

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 as bold with underlines and deleted text shown as bold with strikethroughs.)

Section 1. That Section 30-15-18, *Definitions – Terms Beginning with ‘S’*, is hereby amended to add the following definition:

Secure Detention and Custodial Facility

Any building, structure, or portion thereof, including warehouses, industrial buildings, or adaptive reuse facilities, used or designed to be used, whether temporarily or permanently, for the detention, confinement, housing, or custodial holding of persons who are not free to leave. This definition applies regardless of operating entity (public or private), legal classification of detention (civil or criminal), duration of detention, or contractual arrangement with any governmental entity.

Indicators of a Secure Detention and Custodial Facility include, but are not limited to, controlled or locked ingress or egress, perimeter fencing or security barriers, on-site security staffing, surveillance or monitoring systems restricting movement. Excluded uses (narrowly construed) include licensed hospitals and medical facilities, holding rooms within active police stations used incidental to arrest, and/or residential uses expressly protected by State or Federal law.

Section 2. That Table 8-1 in Section 30-8-1, *Permitted Use Table*, is hereby amended to read as follows:

Table 8–1 Permitted Use (Residential Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)											
Use Category	Specific Use	R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
PUBLIC AND CIVIC USES		R-3	R-5	R-7	RM-5	RM-8	RM-12	RM-18	RM-26	RM-40	Standards
Government Facilities	All government uses, except as listed below	P	P	P	P	P	P	P	P	P	
	Correctional Institutions										
	<u>Secure Detention and Custodial Facility</u>										

Table 8–1 Permitted Use ([Mixed Use](#) & Commercial Districts)
(See [30-7-7.1](#) for AG district uses and [30-7-7.3](#) for TN district uses)

Use Category	Specific Use	MU-L	MU-M	MU-H	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
PUBLIC AND CIVIC USES														
Government Facilities	All government uses, except as listed below	P	P	P	P	P	P	P	P	P	P	P	P	
	Correctional Institutions													S
	<u>Secure Detention and Custodial Facility</u>													S

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)
(See [30-7-7.1](#) for AG district uses and [30-7-7.3](#) for TN district uses)

Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
PUBLIC AND CIVIC USES									
Government Facilities	All government uses, except as listed below	P	P	P	P	P	P	P	
	Correctional Institutions			S	S				
	<u>Secure Detention and Custodial Facility</u>			S	S				

Section 3. That Section 30-8-6.6, *Government Facilities*, within the Public and Civic use group district use requirements, is hereby amended and renumbered to read as follows:

30-8-6.6 Government Facilities

Offices, storage, and other facilities for the operation of local, state, or federal government.

A. Typical Use Types

1. City, county, regional, state, and federal or other government office
2. Correctional facility, including jail and prison
- 3. Secure Detention and Custodial Facility**
4. Emergency service, including EMS facility, fire station, and police station
5. Post office

B. Excluded Use Types

1. Educational facility (see Educational Uses)
2. Maintenance facility (see Light Industrial)
3. Park (see Park and Open Areas)
4. Solid and liquid waste transfer and composting (see Waste-Related Service)
5. Utility (see Utilities)

Section 4. That Section 30-8-10.2, *Additional Use Standards – Public and Civic Use Standards*, is hereby amended to add the following subsection:

30-8-10.2 Public and Civic Use Standards

L. Secure Detention and Custodial Facility

- 1. No Secure Detention and Custodial Facility may be located within (distances measured property line to property line):**
 - a. 2,500 feet of residential zoning;**
 - b. 2,500 feet of schools, parks, childcare facilities, or places of religious assembly;**
 - c. 2,500 feet of hospitals or licensed healthcare facilities;**
 - d. 1 mile of another Secure Detention and Custodial Facility.**
- 2. Maximum occupancies identified upon obtaining a Special Use Permit shall be fixed and non-expandable.**
- 3. 24-hour on-site security is required.**
- 4. There shall be no expansion, intensification, or modification of use without obtaining a new Special Use Permit.**

Section 5. If any section, subsection, paragraph, sentence, clause, or phrase within the above adopted provisions is for any reason held to be invalid, such decision shall not affect the validity of the remaining adopted provisions. The city council hereby declares that it would have passed this ordinance, and each section, subsection, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases are declared invalid.

Section 6. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 7. This ordinance shall become effective upon date of adoption.