

ACTION REQUEST FORM

DATE: March 22, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by Planning Staff and Inspections Staff

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by Planning Staff and Inspections Staff to amend various sections of the *Unified Development Ordinances* as a result of the UDO editing and updating process currently underway (UDO-153).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET #: UDO 153

STAFF: David Reed

REQUEST

Zoning text amendment proposed by the City-County Inspections and Planning staff to amend various sections of the *Unified Development Ordinances* (UDO) as a result of the UDO (*Unified Development Ordinances*) review, editing, and update process.

BACKGROUND

When the UDO was originally adopted in 1994, it contained the regulations for Winston-Salem, Forsyth County, Kernersville, Clemmons, and Lewisville. When Walkertown took over its own zoning authority, the Walkertown development regulations were incorporated into the UDO as well. Over the 11 years since the original adoption, many text amendments have been adopted by the various jurisdictions. Planning staff has attempted to incorporate the amendments into the unified ordinances; however, the rate at which changes have been made, the differing formatting and language styles used by each jurisdiction, and the lack of a clear structure to ensure the City-County Planning staff receives all of the amendments from each of the jurisdictions have proven unworkable. The result is a document which is missing amendments and has errors created by overlapping changes which occur at different times in different jurisdictions.

The Town of Kernersville has gone through the process of producing a copy of the UDO which contains only the Kernersville regulations. In the fall of 2005, Planning staff contracted with an outside consultant to have the Winston-Salem and Forsyth County regulations edited out separately from the other remaining jurisdictions. The remaining jurisdictions will also have their own stand-alone UDO as part of this process. The process, which has been a team effort between the consultant, Planning staff, Inspections staff and the County Attorney's office, has been a worthwhile endeavor. The scope of the work was expanded to incorporate all of the new City-County text amendments recently adopted up to and including this amendment and arrangements have been made with Municipal Code Corporation to maintain and update the document from this point forward.

This text amendment includes the changes necessary to finish the updating project. Many other clerical changes were made; however, the changes included here must be addressed through the text amendment process. The amendment includes three categories of changes. The first amends the ordinance by taking out all references to the other jurisdictions. Those jurisdictions have either already taken over their own ordinances or are in the process of doing so. The second category of changes involves references that are being clarified to make the document clearer to use, and the third category of changes will correct errors created when previous text amendments were adopted. These include incorrect section references and missing cross references among other things.

ANALYSIS

With the explanation in the Background section above, the proposed changes are self explanatory in the proposed ordinance. Underlined language is proposed and language with a strikethrough is to be eliminated. Some of the tables have the proposed changes shaded in grey to better identify them.

RECOMMENDATION

APPROVAL

David Reed presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning text amendment.

SECOND: Carol Eickmeyer

VOTE:

FOR: Jerry Clark, Carol Eickmeyer, Arnold King, Clarence Lambe, Lynne Mitchell,
Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO 153
AN ORDINANCE AMENDING THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING TECHNICAL CHANGES NEEDED
FOR STAFF REVAMPING OF THE UDO

Be it resolved, by City Council of the City of Winston-Salem, North Carolina that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. CHAPTERS A, B, C and D are hereby amended in their entirety by deleting any adopted ordinances or regulations for the Village of Clemmons (**C**), the Town of Lewisville (**L**), the Town of Kernersville (**K**) and the Town of Walkertown (**W**) and recodifying the remaining *Unified Development Ordinances*.

These same Chapters are hereby further amended by changing any references to zoning jurisdictions for Rural Hall/Town of Rural Hall, Tobaccoville/Town of Tobaccoville or Bethania/Town of Bethania to “Forsyth County zoning jurisdiction”.

Section 2. CHAPTERS A, B, C and D are hereby amended in their entirety for the following change in reference:

<u>Existing Reference</u>	<u>Replacement Reference</u>
Board of Aldermen	<u>City Council</u>
Vision 2005	<u>Legacy</u>
Comprehensive Plan	<u>Legacy</u>
Department of Environment, Health, and Natural Resources (DEHNR)	<u>Department of Environment and Natural Resources (DENR)</u>

Section 3. CHAPTERS B, C and D are hereby amended in their entirety for the following changes in Growth Management Area (GMA) references:

<u>Existing Reference</u>	<u>Replacement Reference</u>
City/Town Center(s)	<u>GMA 1</u>
City Center(s)	<u>GMA 1</u>
Urban Neighborhood(s)	<u>GMA 2</u>
Suburban Neighborhood(s)	<u>GMA 3</u>
Future Growth Area(s)	<u>GMA 4</u>
Rural Area(s)	<u>GMA 5</u>
Growth Management Area(s)	<u>GMA(s)</u>
Activity Center(s)	<u>Metro Activity Center(s)</u>

Section 4. The chart in Section 2 of UDO 82 for replacing “Existing phases” with “Proposed or Revised Phases” is hereby repealed. The following chart shall be used to replace any references

in CHAPTERS A, B, C or D for “*Vision 2005* GMA Numbers” with the “*Legacy* GMA Numbers” shown in said chart. Said chart shall be inserted into the APPENDIX section of the UDO.

GROWTH MANAGEMENT PLAN
TRANSLATION FROM *VISION 2005* TO *LEGACY*

<u><i>Vision 2005</i></u> <u>GMA Numbers</u>	<u><i>Vision 2005</i></u> <u>Old Names</u>	<u><i>Legacy</i></u> <u>New Names</u>	<u><i>Legacy</i></u> <u>GMA Numbers</u>
<u>GMA 1</u>	<u>Central Business District</u>	<u>City/Town Centers</u>	<u>GMA 1</u>
<u>GMA 2</u>	<u>Central Area</u>	<u>Urban Neighborhoods</u>	<u>GMA 2</u>
<u>GMA 3</u>	<u>Urban Area</u>	<u>Suburban Neighborhoods</u>	<u>GMA 3</u>
<u>GMA 4a (used without GMA 4b)</u>	<u>Short-Range Growth Area</u>	<u>Suburban Neighborhoods</u>	<u>GMA 3</u>
<u>GMA 4a (used with GMA 4b and/or higher GMA numbers)</u>	<u>Short-Range Growth Area</u>	<u>Future Growth Area</u>	<u>GMA 4</u>
<u>GMA 4b</u>	<u>Long-Range Growth Area</u>	<u>Future Growth Area</u>	<u>GMA 4</u>
<u>GMA 5</u>	<u>Rural Area</u>	<u>Rural Area</u>	<u>GMA 5</u>
<u>GMA 6</u>	<u>Conservation Area</u>	<u>Rural Area</u>	<u>GMA 5</u>

Section 5. CHAPTER A – DEFINITIONS ORDINANCE; ARTICLE II - DEFINITIONS is hereby amended by changing the following definitions:

FAMILY. (F) One or more persons related by blood, adoption, or marriage, and their foster parents, or children, or stepparents, or stepchildren, living together in a single dwelling unit; or a number of persons eighteen (18) years or older, not exceeding four (4) and their children or stepchildren under eighteen (18) years of age, living together in a single dwelling unit, though not all related by blood, adoption, or marriage; and such domestic servants as are employed on the same premises. A family may include five (5) or fewer foster children placed in a family foster home licensed by the State of North Carolina. The term *family* shall not be construed to include any group of persons living together as a fraternal, sororal, social, honorary, or professional organization.

For the purposes of this definition, the following persons shall be considered related by blood: (A) any relative of the head of household or of the spouse (whether living or dead) of the head of household to the third degree of collateral ~~consanguinity~~ kinship, or to any degree of lineal ~~consanguinity~~ kinship, as defined in State law; and, (B) a parent or child by adoption, marriage, or legitimization of any person (including the head of household or spouse of the head of

household) described in (A) above; and, (C) a dependent, as defined in State law, of any person described in (A) or (B) above.

