBED AS SOUTH OF RUFFIN ROAD AND WEST
OF WEDGEWOOD 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 **County RS-40 (Residential Single Family)** to **City R-3 (Residential Single Family - 3)**.

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of January 31, 2019), said point being the southeast corner of Lot 2 of Final Plat for J. Carmen Arredondo, as recorded in Plat Book 197, Page 77; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the southern line of said Lot 2 S 87° 28' 29" W 176.81 feet to the southwest corner of said Lot 2; thence with the western line of said Lot 2 N 03° 03' 33" W 257.09 feet to the northwest corner of said Lot 2; thence with the southern right-of-way line of Ruffin Road S 84° 06' 32" E 181.85 feet to the northeast corner of said Lot 2, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 02° 21' 18" E 230.47 feet to the point and place of BEGINNING, being all of said Lot 2 and containing approximately 1.00 acres. The plat referred to hereinabove is recorded in the Office of the Register of Deeds of Guilford County.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** 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 3. 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 4. This ordinance shall be effective on May 21, 2019.