

Article 6. Zoning Districts

30-6-1 Establishment of Districts

30-6-1.1 General Zoning Districts and Overlay Districts

The following zoning districts are hereby established, and are intended to implement the City of Greensboro Comprehensive Plan. District titles are intended to convey general land use, maximum density, or development intensity, but the dimensional standards for each district determine the actual regulations applicable to a particular site.

Map Symbol	New District Title	Former District Title
Residential Districts		
R-3	Residential Single-family 3	RS-40, Single-family
		RS-30, Single-family
		RS-20, Single-family
		RS-15, Single-family
		RS-12, Single-family
R-5	Residential Single-family 5	RS-9, Single-family RS-7, Single-family
R-7	Residential Single-family 7	RS-5, Single-family
RM-5	Residential Multi-family 5	RM-5, Multi-family
RM-8	Residential Multi-family 8	RM-8, Multi-family
RM-12	Residential Multi-family 12	RM-12, Multi-family
RM-18	Residential Multi-family 18	RM-18, Multi-family
RM-26	Residential Multi-family 26	RM-26, Multi-family
RM-40	Residential Multi-family 40	New district
Mixed Use Districts		
MU-L	Mixed Use-Low	New district
MU-M	Mixed Use-Medium	New district
MU-H	Mixed Use-High	New district
AO	Auto Oriented	New district
UMU	University Mixed Use	New district
NS	Neighborhood Support	New district
Public and Institutional		
PI	Public and Institutional	PI, Public and Institutional
PNR	Parkland and Natural Resource Areas	New district
Commercial Districts		
C-N	Commercial-Neighborhood	NB, Neighborhood Business
C-L	Commercial-Low	LB, Limited Business
C-M	Commercial-Medium	GB, General Business HB, Highway Business
C-H	Commercial-High	SC, Shopping Center

The C-L, Commercial-Low district is primarily intended to accommodate low-intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

30-6-5.3 C-M, Commercial-Medium District

The C-M, Commercial-Medium district is primarily intended to accommodate a wide range of retail, service, office and multi-family residential uses in a mixed-use environment. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.

30-6-5.4 C-H, Commercial-High District

The C-H, Commercial-High district is primarily intended to accommodate a wide range of high intensity retail and service developments meeting the shopping and distributive needs of the community and the region, and other uses. The district is established on large sites which are typically located along thoroughfares to provide locations for major developments which contain multiple uses, shared parking and drives, and coordinated signs and landscaping.

30-6-5.5 CB, Central Business District

The CB, Central Business district is solely intended for application in the central core of the city. The district is established to encourage high-intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high-density residential developments in a pedestrian-oriented mixed-use setting (often, multiple uses may be located in the same building).

30-6-5.6 O, Office District

The O, Office district is primarily intended to accommodate office, institutional, supporting service and other uses.

(Amended by Ord. 10-156 on 10/19/10 and Ord. 11-12 on 1/18/11)

30-6-6 Industrial District Intent Statements

30-6-6.1 BP, Business Park District

The BP, Business Park district is primarily intended to accommodate office, warehouse, research and development, assembly and other uses on larger sites in a planned, setting that emphasizes natural characteristics and landscaping. The district may also contain retail, service and higher density residential uses which customarily locate within or adjacent to planned employment centers. Design and the orientation and operation of uses should ensure compatibility with adjacent residential uses. Standards are intended to foster originality and flexibility.

30-6-6.2 LI, Light Industrial District

The LI, Light Industrial district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations, have little or no adverse effect upon adjoining properties.