~~**LEGACY.** *A Legacy for Forsyth County, North Carolina* adopted in 1987, including subsequent amendments, is the general, long-range policy guide for decisions concerning the physical, economic, and social development of Forsyth County and its municipalities.~~

LEGACY. The adopted comprehensive plan for Winston-Salem and Forsyth County since 2001 (replaces the previously adopted comprehensive plan – *Vision 2005*). *Legacy* and its subsequent amendments guide decisions concerning the physical, economic, and social development of Forsyth County and its municipalities. Within *Legacy*, there is a Growth Management Plan and Map which designate Growth Management Areas (GMA) within the County for City/Town Centers (GMA 1), Urban Neighborhoods (GMA 2), Suburban Neighborhoods (GMA 3), Future Growth Area (GMA 4), and Rural Area (GMA 5), plus special designations for concentrated mixed use development called Metro Activity Centers (MAC). Adopted small area plans provide greater detail and supplement *Legacy* concerning guidance for specific land uses and properties.

RESIDENTIAL BUILDING, QUADRAPLEX. A residential building which contains four (4) dwelling units and occupies one zoning lot.

RESIDENTIAL BUILDING, TRIPLEX. A residential building which contains three (3) dwelling units and occupies one zoning lot.

Section 6. CHAPTER B – ZONING ORDINANCE; ARTICLE II – ZONING DISTRICTS, OFFICIAL ZONING MAP, AND USES is hereby amended as follows:

2-1 ZONING DISTRICTS

2-1.1 ZONING DISTRICTS ESTABLISHED

(B) Designated Districts

~~A total of thirty-three (33) General use districts, thirty-four (34) special use districts, four (4) overlay and one (1) special purpose districts, with the symbol designations, general purposes, and other requirements as cited herein, are hereby created.~~

2-1.2 RESIDENTIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(F) RS-15 Residential Single Family District.

- (1) Purpose.** The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for ~~Growth Management Area 4~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(G) RS-12 Residential Single Family District.

(1) Purpose. The RS-12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for ~~Growth Management Area 4~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

(J) RSQ Residential Single Family Quadraplex District.

(1) Purpose. The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for ~~Growth Management Area 4 and activity centers~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(J) RSQ Residential Single Family Quadraplex District

(2) General Dimensional Requirements - RSQ.

RSQ Zoning District/Use	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft) ²	Front (ft) ³	Rear (ft)	Side ¹				
					One Side (ft)	Combined (ft)	Street (ft)		
Single Family	5,000	40	15	15	5	15	20	--	40
Duplex	7,000	50	15	15	7	15	20	--	40
Twin Homes	3,750 <u>--⁴</u>	25 <u>--⁴</u>	15 <u>0⁴</u>	15 <u>0⁴</u>	5 <u>0⁴</u>	15 <u>0⁴</u>	20 <u>0⁴</u>	--	40
Triplex	9,000	60	15	15	10	20	20	--	40
Quadraplex	11,000	60	15	15	10	20	20	--	40
3- or 4-Unit Town-house	-- <u>--⁵</u>	-- <u>--⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	-- <u>--</u>	40 <u>40</u>
Other	11,000	60	15	15	10	20	20	--	40

NOTE: Items to be removed are indicated with a ~~strike through~~. Items to be added are indicated with an underscore.
UDO-153 March 2006 WS

1. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
2. Cul-de-sac lots shall be exempt from lot width requirements.
3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.
4. Lot area, lot width and building setbacks for Twin Homes shall be the same as for Duplex in this same chart however the land under units may be sold with no setbacks.
5. Lot area, lot width and building setbacks for 3 and 4 Unit Town houses shall be the same as for Quadraplex in this same chart however the land under units may be sold with no setbacks.

(K) RM-5 Residential Multifamily District.

(2) General Dimensional Requirements - RM-5.

Zoning District/Use	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
			Front (ft) ⁵	Rear (ft)	Side ¹				
	Area (sf)	Width (ft) ⁴			One Side (ft)	Com-bined (ft)	Street (ft)		
Single Family	5,000	40	15	15	5	15	15	--	40
Duplex	7,000	50	15	15	7	15	15	--	40
Twin Homes	--	25	0 ²	0^{2,3}	0³	15 0³	15 0²	--	40
Triplex Multifamily	9,000	60	15	15	10	20	15	--	40
Quadraplex Multifamily	11,000	60	15	15	10	20	15	--	40
3- or 4-Unit Town-house	--	0	0 ²	0^{2,6}	0^{3,6}	0^{3,6}	0 ²	--	40
Other	11,000	60	15	15	10	20	15	--	40

1. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
2. Buildings must be set back minimum 15' off front, rear, and side street side property lines right-of-way.
3. Buildings must be set back spaced a minimum 10' off side property line, combined side property lines 20 feet of 15' from side to side, 15' from side to rear and 30' from rear to rear however the land under units may be sold with no setbacks.
4. Cul-de-sac lots shall be exempt from lot width requirements.
5. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

6. Buildings must be spaced a of minimum 20' from side to side, 20' from side to rear and 40' from rear to rear however the land under units may be sold with no setbacks.

~~(3) **Supplementary District Requirements.** Minimum lot sizes for single family, two family, and multifamily residential buildings on small lots must meet the requirements of Table 3.3 (Section 3-1.1). No multifamily or other residential buildings exceeding four units will be allowed in the RM-5 district.~~

~~(4) No multifamily or other residential buildings exceeding four units will be allowed in the RM-5 district.~~

(L) RM-8 Residential Multifamily District.

(1) Purpose. The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3 and may be suitable for ~~Growth Management Area 4 and activity centers~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(M) RM-12 Residential Multifamily District.

(1) Purpose. The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for Growth Management Areas 1, 2, and 3 and may be suitable for ~~Growth Management Area 4 and activity centers~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

2-1.3 COMMERCIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

The following commercial districts are established:

Table B. 2.2
Commercial Zoning Districts

Symbol	District Name
NO	Neighborhood Office
NO-S	Neighborhood Office - Special
LO	Limited Office
LO-S	Limited Office - Special
CPO	Corporate Park Office
CPO-S	Corporate Park Office - Special
GO	General Office
GO-S	General Office - Special

Symbol	District Name
NB	Neighborhood Business
NB-S	Neighborhood Business - Special
PB	Pedestrian Business
PB-S	Pedestrian Business - Special
LB	Limited Business
LB-S	Limited Business - Special
NSB	Neighborhood Shopping Center Business
NSB-S	Neighborhood Shopping Center Business - Special
HB	Highway Business
HB-S	Highway Business - Special
GB	General Business
GB-S	General Business - Special
CB	Central Business
CB-S	Central Business - Special
MRB-S	Major Retail and Business - Special

2-1.4 INDUSTRIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(D) CI Central Industrial District

- (1) **Streetyard.** Please refer to Section 3-4.3(B)(5) for streetyard requirements applicable in the CI District.

2-1.6 OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(A) NCO Neighborhood Conservation Overlay District

- (4) **Establishment Procedure.** The Neighborhood Design Study required for a NCO District is a five-step process. The petitioner (neighborhood) will take the lead for each of these steps. The following shall be the procedure for establishing NCO Districts:

- (g) When a NCO District is approved, the conservation standards contained in the applicable Neighborhood Design Study are adopted by reference and become a part of the *Zoning Ordinance*, ~~and are included as an appendix item to the *Zoning Ordinance*~~

(B) TO Thoroughfare Overlay District.

(3) Establishment of Other Designated TO Districts

- (d) The boundaries and recommendations of each corridor plan shall be adopted as a separate and distinct TO District. The development standards contained in the applicable TO District are adopted by reference and become a part of the *Zoning Ordinance*, ~~and are included as an appendix item to the *Zoning Ordinance*~~.

2-5 USE CONDITIONS

2-5.39 LANDFILL, CONSTRUCTION AND DEMOLITION

(I) **Burial of Organic Material (W)**

The burial of trees, brush, stumps, limbs, or other organic material must comply with Section 4-6 10 of the code of the City of Winston-Salem

2-6 ACCESSORY USES

2-6.4 USES WHICH MAY ONLY BE ACCESSORY TO PRINCIPAL USES

(B) **Dwelling, Accessory (Attached)**

(1) **Occupancy Requirements.** A zoning permit for an attached accessory dwelling shall be conditioned upon the property owner signing a statement verifying that one of the occupancy requirements is being met. The zoning permit shall automatically terminate when the occupancy requirement is no longer met.

