

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 (C) of Section 30-12-3.4, Applicability, is hereby amended by inserting a new Subsection (d) to read as follows:

(d) For properties located within the General Watershed Areas (GWA) and the Other Watershed Districts, the Technical Review Committee may grant a Type 2 modification to allow the use of the percentage of built-upon area in determining low density single-family detached residential developments (see Sec. 30-12-3.11(B)(2)) in accordance with 30-4-11.

Section 2. That Subsection (B) of Section 30-12-3.11, Density, is hereby amended to read as follows:

(B) Measurement in Low-density Option

(1) For the low-density option, density is measured in dwelling units per acre for single-family detached residential development; for recreational facilities such as golf courses and tennis and swim clubs lying within such developments, measure the built-upon area on the lot or common elements and divide by 3,000 square feet to obtain a dwelling units equivalency number. Density is measured in percentage of the land surface covered by built-upon area for all other residential and nonresidential development. When buildings for single-family detached residential uses and buildings for other uses are intermingled, the built-upon area measurement shall apply. When sections devoted to single-family detached residential buildings and other sections devoted to buildings for other uses are present in the same development, the developer may apply the appropriate measurements to the different uses or may use the built-upon area measurement for the entire development. When using the built-upon area measurement, assume 3,000 square feet of built-upon area per single-family detached residential lot to cover the built-upon area on the lot and in the portion of its driveway within the street right-of-way.

(2) For single-family detached residential developments within the GWA and Other Watershed Districts, the built-upon area measurement can apply when the Technical Review Committee grants a Type 2 modification in accordance with 30-4-11. Density is measured in percentage of the land surface covered by all built-upon area lying within such development. When using the built-upon area measurement, assume 3,000 square feet of built-upon area per single-family detached residential lot to cover the built-upon area on the lot and in the portion of its driveway within the street right-of-way.

Section 3. That the Section 30-12-3.11, Density, and Table 12-6, Density Limits in Upper and Lower Randleman Lake Watersheds in Dwelling Units Per Acre & Percent Built-Up on Area, is here by amended by inserting a “(5)” in the “% BUA” column in the Lower Randleman – GWA row, inserting a “(5)” in the “% BUA” column in the Upper Randleman – GWA row, and inserting Note #5 to read as follows:

(5) For single-family detached residential developments see Section 30-12-3.11(B)(2) for alternate options for measuring density.

Section 4. That the Section 30-12-3.11, Density, and Table 12-7, Density Limits in Other Water Supply Watersheds and Other Watershed Districts in Dwelling Units Per Acre & Percent Built-Up on Area, is here by amended by inserting a “(6)” in the “% BUA” column in the Greensboro & Polecat Creek – GWA row, inserting a “(6)” in the “% BUA” column in the Lake Mackintosh – GWA row, inserting a “(6)” in the “% BUA” column in the Other Watershed Districts row and inserting Note #6 to read as follows:

(6) For single-family detached residential developments see Section 30-12-3.11(B)(2) for alternate options for measuring density.

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.