

AMENDING OFFICIAL ZONING MAP

3305 YANCEYVILLE STREET, GENERLALY DESCRIBED AS WEST OF YANCEYVILLE STREET AND NORTH OF GUEST STREET

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-5 (Residential Single Family- 5)** to **CD-RM-18 (Conditional District Multifamily - 18)**.

The area is described as follows:

Beginning at a stake or stone in the Western margin of the "Old Yanceyville Road", being the Southeast corner of Lot 22 per said plot, running thence North 85°58' West 1558.99 feet to a stake or stone in the center of the southern railway track; thence South 9°33' East 205.8 feet to a stake or stone in the center of the southern railway track; thence South 85°58' East with northern boundary of Lot 25, 1425.5 feet to a stake or stone in the western margin of said "Old Yanceyville Road", thence North 27°06' East 217.4 feet to a stake or stone in the western margin of said "Old Yanceyville Road", the point of beginning, and being the southeast corner of Lot 22, the land herein described being Lots 23 and 24 as shown by plat of McKnight Lands, recorded in Plan Book 11, Page 12, in the Office of the Register of Deeds of Guilford County, North Carolina.

Save and except the .92 acre tract heretofore conveyed to the southern railway company by deed recorded in Book 1518, at Page 327.

Section 2. That the zoning amendment from **R-5 (Residential Single Family - 5)** to **CD-RM-18 (Conditional District Residential Multifamily - 18)** is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to multi-family residential uses.
2. Buildings shall be a maximum of 50 feet in height.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (Conditional District Residential Multifamily - 18)** 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 July 16, 2019.