(b) Relation. The principal dwelling unit or the attached accessory unit shall be occupied by the following categories of persons:

(i) Relative. (F) Any relative under the civil law of the first, second, or third degree of ~~consanguinity~~ kinship to the head of the household owning and occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;

(C) **Dwelling, Accessory (Detached)**

(1) **Occupancy Requirements.** A special use permit for the detached accessory dwelling must be approved by the Board of Adjustment in accordance with the requirements of Section 6-1. In addition, the applicant must submit a statement verifying that the occupancy requirements of this section are being met. The permit shall automatically terminate with the termination of occupancy by such persons. The principal dwelling unit or the detached accessory unit shall be occupied by the following categories of persons.

(a) Relative. (F) Any relative under the civil law of the first, second, or third degree of ~~consanguinity~~ kinship to the head of the household owning or occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;

Section 7. CHAPTER B – ZONING ORDINANCE ; ARTICLE III – OTHER DEVELOPMENT STANDARDS is hereby amended as follows:

3-1 DIMENSIONAL REQUIREMENTS

3-1.1 GENERAL REQUIREMENTS

(C) Dimensional Requirements

The dimensional requirements which specify minimum lot area, minimum lot width, minimum setbacks, maximum impervious surface cover, maximum height, and minimum contiguous area, where applicable, are set forth in Table 3.1, Table 3.2, Table 3.3, and Table 3.4. Dimensional and other requirements of zoning districts are set forth in Section 2-1 of this Ordinance.

Table B 3.1
Residential Districts General Dimensional Requirements ^{1,2,3}

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	Side ¹⁰				
					One Side ⁴ (ft)	Combined (ft)	Street (ft)		
YR ⁸	130,680	300	45	50	20	50	30	--	40
AG ⁸	40,000	150	45	50	20	50	30	--	40
RS-40	40,000	100	35	40	10	25	20	--	40
RS-30	30,000	100	35	35	7	20	20	--	40
RS-20	20,000	95	30	30	7	20	20	--	40
RS-15	15,000	85	25	25	7	20	20	--	40
RS-12	12,000	75	20	25	7	20	20	--	40
RS-9	9,000	65	20	25	7	20	20	--	40
RS-7	7,000	50	15	20	5	15	20	--	40
RSQ ⁵	5,000 <u>--/11,000</u>	40 <u>--/60</u>	<u>0/15</u>	<u>0/15</u>	<u>0/10</u>	<u>0/20</u>	<u>0/20</u>	--	40
RM-5 ⁵	8,000 <u>--/11,000</u>	70 <u>--/60</u>	<u>0/15</u>	<u>0/15</u>	7 <u>0/10</u>	20 <u>0/20</u>	20 <u>0/15</u>	65 <u>--</u>	40
RM-8 ⁹	8,000	70	25	25	7	20	20	70	45
RM-12	7,000	70	25	25	15	30	20	75	45
RM-18	5,000	70	25	25	15	30	20	80	60
RM-U	5,000	70	10	10	10	10	10	85	--
MH	10,000	70	30	20	10	25	20	--	40

1. These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 2-1.6(C) (Airport Overlay Regulations); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Additional dimensional requirements for residential uses in other districts are listed in Tables 3.3 and 3.4.

4. No setback is required for twin homes; all other uses must be set back a minimum of five (5) feet.
5. Ranges of requirements for RSQ and RM-5 are listed; dimensional requirements are based on use in the district. Please refer to Section 2-1.2 (J) (2) for RSQ and Section 2-1.2 (K) (2) for RM-5.
6. Deleted
7. Deleted
8. Nonconforming lots in the YR and AG Districts meeting the provisions of Section 5-3.2 of this Ordinance must meet the minimum setback requirements of the RS-20 zoning district.
9. Three story structures in RM-8 must be setback a minimum of fifty (50) feet from adjacent properties zoned for single family residential development.
10. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

Table B 3.2
Nonresidential Districts General Dimensional Requirements ^{1,2}

Zoning District	Minimum Zoning Lot ⁴		Minimum Contiguous Site Area (ac)	Minimum Setbacks ⁸				Maximum Impervious Surface Cover (%)	Maximum Height ³ (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
NO	6,000	65	--	20	25	7	20	60	40
LO	10,000	100	--	20	20	5	20	75	40
CPO	--	250	10	60	40	40	40	80	60/unlimited
GO	10,000	75	--	20	--	--	20	80 ⁵	60/unlimited
NB	6,000	65	--	10	25	7	20	60	40
PB	--	--	--	--	--	0.5/12⁶	--	--	60
LB	10,000	100	--	20	5	0.5/12 ⁶	20	75	40
NSB	--	250	4	40	40	40	20	75	40
HB	20,000	100	--	40	20	0.5/12 ⁶	20	85	60
GB	10,000	75	--	20	--	--	20	--	60/unlimited
CB	--	--	--	--	--	--	--	--	--
MRB-S ⁹	--	--	10	40	20	0.5/12 ⁶	20	85	60
LI	10,000	100	--	20	20	0.5/12 ⁶	20	90	70/unlimited
CPI	--	150	30	40	20	20	20	70	70
GI	43,560	150	5	40	20	0.5/12 ⁶	20	--	70/unlimited
CI	--	--	--	--	--	--	--	--	--
IP	10,000	65	--	25	10	5	20	60	60
C	20,000	100	20	20	20	20	20	70 ⁷	40/75 or 60/unlimited
MU-S	5,000	30	30	10	--	--	10	--	60/unlimited

1. These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 2-1 (Zoning Districts); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Certain districts have an option for height (e.g., 60/unlimited). The first number indicates the maximum height allowed at the minimum setback required adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Heights may be increased according to the provisions of Section 3-1.2(D) and (E). Height limits for the C District vary per Growth Management Areas (see Section 2-1.5(B)(2)).
4. Minimum area and width requirements may be reduced for the CPO, NSB, and CPI Districts under the respective subsections of Section 2-1.
5. The eighty percent (80%) limit applies only in Growth Management Area 3, per Section 2-1.3(D).
6. Side yards are not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.

7. The seventy percent (70%) limit does not apply to Growth Management Areas 1 and 2, per Section 2-1.5(B).
8. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
9. (W) As per Section 3-12.1, *Design Requirements for Large Scale Retail Developments* (75,000 sf single tenant +), and which shall apply to all development done within the MRB-S District and which shall be reflected in the site plan required as part of the rezoning application.

Table B 3.3
Minimum Lot Sizes (Square Feet) for Permitted Single Family,
Two-Family, and Multifamily Residential Buildings
on Small Lots in RM Districts

Number of Units	Zoning District ¹				
	RM-5	RM-8	RM-12	RM-18	RM-U
1	8,000 <u>5,000</u>	8,000	7,000	5,000	5,000
2	10,000 <u>7,000</u>	10,000	10,000	9,000	7,000
3	<u>9,000</u>		15,000	12,000	9,000
4	<u>11,000</u>		18,500	14,500	11,000
5			22,000	17,000	12,500
6			24,000	19,500	14,000
7				22,000	15,500
8				23,500	17,000
9				25,000	18,500
10				26,000	20,000
11					21,500
12					22,000

1. Permitted densities for other multifamily developments not shown in this table are calculated based upon the suffix number of the RM District (e.g., RM-5, ~~RM-12~~ allows five (5) units per acre).

3-1.2 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

(K) Building Spacing Requirements for Multifamily, Townhouse, Urban or Twin Home Residential Buildings

If a zoning lot is developed for multifamily ~~or~~ , townhouse, urban or twin home residential buildings, the following method shall be used to determine the minimum spacing of buildings. The spacing of buildings shall be shown on a site plan prepared according to the provisions of Article VII.

