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Definitions

2-1.7 (CK) (2) General

SITE SPECIFIC DEVELOPMENT PLAN. A plan of land development submitted to the appropriate approval authority for the purpose of obtaining one (1) of the following zoning or land use permits or approvals pursuant to NCGS 154A-334.1:

- 1) A Special Use Permit;
- 2) A conditional ~~use~~ zoning sketch or site plan;

Sections:

Section 3-13. **CONDITIONAL **ZONING**** ~~USE DISTRICTS~~ AND SPECIAL USE PERMITS

Section 3-13.1. - Purpose of Conditional **Zoning** ~~Use Districts~~.

If the regulations and restrictions of a zoning district permitting a proposed use are inadequate to ensure the compatibility of the proposed development with the immediately surrounding neighborhood in accordance with the principles of this ordinance and applicable adopted plans, the property owner may apply for rezoning to a Conditional **Zoning** ~~Use District~~ bearing the same designation as a standard zoning district but subject to additional conditions. The owner shall in such application specify the nature of the proposed development and shall propose conditions to ensure compatibility between the development and the surrounding neighborhood.

Section 3-13.2. (A) (B) (C) & (E) - General Requirements.

- (A) *Conditional **Zoning** ~~Use District~~ Application:* A Conditional **Zoning** ~~Use District~~ application shall be considered only upon request by the property owner(s).
- (B) *Other Regulations Apply:* Within a Conditional **Zoning** ~~Use District~~, all standards and requirements of the corresponding zoning district shall be met, except to the

extent that the conditions imposed are more restrictive than those standards.

- (C) *Uses within District:* Within an approved Conditional ~~Zoning Use District~~, no use shall be permitted except pursuant to the conditions imposed on the Conditional ~~Zoning Use District~~ in the approval of the rezoning.
- (E) *Non-Compliance to District Conditions:* Any violation of a condition included in the approval of a Conditional ~~Zoning Use District~~ shall be treated the same as any other violation of this Ordinance and shall be subject to the same remedies and penalties as any such violation. Any violation of such a condition shall be deemed to be the same type of violation as the use of a property for a use not permitted under the district regulations, for the reason that any use permitted in a Conditional ~~Zoning Use District~~ is permitted only subject to the specified conditions.

3-13.3. - Procedure.

Applications for Conditional ~~Zoning Use Districts~~ shall be processed, considered, and voted upon in the same procedure as that required for zoning map amendments.

4-2.3. (A), (B) adding (C) - Conditional Zoning.

(A) Districts Established: Conditional Zoning, bearing the designation CZ, is hereby established as a companion district for every district established in [Section 4-2](#). These districts are ~~CU-AG, CZ-AG; CU-RS-40, CZ-RS-40; CU-RS-30, CZ-RS-30; CU-RS-20, CZ-RS-20; CU-RS-15, CZ-RS-15; CU-RS-12, CZ-RS-12; CU-RS-9, CZ-RS-9; CU-RS-7, CZ-RS-7; CU-RS-5, CZ-RS-5; CU-RM-5, CZ-RM-5; CU-RM-8, CZ-RM-8; CU-RM-12, CZ-RM-12; CU-RM-18, CZ-RM-18; CU-RM-26, CZ-RM-26; CU-LO, CZ-LO; CU-GO-M, CZ-GO-M; CU-GO-H, CZ-GO-H; CU-NB, CZ-NB; CU-LB, CZ-LB; CU-GB, CZ-GB; CU-HB, CZ-HB; CU-SC, CZ-SC; CU-CP, CZ-CP; CU-LI, CZ-LI; CU-HI, CZ-HI; CU-PI, CZ-PI; CU-RPD, CZ-RPD; CU-PD-R, CZ-PD-R; and CU-PD-M, CZ-PD-M~~. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also apply.

(B) Existing Zoning Designations of "CU-" on the Official Zoning Map of Guilford County have been approved historically via a legislative process and thus will be considered and administered

consistent with parcels designated as Conditional Zoning (CZ) as of [Insert the effective date of this Amendment.] ~~Application: The Conditional Zoning classification will be considered only upon request of the property owner for rezoning.~~

(C) Application: The Conditional Zoning classification will be considered only upon request of the property owner for rezoning

4-2.4. - Overlay Districts.

Overlay Districts establish certain area regulations which are in addition to the underlying general use, planned unit development or conditional zoning use district(s).

9-9.4(A) Appeals (Governing Board).

Appeals from a decision of the Planning Board with regard to a zoning map amendment, conditional zoning use district, special use permit, or watershed development plans shall be to the Governing Body.

(CASE #15-12-GCPL-06404, 04-07-16)