

Northern Lakes Area Plan

Legend Definitions

AG Rural Residential. Intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer, with densities not to exceed two units per acre. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Residential Single-Family District. Intended to accommodate low to moderate-density major residential subdivisions, with the higher density developments served by public water and sewer utilities. Densities in this district should not exceed four units per acre. Large major residential subdivisions in the Single-Family Residential District should incorporate into their design a minimum of four policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, RS-20 Residential Single-Family, RS-12 Residential Single-Family, and RS-9 Residential Single-Family zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Residential Multi-Family District. Designated to accommodate existing multi-family and/or higher density developments that have been established under the Guilford County Development Ordinance's RS-7 Residential Single-Family, RS-5 Residential Single-Family, and Residential Multi-Family (RM) Zoning Districts. Densities in this district should not exceed twelve units per acre. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Mixed Use. Designated to recognize an opportunity for a mixture of complimentary and integrated principal land uses and/or housing types developed on large tracts under a unified development scheme. Mixed use areas should be characterized by pedestrian and bicycle interconnectivity and should incorporate many of the policies recommended by this plan. Traditionally, mixed-use developments have emphasized a variety of transportation options, recreational and/or open space amenities, and high standards of site and architectural design. It is envisioned that mixed use projects will develop under the Planned Unit Development zoning districts of the Guilford County Development Ordinance.

Light Commercial. Designated to recognize land currently zoned Limited Business (LB), Neighborhood Business (NB), and Limited Office (LO).

Moderate Commercial. Designated to recognize land currently zoned General Office-Medium (GO-M), and a range of moderate intensity uses in land currently zoned Highway Business (HB) and General Business (GB).

Heavy Commercial. Designated to recognize land currently zoned General Office- High (GO-H), Shopping Center (SC), and a range of high intensity uses in land currently zoned Highway Business (HB) and General Business (GB).

Light Commercial Node. Intended to accommodate low-intensity office, institutional, and commercial uses that in conjunction with one another provide professional, personal, and support services for nearby residential areas. Light Commercial Nodes are not designed to develop with large, isolated non-residential developments that are out of character with the surrounding development pattern. Particular attention should be given to architectural standards, as recommended by this plan, when Light Commercial Nodes develop. Light Commercial Nodes are designed to be located and generally confined to the identified intersections on the Future Land Use Map. Examples of expected uses within Light Commercial Nodes can be found within the Limited Office (LO) and Neighborhood Business (NB) Zoning Districts of the Guilford County Development Ordinance. Additional uses may be appropriate as determined by the Guilford County Commercial Rezoning Matrix.

Moderate Commercial Node. Intended to accommodate moderate-intensity office and commercial uses that provide retail and distributive services for an area beyond the immediate surroundings. Moderate Commercial Nodes are identified along current and proposed primary transportation routes and intersections, as envisioned uses rely on fluid access and high visibility. Particular attention should be given to architectural and transportation standards, as recommended by this plan, when Moderate Commercial Nodes develop. Moderate Commercial Nodes, although not designed to develop as regional shopping centers (Heavy Commercial Nodes) at this time due to current infrastructure limitations and surrounding development context, warrant special consideration in future plan updates to assess infrastructure progression. Moderate Commercial Nodes have an approximate radius of one-quarter of a mile. Examples of expected uses within Moderate Commercial Nodes can be found within the Limited Business (LB), General Office- Medium (GO-M), and a range of moderate intensity uses in the Highway Business (HB) and General Business (GB) Zone of the Guilford County Development Ordinance. Additional uses may be appropriate as determined by the Guilford County Commercial Rezoning Matrix.

Light Industrial. Designated to recognize land currently zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance.

Heavy Industrial. Designated to recognize land currently zoned Heavy Industrial (HI) that is or could be developed under the HI standards of the Guilford County Development Ordinance.

Public Institutional/ Open Space. Designated to accommodate mid-and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential. The Open Space designation is used expressly for those properties owned by the City of Greensboro, Guilford County, or the State of North Carolina for the preservation of open space, and is not intended for development of any kind.

Voluntary Agricultural District/ Bona Fide Farm. Properties in this category currently have Voluntary Agricultural District or Bona Fide Farm designation. Participation in these programs confers tax and other benefits to the property owner, and is 100% voluntary. They are shown on the map to depict areas of active agricultural production.

Conditional Residential Single-Family. Intended for those areas in Tiers 3 and 4 of the Watershed Critical Area that are appropriate for Rural Residential densities of 0-2 units per acre, but may also be appropriate for Residential Single Family densities of 1-4 units per acre. Due to watershed restrictions, to achieve densities above 2 units per acre in this district the property owner must seek annexation into the City of Greensboro.

Central Business District. The Central Business District is designated only for the historic Brown Summit community. This designation recognizes that Brown Summit has and will continue to serve as the commercial and social hub of much of the Northern Lakes area. The Central Business District is intended to extend approximately a quarter-mile from the NC 150 / Brown Summit Rd. intersection, and consist of a mixture of small businesses, existing manufacturers, churches, homes, and institutional uses.