(3) Other Spacing Requirements. ~~The spacing between buildings with attached units and automobile parking, private streets, and drives~~

shall be provided as required in Section 2-5.55 (H)(7). Building spacing for twin home, ~~townhouse~~, and three (3) and four (4) unit ~~Residential Building~~; Mmultifamily; ~~Ttownhouse~~; and Urban residential buildings may be reduced to a minimum of twenty (20) feet.

(N) ~~Width of Private Access Easements and Private Streets (F)~~

~~An access easement, or private street, connecting a public street or highway to principal uses which depend upon such easement for access, shall be not less than twenty-five (25) feet in width and shall be recorded in the office of the Register of Deeds.~~

~~Any use abutting such easement shall be located on a zoning lot and shall comply with all dimensional requirements of the applicable district. No zoning permit shall be issued for a principal use not abutting upon a public street or a private street which does not comply with this provision. This width requirement does not apply to any driveway located on a zoning lot or to any alley.~~

~~Width of Private Access Easements and Private Streets (W)~~

~~An access easement, or private street, connecting a public street or highway to principal uses which depend upon such easement for access, shall be not less than twenty-five (25) feet in width for two-way access and shall be recorded in the office of the Register of Deeds.~~

~~In lieu of the twenty-five (25) foot access easement for two-way access, non-residential developments that are approved through a Special Use zoning process or Planning Board Review process may elect to provide separate one-way ingress and egress access easements each not less than twenty (20) feet in width. (W)~~

~~Any use abutting such easement shall be located on a zoning lot and shall comply with all dimensional requirements of the applicable district. No zoning permit shall be issued for a principal use not abutting upon a public street or a private street which does not comply with this provision. This width requirement does not apply to any driveway located on a zoning lot or to any alley.~~

3-2 SIGN REGULATIONS

3-2.1 SIGN REGULATIONS —CURRENT

(B) Permitted Signs

(1) Signs Permitted in Any District.

- (g) Religious Institution Directional Signs. (W) Only two (2) directional signs are permitted for each religious institution, provided the signs shall not exceed six (6) square feet each

and are located on the same street as the religious institution the signs identify. Lettering on the signs shall consist only of the name of the religious institution and a directional arrow. Within the City of Winston-Salem, other requirements of Section ~~20-64~~ 70 of the City of Winston-Salem code shall also apply.

(E) On-Premises Signs - Ground Signs, Projecting Signs

(9) On-Premises Ground and Projecting Signs in the YR, AG, MH, and RS Districts.

(a) Permitted Districts and Uses. On-premises ground and projecting signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:

- (i) Agriculture production
- (ii) Cemetery, licensed or unlicensed
- (iii) Church or Religious Institution, Neighborhood or Community
- ~~(iii)~~ (iv) Child day care center accessory to a church or school
- ~~(iv)~~ (v) Fish hatchery
- ~~(v)~~ (vi) Golf course
- ~~(vi)~~ (vii) Manufactured housing development
- ~~(vii)~~ (viii) Park and shuttle lot
- ~~(viii)~~ (ix) Planned residential development and subdivision
- ~~(ix)~~ (x) Riding stable
- ~~(x)~~ (xi) Shooting range, outdoor
- ~~(xi)~~ (xii) Utilities

(b) Number and Size. Only one sign per use with a maximum of eighteen (18) square feet per zoning lot per street or right-of-way frontage. If a zoning lot is permitted more than one sign, there shall be at least fifty (50) feet of spacing between each sign.

(c) Height. Fifteen (15) feet maximum, measured from the road or grade of the site to which the sign is oriented, whichever is higher.

(d) Illumination. Internally illuminated signs are not permitted for these uses, except such internally illuminated signs which existed as of April 26, 1993 (F)/May 4, 1992 (W).

(F) On-Premises Signs - Roof Signs, Wall Signs

- (5) **Wall Signs in the YR, AG, MH, and RS Districts.** Wall signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:
- (a) Agriculture production
 - (b) Cemetery, licensed or unlicensed
 - (c) Church or Religious Institution, Neighborhood or Community
 - ~~(e)~~ (d) Child day care center accessory to a church or school
 - ~~(d)~~ (e) Fish hatchery
 - ~~(e)~~ (f) Golf course
 - ~~(f)~~ (g) Manufactured housing development
 - ~~(g)~~ (h) Park and shuttle lot
 - ~~(h)~~ (i) Planned residential development
 - ~~(i)~~ (j) Riding stable
 - ~~(j)~~ (k) Shooting range, outdoor
 - ~~(k)~~ (l) Utilities

(H) Amortization Schedule (W)

(1) On-Premises Signs.

- (b) Temporary, Nonpermanent Sign. All temporary, nonpermanent signs, including overhead streamers, and all banners not conforming with the provisions of Section ~~20-13~~~~(e)~~ 70 of the City of Winston-Salem code shall be removed within six (6) months of April 15, 1985.

Section 8. The following section is hereby deleted in its entirety.

3-2.2 SIGN REGULATIONS ADOPTED APRIL 15, 1985 (W)/OCTOBER 14, 1985 (F)

Section 9. The following sections are hereby amended as follows.

3-5 BUFFERYARD STANDARDS

3-5.2 DETERMINATION OF BUFFERYARD

- (C) Alternative Compliance for NO, NB, MRB-S and MU-S Districts**
 In the NO, NB MRB-S and MU-S Districts, a developer may propose a bufferyard plan that varies from the strict application of the provisions of this section in order to accommodate unique characteristics of the site, utilize innovative design, or provide an appropriate degree of buffering for separate phases and types of development. Application for alternative compliance shall include a site plan following the requirements specified in Article VII, and shall be approved by the Planning Board only upon a finding that the proposed bufferyard plan fulfills the intent and purposes of this section better than would strict conformance with the requirements of this section.

5-2 NONCONFORMING USES

5-2.3 EXPANSION OF A NONCONFORMING USE

(H) Permitted Time

Any special use permit issued pursuant to the provisions of this section shall become void ~~two (2) years from the date of issuance.~~ if the terms of such permit, in the judgment of the Director of Inspections, are not exercised within a period of two (2) years from the date of approval. Special use permits are also subject to the provisions in Section 1-5.2 Vested Rights.

Section 10. CHAPTER C – ENVIRONMENTAL ORDINANCE; ARTICLE III is hereby amended as follows:

Article III - Salem Lake Watershed Protection

3-1 AUTHORITY AND GENERAL PROVISIONS

3-1.6 DEFINITIONS AND WORD INTERPRETATION

(B) List

~~***LEGACY.** A Legacy for Forsyth County, North Carolina adopted in 1988, including subsequent amendments, is the general, long-range policy guide for decisions concerning the physical, economic, and social development of Forsyth County and its municipalities.*~~

***LEGACY.** The adopted comprehensive plan for Winston-Salem and Forsyth County since 2001 (replaces the previously adopted comprehensive plan – Vision 2005). Legacy and its subsequent amendments guide decisions concerning the physical, economic, and social development of Forsyth County and its municipalities. Within Legacy, there is a Growth Management Plan and Map which designate Growth Management Areas (GMA) within the County for City/Town Centers (GMA 1), Urban Neighborhoods (GMA 2), Suburban Neighborhoods (GMA 3), Future Growth Area (GMA 4), and Rural Area (GMA 5), plus special designations for concentrated mixed use development called Metro Activity Centers (MAC). Adopted small area plans provide greater detail and supplement Legacy concerning guidance for specific land uses and properties.*

Article IV - Watershed Protection (F)

4-1 AUTHORITY AND GENERAL PROVISIONS

4-1.8 DEFINITIONS

(B) List

~~**LEGACY.** *A Legacy for Forsyth County, North Carolina* adopted in 1988, including subsequent amendments, is the general, long-range policy guide for decisions concerning the physical, economic, and social development of Forsyth County and its municipalities.~~

LEGACY. The adopted comprehensive plan for Winston-Salem and Forsyth County since 2001 (replaces the previously adopted comprehensive plan – *Vision 2005*). *Legacy* and its subsequent amendments guide decisions concerning the physical, economic, and social development of Forsyth County and its municipalities. Within *Legacy*, there is a Growth Management Plan and Map which designate Growth Management Areas (GMA) within the County for City/Town Centers (GMA 1), Urban Neighborhoods (GMA 2), Suburban Neighborhoods (GMA 3), Future Growth Area (GMA 4), and Rural Area (GMA 5), plus special designations for concentrated mixed use development called Metro Activity Centers (MAC). Adopted small area plans provide greater detail and supplement *Legacy* concerning guidance for specific land uses and properties.

