

## AMENDING OFFICIAL ZONING MAP

### 4123 AND 4125 LAWNDAL DRIVE, GENERALLY DESCRIBED AS WEST OF LAWNDAL DRIVE AND NORTH OF BENTON LANE

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-3 (Residential Single Family - 3) to CD-C-L (Conditional District Commercial Low).

The area is described as follows:

Beginning at an existing iron pipe in the wester right of way of Lawndale Drive, said point being the northeast corner of Right Angle Development recorded in Deed Book 4809 Page 458; thence with the norther line of Right Angle Development North 89 degrees 24 minutes 06 seconds West 191.60 feet to an existing iron pipe in the eastern line of the City of Greensboro; thence with the eastern line of the City of Greensboro North 02 degrees 49 minutes 15 seconds East 353.04 feet to an existing stone; thence South 86 degrees 02 minutes 17 seconds East 138.54 feet to a point in the wester right of way of Lawndale Drive; thence with the wester right of way of Lawndale Drive South 01 degrees 13 minutes 35 seconds East 115.54 feet to a point in the wester right of way of Lawndale Drive: thence continuing with the wester right of way of Lawndale Drive South 01 degrees 13 minutes 35 seconds East 228.16 feet to the Point of Beginning, said parcel containing 1.39 acres more or less.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-C-L (Conditional District Commercial Low) is hereby authorized subject to the following use limitations and condition:

1. All uses permitted in the Commercial-Low zoning district except: Any Eating and Drinking Establishments, Any use with Drive-Thru Service, Cemeteries, Junked Motor Vehicles (accessory use), and Satellite Dishes/TV and Radio Antennae Towers (accessory structures).
2. Where permitted, an opaque fence no less than six feet in height shall be installed and maintained along property lines adjacent to single-family residential uses.
3. Total building area shall not exceed 11,500 square feet. Each individual building shall be not exceed 6,500 square feet.
4. Maximum building height shall be limited to twenty (20) feet.
5. At least 90% of exterior façade shall be brick and/or storefront metal material with glass. All buildings shall have a flat roof.

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 March 16, 2021.