

AMENDING OFFICIAL ZONING MAP

4719 BOWMAN AVENUE, GENERALLY DESCRIBED AS SOUTHEAST OF BOWMAN AVENUE AND SOUTHWEST OF OAKVALE 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 **County RS-20** (Residential Single Family) to **City R-3** (Residential Single Family - 3)

The area is described as follows:

Beginning at the northwest corner of Lot 72 of Bowman Park, as recorded in Plat Book 9, Page 34, said point being on the eastern right-of-way line of Bowman Avenue; thence in a southerly direction with said eastern right-of-way line 66.5 feet to a point in the western line of Lot 71 of Bowman Park; thence in an easterly direction with a line parallel to and 16.5 feet from the southern line of said Lot 72 200 feet to a point on the eastern line of said Lot 71; thence in a northerly direction with the eastern lines of said Lots 71 and 72 66.5 feet to the northeast corner of said Lot 72; thence in a westerly direction with the northern line of said Lot 72 200 feet to the POINT AND PLACE OF BEGINNING, being all of said Lot 72 and the northern 16.5 feet of said Lot 71 and containing 0.31 acres. The plat referred to hereinabove is recorded in the Guilford County Register of Deeds Office.

Section 2

This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3 (Residential Single Family - 3)** 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 15, 2025.