Section 11. This ordinance shall become effective upon adoption.

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Text Amendment proposed by Planning Staff and Inspections staff to amend various sections of the *Unified Development Ordinances* as a result of the UDO editing and updating process currently underway (UDO-153).
- B. Approval of Ordinance

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning text amendment.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

STAFF REPORT

DOCKET #: UDO 153

STAFF: David Reed

REQUEST

Zoning text amendment proposed by the City-County Inspections and Planning staff to amend various sections of the *Unified Development Ordinances* (UDO) as a result of the UDO (*Unified Development Ordinances*) review, editing, and update process.

BACKGROUND

When the UDO was originally adopted in 1994, it contained the regulations for Winston-Salem, Forsyth County, Kernersville, Clemmons, and Lewisville. When Walkertown took over its own zoning authority, the Walkertown development regulations were incorporated into the UDO as well. Over the 11 years since the original adoption, many text amendments have been adopted by the various jurisdictions. Planning staff has attempted to incorporate the amendments into the unified ordinances; however, the rate at which changes have been made, the differing formatting and language styles used by each jurisdiction, and the lack of a clear structure to ensure the City-County Planning staff receives all of the amendments from each of the jurisdictions have proven unworkable. The result is a document which is missing amendments and has errors created by overlapping changes which occur at different times in different jurisdictions.

The Town of Kernersville has gone through the process of producing a copy of the UDO which contains only the Kernersville regulations. In the fall of 2005, Planning staff contracted with an outside consultant to have the Winston-Salem and Forsyth County regulations edited out separately from the other remaining jurisdictions. The remaining jurisdictions will also have their own stand-alone UDO as part of this process. The process, which has been a team effort between the consultant, Planning staff, Inspections staff and the County Attorney's office, has been a worthwhile endeavor. The scope of the work was expanded to incorporate all of the new City-County text amendments recently adopted up to and including this amendment and arrangements have been made with Municipal Code Corporation to maintain and update the document from this point forward.

This text amendment includes the changes necessary to finish the updating project. Many other clerical changes were made; however, the changes included here must be addressed through the text amendment process. The amendment includes three categories of changes. The first amends the ordinance by taking out all references to the other jurisdictions. Those jurisdictions have either already taken over their own ordinances or are in the process of doing so. The second category of changes involves references that are being clarified to make the document clearer to use, and the third category of changes will correct errors created when previous text amendments were adopted. These include incorrect section references and missing cross references among other things.

ANALYSIS

With the explanation in the Background section above, the proposed changes are self explanatory in the proposed ordinance. Underlined language is proposed and language with a strikethrough is to be eliminated. Some of the tables have the proposed changes shaded in grey to better identify them.

RECOMMENDATION

APPROVAL

David Reed presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning text amendment.

SECOND: Carol Eickmeyer

VOTE:

FOR: Jerry Clark, Carol Eickmeyer, Arnold King, Clarence Lambe, Lynne Mitchell,
Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO 153
AN ORDINANCE AMENDING THE
UNIFIED DEVELOPMENT ORDINANCES
REGARDING TECHNICAL CHANGES NEEDED
FOR STAFF REVAMPING OF THE UDO

Be it resolved, by Board of Commissioners of Forsyth County, North Carolina that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. CHAPTERS A, B, C and D are hereby amended in their entirety by deleting any adopted ordinances or regulations for the Village of Clemmons (**C**), the Town of Lewisville (**L**), the Town of Kernersville (**K**) and the Town of Walkertown (**W**) and recodifying the remaining *Unified Development Ordinances*.

These same Chapters are hereby further amended by changing any references to zoning jurisdictions for Rural Hall/Town of Rural Hall, Tobaccoville/Town of Tobaccoville or Bethania/Town of Bethania to “Forsyth County zoning jurisdiction”.

Section 2. CHAPTERS A, B, C and D are hereby amended in their entirety for the following change in reference:

<u>Existing Reference</u>	<u>Replacement Reference</u>
Board of Aldermen	<u>City Council</u>
Vision 2005	<u>Legacy</u>
Comprehensive Plan	<u>Legacy</u>
Department of Environment, Health, and Natural Resources (DEHNR)	<u>Department of Environment and Natural Resources (DENR)</u>

Section 3. CHAPTERS B, C and D are hereby amended in their entirety for the following changes in Growth Management Area (GMA) references:

<u>Existing Reference</u>	<u>Replacement Reference</u>
City/Town Center(s)	<u>GMA 1</u>
City Center(s)	<u>GMA 1</u>
Urban Neighborhood(s)	<u>GMA 2</u>
Suburban Neighborhood(s)	<u>GMA 3</u>
Future Growth Area(s)	<u>GMA 4</u>
Rural Area(s)	<u>GMA 5</u>
Growth Management Area(s)	<u>GMA(s)</u>
Activity Center(s)	<u>Metro Activity Center(s)</u>

Section 4. The chart in Section 2 of UDO 82 for replacing “Existing phases” with “Proposed or Revised Phases” is hereby repealed. The following chart shall be used to replace any references

in CHAPTERS A, B, C or D for “*Vision 2005* GMA Numbers” with the “*Legacy* GMA Numbers” shown in said chart. Said chart shall be inserted into the APPENDIX section of the UDO.

GROWTH MANAGEMENT PLAN
TRANSLATION FROM *VISION 2005* TO *LEGACY*

<u><i>Vision 2005</i> GMA Numbers</u>	<u><i>Vision 2005</i> Old Names</u>	<u><i>Legacy</i> New Names</u>	<u><i>Legacy</i> GMA Numbers</u>
<u>GMA 1</u>	<u>Central Business District</u>	<u>City/Town Centers</u>	<u>GMA 1</u>
<u>GMA 2</u>	<u>Central Area</u>	<u>Urban Neighborhoods</u>	<u>GMA 2</u>
<u>GMA 3</u>	<u>Urban Area</u>	<u>Suburban Neighborhoods</u>	<u>GMA 3</u>
<u>GMA 4a (used without GMA 4b)</u>	<u>Short-Range Growth Area</u>	<u>Suburban Neighborhoods</u>	<u>GMA 3</u>
<u>GMA 4a (used with GMA 4b and/or higher GMA numbers)</u>	<u>Short-Range Growth Area</u>	<u>Future Growth Area</u>	<u>GMA 4</u>
<u>GMA 4b</u>	<u>Long-Range Growth Area</u>	<u>Future Growth Area</u>	<u>GMA 4</u>
<u>GMA 5</u>	<u>Rural Area</u>	<u>Rural Area</u>	<u>GMA 5</u>
<u>GMA 6</u>	<u>Conservation Area</u>	<u>Rural Area</u>	<u>GMA 5</u>

Section 5. CHAPTER A – DEFINITIONS ORDINANCE; ARTICLE II - DEFINITIONS is hereby amended by changing the following definitions:

FAMILY. (F) One or more persons related by blood, adoption, or marriage, and their foster parents, or children, or stepparents, or stepchildren, living together in a single dwelling unit; or a number of persons eighteen (18) years or older, not exceeding four (4) and their children or stepchildren under eighteen (18) years of age, living together in a single dwelling unit, though not all related by blood, adoption, or marriage; and such domestic servants as are employed on the same premises. A family may include five (5) or fewer foster children placed in a family foster home licensed by the State of North Carolina. The term *family* shall not be construed to include any group of persons living together as a fraternal, sororal, social, honorary, or professional organization.

