

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 bold with underlines and deleted text shown with
strikethroughs.)

Section 1. That Subsection 30-8-11.1 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.1 Accessory Uses and Structures (Customary)

A. Size and Proportion

1. The sum of all accessory uses, **except for accessory dwelling units**, may not exceed 30% of the principal use's gross sales, volume, floor area, land area, or any other appropriate measure of usage as determined by the Planning Director.
2. An accessory structure must be clearly subordinate to the principal structure in all dimensional aspects, **except that accessory dwelling units shall meet the district standard for building height.**
3. In R districts, the maximum building coverage of all accessory structures may not exceed 50% of the building coverage of the principal structure on the lot or 600 square feet, whichever is greater.

Section 2. That Subsection 30-8-11.2 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.2 Accessory Dwelling Units

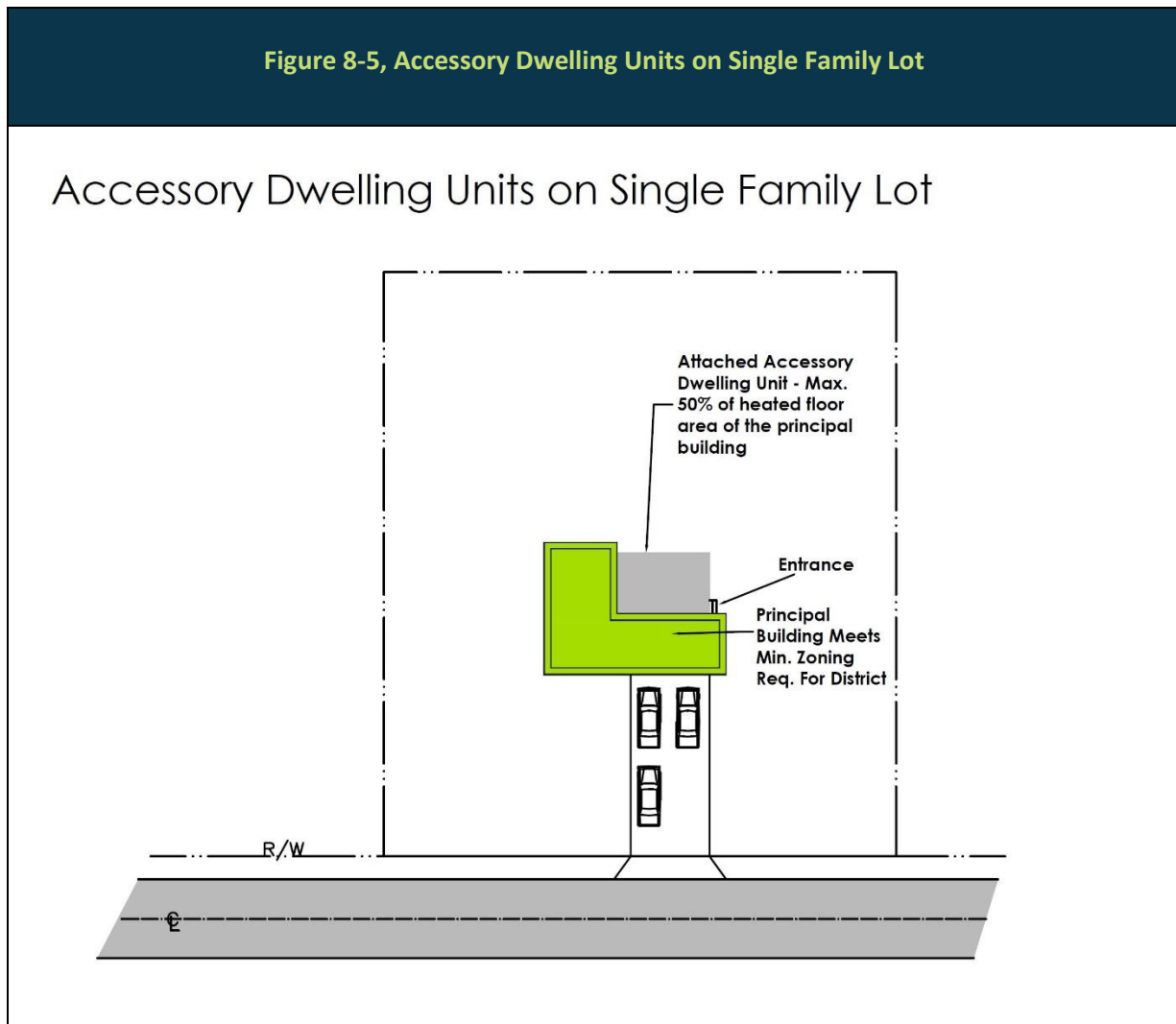
- A. Unless otherwise expressly stated, all accessory dwelling units must meet the requirements that apply to **principal accessory uses and structures** in the subject zoning district. ~~The primary dwelling must be located on a lot that meets the minimum area requirements of the zoning district.~~
- B. ~~The owner of the property must occupy either the primary or the accessory dwelling.~~ **Ownership of an accessory dwelling unit shall not be transferred apart from its primary dwelling unit;**
- C. Only one accessory dwelling **unit** is allowed **per lot**.
- D. The accessory dwelling may be located within **(attached)** the primary dwelling; ~~however, if it is detached, it must~~ **and shall** meet the location and dimensional requirements of the principal structure.
- E. The heated floor area of the accessory dwelling ~~must be at least 400 square feet in area, but it~~ may not exceed ~~30%~~ **50%** of the floor area of the primary dwelling.

Editor's Note: *Commentary between items E. and F. is hereby deleted.**

~~Commentary: Examples of accessory dwelling square footage are: a 1,333 square foot primary dwelling is needed for a 400 square foot accessory dwelling. (30% of 1,333 = 400 square feet); a 2,000 square foot primary dwelling is needed for a 600 square foot accessory dwelling.~~

- F. ~~If the accessory dwelling is proposed for location on a single family property, the property must retain a single family appearance from the street. The accessory dwelling shall be affixed to or constructed on a permanent foundation and not be a manufactured home or moveable structure.~~
- G. ~~One No~~ additional off-street parking ~~space must be provided is required.~~
- H. Use of a travel trailer or recreational vehicle (RV) as an accessory dwelling is prohibited within a residential district or on property devoted to residential use.

Figure 8.5, *Accessory Dwelling Units on Single Family Lot* is hereby amended as follows:



Section 3. That the title of Subsection 30-8-11.5 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.5 Home Occupations (~~including renting of rooms~~)

Section 4. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 5. This ordinance shall become effective upon date of adoption.