

## AMENDING OFFICIAL ZONING MAP

2123 BYRD STREET, GENERALLY DESCRIBED AS NORTH OF BYRD STREET AND WEST OF SHAW STREET

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-5 (Residential Single Family - 5)** to **CD-RM-12 (Conditional District Residential Multifamily -12)**.

The area is described as follows:

BEGINNING at a new iron pipe located at the intersection of the western margin of Shaw Street and the northern margin of Byrd Street, and running thence with the northern margin of Byrd Street, North 86 deg. 02 min West 59.41 feet to an existing iron pipe; thence North 03 deg. 06 min. East 149.00 feet to an existing iron pipe; thence South 86 deg. 01 min. 20 sec. East 58.91 feet to an existing iron pipe in the western margin of Shaw Street; thence along the western margin of Shaw Street, South 02 deg. 54 min. 24 sec. West 148.94 feet to the point and place of BEGINNING; and being Lot 1-A of the property of Brooks Lumber Company, same being a re-subdivision of part of Block G. Scott Park, a plat of which is recorded in Plat Book 4 at Page 141, in the Guilford County Public Registry, said plat of re-subdivision having been prepared by A.A. Scott, Engineer, March 25, 1950.

And being the same property conveyed by deed dated February 8, 1951, from Brooks Lumber Company, to Douglass M. Orr and wife, Catherine R. Orr, recorded in Book 1372, Page 53, in the Guilford County Public Registry, as correct by instrument recorded in Book 1505 Page 276, in the Guilford County Public Registry.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-RM-12 (Conditional District Residential Multifamily - 12) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a single-family dwelling or a duplex.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-12 (Conditional District Residential Multifamily -12)** 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 May 21, 2024.