For the purposes of this definition, the following persons shall be considered related by blood: (A) any relative of the head of household or of the spouse (whether living or dead) of the head of household to the third degree of collateral ~~consanguinity~~ kinship, or to any degree of lineal ~~consanguinity~~ kinship, as defined in State law; and, (B) a parent or child by adoption, marriage, or legitimization of any person (including the head of household or spouse of the head of

household) described in (A) above; and, (C) a dependent, as defined in State law, of any person described in (A) or (B) above.

~~**LEGACY.** *A Legacy for Forsyth County, North Carolina* adopted in 1987, including subsequent amendments, is the general, long-range policy guide for decisions concerning the physical, economic, and social development of Forsyth County and its municipalities.~~

LEGACY. The adopted comprehensive plan for Winston-Salem and Forsyth County since 2001 (replaces the previously adopted comprehensive plan – *Vision 2005*). *Legacy* and its subsequent amendments guide decisions concerning the physical, economic, and social development of Forsyth County and its municipalities. Within *Legacy*, there is a Growth Management Plan and Map which designate Growth Management Areas (GMA) within the County for City/Town Centers (GMA 1), Urban Neighborhoods (GMA 2), Suburban Neighborhoods (GMA 3), Future Growth Area (GMA 4), and Rural Area (GMA 5), plus special designations for concentrated mixed use development called Metro Activity Centers (MAC). Adopted small area plans provide greater detail and supplement *Legacy* concerning guidance for specific land uses and properties.

RESIDENTIAL BUILDING, QUADRAPLEX. A residential building which contains four (4) dwelling units and occupies one zoning lot.

RESIDENTIAL BUILDING, TRIPLEX. A residential building which contains three (3) dwelling units and occupies one zoning lot.

Section 6. CHAPTER B – ZONING ORDINANCE; ARTICLE II – ZONING DISTRICTS, OFFICIAL ZONING MAP, AND USES is hereby amended as follows:

2-1 ZONING DISTRICTS

2-1.1 ZONING DISTRICTS ESTABLISHED

(B) Designated Districts

~~A total of thirty three (33) g~~General use districts, ~~thirty four (34)~~ special use districts, ~~four (4)~~ overlay and ~~one (1)~~ special purpose districts, with the symbol designations, general purposes, and other requirements as cited herein, are hereby created.

2-1.2 RESIDENTIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(F) RS-15 Residential Single Family District.

- (1) Purpose.** The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for ~~Growth Management Area 4~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(G) RS-12 Residential Single Family District.

(1) **Purpose.** The RS-12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for ~~Growth Management Area 4~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

(J) RSQ Residential Single Family Quadraplex District.

(1) **Purpose.** The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for ~~Growth Management Area 4 and activity centers~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(J) RSQ Residential Single Family Quadraplex District

(2) General Dimensional Requirements - RSQ.

RSQ Zoning District/Use	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft) ²	Front (ft) ³	Rear (ft)	Side ¹				
					One Side (ft)	Combined (ft)	Street (ft)		
Single Family	5,000	40	15	15	5	15	20	--	40
Duplex	7,000	50	15	15	7	15	20	--	40
Twin Homes	3,750 <u>--⁴</u>	25 <u>--⁴</u>	15 <u>0⁴</u>	15 <u>0⁴</u>	0 <u>0⁴</u>	15 <u>0⁴</u>	20 <u>0⁴</u>	--	40
Triplex	9,000	60	15	15	10	20	20	--	40
Quadraplex	11,000	60	15	15	10	20	20	--	40
3- or 4-Unit Townhouse	-- <u>--⁵</u>	-- <u>--⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	0 <u>0⁵</u>	-- <u>--</u>	40 <u>40</u>
Other	11,000	60	15	15	10	20	20	--	40

1. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
2. Cul-de-sac lots shall be exempt from lot width requirements.

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.
4. Lot area, lot width and building setbacks for Twin Homes shall be the same as for Duplex in this same chart however the land under units may be sold with no setbacks.
5. Lot area, lot width and building setbacks for 3 and 4 Unit Town houses shall be the same as for Quadraplex in this same chart however the land under units may be sold with no setbacks.

(K) RM-5 Residential Multifamily District.

(2) General Dimensional Requirements - RM-5.

Zoning District/Use	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
			Front (ft) ⁵	Rear (ft)	Side ¹				
	Area (sf)	Width (ft) ⁴			One Side (ft)	Com-bined (ft)	Street (ft)		
Single Family	5,000	40	15	15	5	15	15	--	40
Duplex	7,000	50	15	15	7	15	15	--	40
Twin Homes	--	<u>25</u> --	0 ²	<u>0^{2,3}</u>	<u>0³</u>	<u>15 0³</u>	<u>15 0²</u>	--	40
Triplex Multifamily	9,000	60	15	15	10	20	15	--	40
Quadraplex Multifamily	11,000	60	15	15	10	20	15	--	40
3- or 4-Unit Town-house	--	<u>0</u> --	0 ²	<u>0^{2,6}</u>	<u>0^{3,6}</u>	<u>0^{3,6}</u>	0 ²	--	40
Other	11,000	60	15	15	10	20	15	--	40

1. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
2. Buildings must be set back minimum 15' off front, ~~rear,~~ and side street side property lines right-of-way.
3. Buildings must be ~~set back~~ spaced a minimum 10' off ~~side property line, combined side property lines~~ 20 feet of 15' from side to side, 15' from side to rear and 30' from rear to rear however the land under units may be sold with no setbacks.
4. Cul-de-sac lots shall be exempt from lot width requirements.
5. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.
6. Buildings must be spaced a of minimum 20' from side to side, 20' from side to rear and 40' from rear to rear however the land under units may be sold with no setbacks.

(3) **Supplementary District Requirements.** ~~Minimum lot sizes for single family, two family, and multifamily residential buildings on small lots must meet the requirements of Table 3.3 (Section 3-1.1). No multifamily or other residential buildings exceeding four units will be allowed in the RM-5 district.~~

~~(4) No multifamily or other residential buildings exceeding four units will be allowed in the RM-5 district.~~

(L) RM-8 Residential Multifamily District.

(1) **Purpose.** The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3 and may be suitable for ~~Growth Management Area 4 and activity centers~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

(M) RM-12 Residential Multifamily District.

(1) **Purpose.** The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for Growth Management Areas 1, 2, and 3 and may be suitable for ~~Growth Management Area 4 and activity centers~~ Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.

2-1.3 COMMERCIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

The following commercial districts are established:

Table B. 2.2
Commercial Zoning Districts

Symbol	District Name
NO	Neighborhood Office
NO-S	Neighborhood Office - Special
LO	Limited Office
LO-S	Limited Office - Special
CPO	Corporate Park Office
CPO-S	Corporate Park Office - Special
GO	General Office
GO-S	General Office - Special
NB	Neighborhood Business
NB-S	Neighborhood Business - Special
PB	Pedestrian Business

Symbol	District Name
PB-S	Pedestrian Business - Special
LB	Limited Business
LB-S	Limited Business - Special
NSB	Neighborhood Shopping Center Business
NSB-S	Neighborhood Shopping Center Business - Special
HB	Highway Business
HB-S	Highway Business - Special
GB	General Business
GB-S	General Business - Special
CB	Central Business
CB-S	Central Business - Special
MRB-S	Major Retail and Business - Special

2-1.4 INDUSTRIAL ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(D) CI Central Industrial District

- (1) **Streetyard.** Please refer to Section 3-4.3(B)(5) for streetyard requirements applicable in the CI District.

2-1.6 OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS - PURPOSE STATEMENTS AND REGULATIONS

(A) NCO Neighborhood Conservation Overlay District

- (4) **Establishment Procedure.** The Neighborhood Design Study required for a NCO District is a five-step process. The petitioner (neighborhood) will take the lead for each of these steps. The following shall be the procedure for establishing NCO Districts:

- (g) When a NCO District is approved, the conservation standards contained in the applicable Neighborhood Design Study are adopted by reference and become a part of the *Zoning Ordinance*, ~~and are included as an appendix item to the *Zoning Ordinance*~~

(B) TO Thoroughfare Overlay District.

(3) Establishment of Other Designated TO Districts

- (d) The boundaries and recommendations of each corridor plan shall be adopted as a separate and distinct TO District. The development standards contained in the applicable TO District are adopted by reference and become a part of the *Zoning Ordinance*, ~~and are included as an appendix item to the *Zoning Ordinance*.~~

2-5 USE CONDITIONS

2-5.39 LANDFILL, CONSTRUCTION AND DEMOLITION

(I) Burial of Organic Material (W)

The burial of trees, brush, stumps, limbs, or other organic material must comply with Section 4-6 10 of the code of the City of Winston-Salem

2-6 ACCESSORY USES

2-6.4 USES WHICH MAY ONLY BE ACCESSORY TO PRINCIPAL USES

(B) Dwelling, Accessory (Attached)

(1) **Occupancy Requirements.** A zoning permit for an attached accessory dwelling shall be conditioned upon the property owner signing a statement verifying that one of the occupancy requirements is being met. The zoning permit shall automatically terminate when the occupancy requirement is no longer met.

(b) Relation. The principal dwelling unit or the attached accessory unit shall be occupied by the following categories of persons:

(i) Relative. (F) Any relative under the civil law of the first, second, or third degree of ~~consanguinity~~ kinship to the head of the household owning and occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;

(C) Dwelling, Accessory (Detached)

(1) **Occupancy Requirements.** A special use permit for the detached accessory dwelling must be approved by the Board of Adjustment in accordance with the requirements of Section 6-1. In addition, the applicant must submit a statement verifying that the occupancy requirements of this section are being met. The permit shall automatically terminate with the termination of occupancy by such persons. The principal dwelling unit or the detached accessory unit shall be occupied by the following categories of persons.

(a) Relative. (F) Any relative under the civil law of the first, second, or third degree of ~~consanguinity~~ kinship to the head of the household owning or occupying the principal dwelling on the lot, or to the spouse (whether living or deceased) of the head of the household;

Section 7. CHAPTER B – ZONING ORDINANCE ; ARTICLE III – OTHER DEVELOPMENT STANDARDS is hereby amended as follows:

3-1 DIMENSIONAL REQUIREMENTS

3-1.1 GENERAL REQUIREMENTS

(C) Dimensional Requirements

The dimensional requirements which specify minimum lot area, minimum lot width, minimum setbacks, maximum impervious surface cover, maximum height, and minimum contiguous area, where applicable, are set forth in Table 3.1, Table 3.2, Table 3.3, and Table 3.4. Dimensional and other requirements of zoning districts are set forth in Section 2-1 of this Ordinance.

Table B 3.1
Residential Districts General Dimensional Requirements ^{1,2,3}

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	Side ¹⁰				
					One Side ⁴ (ft)	Combined (ft)	Street (ft)		
YR ⁸	130,680	300	45	50	20	50	30	--	40
AG ⁸	40,000	150	45	50	20	50	30	--	40
RS-40	40,000	100	35	40	10	25	20	--	40
RS-30	30,000	100	35	35	7	20	20	--	40
RS-20	20,000	95	30	30	7	20	20	--	40
RS-15	15,000	85	25	25	7	20	20	--	40
RS-12	12,000	75	20	25	7	20	20	--	40
RS-9	9,000	65	20	25	7	20	20	--	40
RS-7	7,000	50	15	20	5	15	20	--	40
RSQ ⁵	5,000 <u>--/11,000</u>	40 <u>--/60</u>	<u>0/15</u>	<u>0/15</u>	<u>0/10</u>	<u>0/20</u>	<u>0/20</u>	--	40
RM-5 ⁵	8,000 <u>--/11,000</u>	70 <u>--/60</u>	<u>0/15</u>	<u>0/15</u>	7 <u>0/10</u>	20 <u>0/20</u>	20 <u>0/15</u>	65 <u>--</u>	40
RM-8 ⁹	8,000	70	25	25	7	20	20	70	45
RM-12	7,000	70	25	25	15	30	20	75	45
RM-18	5,000	70	25	25	15	30	20	80	60
RM-U	5,000	70	10	10	10	10	10	85	--
MH	10,000	70	30	20	10	25	20	--	40

1. These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 2-1.6(C) (Airport Overlay Regulations); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Additional dimensional requirements for residential uses in other districts are listed in Tables 3.3 and 3.4.
4. No setback is required for twin homes; all other uses must be set back a minimum of five (5) feet.
5. Ranges of requirements for RSQ and RM-5 are listed; dimensional requirements are based on use in the district. Please refer to Section 2-1.2 (J) (2) for RSQ and Section 2-1.2 (K) (2) for RM-5.
6. Deleted
7. Deleted

NOTE: Items to be removed are indicated with a ~~strike through~~. Items to be added are indicated with an underscore.
UDO-153 March 2006 F

8. Nonconforming lots in the YR and AG Districts meeting the provisions of Section 5-3.2 of this Ordinance must meet the minimum setback requirements of the RS-20 zoning district.
9. Three story structures in RM-8 must be setback a minimum of fifty (50) feet from adjacent properties zoned for single family residential development.
10. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

Table B 3.2
Nonresidential Districts General Dimensional Requirements ^{1,2}

Zoning District	Minimum Zoning Lot ⁴		Minimum Contiguous Site Area (ac)	Minimum Setbacks ⁶				Maximum Impervious Surface Cover (%)	Maximum Height ³ (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
NO	6,000	65	--	20	25	7	20	60	40
LO	10,000	100	--	20	20	5	20	75	40
CPO	--	250	10	60	40	40	40	80	60/unlimited
GO	10,000	75	--	20	--	--	20	80 ⁵	60/unlimited
NB	6,000	65	--	10	25	7	20	60	40
PB	--	--	--	--	--	0.5/12 ⁶	--	--	60
LB	10,000	100	--	20	5	0.5/12 ⁶	20	75	40
NSB	--	250	4	40	40	40	20	75	40
HB	20,000	100	--	40	20	0.5/12 ⁶	20	85	60
GB	10,000	75	--	20	--	--	20	--	60/unlimited
CB	--	--	--	--	--	--	--	--	--
MRB-S ⁹	--	--	10	40	20	0.5/12 ⁶	20	85	60
LI	10,000	100	--	20	20	0.5/12 ⁶	20	90	70/unlimited
CPI	--	150	30	40	20	20	20	70	70
GI	43,560	150	5	40	20	0.5/12 ⁶	20	--	70/unlimited
CI	--	--	--	--	--	--	--	--	--
IP	10,000	65	--	25	10	5	20	60	60
C	20,000	100	20	20	20	20	20	70 ⁷	40/75 or 60/unlimited
MU-S	5,000	30	30	10	--	--	10	--	60/unlimited

1. These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 2-1 (Zoning Districts); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Certain districts have an option for height (e.g., 60/unlimited). The first number indicates the maximum height allowed at the minimum setback required adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Heights may be increased according to the provisions of Section 3-1.2(D) and (E). Height limits for the C District vary per Growth Management Areas (see Section 2-1.5(B)(2)).
4. Minimum area and width requirements may be reduced for the CPO, NSB, and CPI Districts under the respective subsections of Section 2-1.
5. The eighty percent (80%) limit applies only in Growth Management Area 3, per Section 2-1.3(D).
6. Side yards are not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.

7. The seventy percent (70%) limit does not apply to Growth Management Areas 1 and 2, per Section 2-1.5(B).
8. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
9. (W) As per Section 3-12.1, *Design Requirements for Large Scale Retail Developments* (75,000 sf single tenant +), and which shall apply to all development done within the MRB-S District and which shall be reflected in the site plan required as part of the rezoning application.

Table B 3.3
Minimum Lot Sizes (Square Feet) for Permitted Single Family,
Two-Family, and Multifamily Residential Buildings
on Small Lots in RM Districts

Number of Units	Zoning District ¹				
	RM-5	RM-8	RM-12	RM-18	RM-U
1	8,000 <u>5,000</u>	8,000	7,000	5,000	5,000
2	10,000 <u>7,000</u>	10,000	10,000	9,000	7,000
3	<u>9,000</u>		15,000	12,000	9,000
4	<u>11,000</u>		18,500	14,500	11,000
5			22,000	17,000	12,500
6			24,000	19,500	14,000
7				22,000	15,500
8				23,500	17,000
9				25,000	18,500
10				26,000	20,000
11					21,500
12					22,000

1. Permitted densities for other multifamily developments not shown in this table are calculated based upon the suffix number of the RM District (e.g., RM-5, ~~RM-12~~ allows five (5) units per acre).

3-1.2 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

(K) Building Spacing Requirements for Multifamily, Townhouse, Urban or Twin Home Residential Buildings

If a zoning lot is developed for multifamily ~~or~~ , townhouse, urban or twin home residential buildings, the following method shall be used to determine the minimum spacing of buildings. The spacing of buildings shall be shown on a site plan prepared according to the provisions of Article VII.

(3) Other Spacing Requirements. ~~The spacing between buildings with attached units and automobile parking, private streets, and drives~~

shall be provided as required in Section 2-5.55 (H)(7). Building spacing for twin home, ~~townhouse~~, and three (3) and four (4) unit ~~Residential Building~~; Mmultifamily; Ttownhouse; and Uurban residential buildings may be reduced to a minimum of twenty (20) feet.

(N) ~~Width of Private Access Easements and Private Streets (F)~~

~~An access easement, or private street, connecting a public street or highway to principal uses which depend upon such easement for access, shall be not less than twenty-five (25) feet in width and shall be recorded in the office of the Register of Deeds.~~

~~Any use abutting such easement shall be located on a zoning lot and shall comply with all dimensional requirements of the applicable district. No zoning permit shall be issued for a principal use not abutting upon a public street or a private street which does not comply with this provision. This width requirement does not apply to any driveway located on a zoning lot or to any alley.~~

~~Width of Private Access Easements and Private Streets (W)~~

~~An access easement, or private street, connecting a public street or highway to principal uses which depend upon such easement for access, shall be not less than twenty-five (25) feet in width for two-way access and shall be recorded in the office of the Register of Deeds.~~

~~In lieu of the twenty-five (25) foot access easement for two-way access, non-residential developments that are approved through a Special Use zoning process or Planning Board Review process may elect to provide separate one-way ingress and egress access easements each not less than twenty (20) feet in width. (W)~~

~~Any use abutting such easement shall be located on a zoning lot and shall comply with all dimensional requirements of the applicable district. No zoning permit shall be issued for a principal use not abutting upon a public street or a private street which does not comply with this provision. This width requirement does not apply to any driveway located on a zoning lot or to any alley.~~

3-2 SIGN REGULATIONS

3-2.1 SIGN REGULATIONS —~~CURRENT~~

(B) Permitted Signs

(1) Signs Permitted in Any District.

- (g) Religious Institution Directional Signs. (W) Only two (2) directional signs are permitted for each religious institution, provided the signs shall not exceed six (6) square feet each and are located on the same street as the religious institution

the signs identify. Lettering on the signs shall consist only of the name of the religious institution and a directional arrow. Within the City of Winston-Salem, other requirements of Section ~~20-64~~ 70 of the City of Winston-Salem code shall also apply.

(E) On-Premises Signs - Ground Signs, Projecting Signs

(9) On-Premises Ground and Projecting Signs in the YR, AG, MH, and RS Districts.

(a) Permitted Districts and Uses. On-premises ground and projecting signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:

- (i) Agriculture production
- (ii) Cemetery, licensed or unlicensed
- (iii) Church or Religious Institution, Neighborhood or Community
- ~~(iii)~~ (iv) Child day care center accessory to a church or school
- ~~(iv)~~ (v) Fish hatchery
- ~~(v)~~ (vi) Golf course
- ~~(vi)~~ (vii) Manufactured housing development
- ~~(vii)~~ (viii) Park and shuttle lot
- ~~(viii)~~ (ix) Planned residential development and subdivision
- ~~(ix)~~ (x) Riding stable
- ~~(x)~~ (xi) Shooting range, outdoor
- ~~(xi)~~ (xii) Utilities

(b) Number and Size. Only one sign per use with a maximum of eighteen (18) square feet per zoning lot per street or right-of-way frontage. If a zoning lot is permitted more than one sign, there shall be at least fifty (50) feet of spacing between each sign.

(c) Height. Fifteen (15) feet maximum, measured from the road or grade of the site to which the sign is oriented, whichever is higher.

(d) Illumination. Internally illuminated signs are not permitted for these uses, except such internally illuminated signs which existed as of April 26, 1993 (F)/May 4, 1992 (W).

(F) On-Premises Signs - Roof Signs, Wall Signs

(5) Wall Signs in the YR, AG, MH, and RS Districts. Wall signs are allowed with the following uses in the YR, AG, and MH Districts, and in any RS District:

- (a) Agriculture production
- (b) Cemetery, licensed or unlicensed
- (c) Church or Religious Institution, Neighborhood or Community
- ~~(e)~~ (d) Child day care center accessory to a church or school
- ~~(d)~~ (e) Fish hatchery
- ~~(e)~~ (f) Golf course
- ~~(f)~~ (g) Manufactured housing development
- ~~(g)~~ (h) Park and shuttle lot
- ~~(h)~~ (i) Planned residential development
- ~~(i)~~ (j) Riding stable
- ~~(j)~~ (k) Shooting range, outdoor
- ~~(k)~~ (l) Utilities

(H) Amortization Schedule (W)

(1) On-Premises Signs.

- (b) Temporary, Nonpermanent Sign. All temporary, nonpermanent signs, including overhead streamers, and all banners not conforming with the provisions of Section ~~20-13(e)~~ 70 of the City of Winston-Salem code shall be removed within six (6) months of April 15, 1985.

Section 8. The following section is hereby deleted in its entirety.

3-2.2 SIGN REGULATIONS ADOPTED APRIL 15, 1985 (W)/OCTOBER 14, 1985 (F)

Section 9. The following sections are hereby amended as follows.

3-5 BUFFERYARD STANDARDS

3-5.2 DETERMINATION OF BUFFERYARD

- (C) **Alternative Compliance for NO, NB, MRB-S and MU-S Districts**
 In the NO, NB MRB-S and MU-S Districts, a developer may propose a bufferyard plan that varies from the strict application of the provisions of this section in order to accommodate unique characteristics of the site, utilize innovative design, or provide an appropriate degree of buffering for separate phases and types of development. Application for alternative compliance shall include a site plan following the requirements specified in Article VII, and shall be approved by the Planning Board only upon a finding that the proposed bufferyard plan fulfills the intent and purposes of this section better than would strict conformance with the requirements of this section.

5-2 NONCONFORMING USES

5-2.3 EXPANSION OF A NONCONFORMING USE

(H) Permitted Time

Any special use permit issued pursuant to the provisions of this section shall become void ~~two (2) years from the date of issuance.~~ if the terms of such permit, in the judgment of the Director of Inspections, are not exercised within a period of two (2) years from the date of approval. Special use permits are also subject to the provisions in Section 1-5.2 Vested Rights.

Section 10. CHAPTER C – ENVIRONMENTAL ORDINANCE; ARTICLE III is hereby amended as follows:

Article III - Salem Lake Watershed Protection

3-1 AUTHORITY AND GENERAL PROVISIONS

3-1.6 DEFINITIONS AND WORD INTERPRETATION

(B) List

~~***LEGACY.** A Legacy for Forsyth County, North Carolina* adopted in 1988, including subsequent amendments, is the general, long-range policy guide for decisions concerning the physical, economic, and social development of Forsyth County and its municipalities.~~

***LEGACY.** The adopted comprehensive plan for Winston-Salem and Forsyth County since 2001 (replaces the previously adopted comprehensive plan – Vision 2005). Legacy and its subsequent amendments guide decisions concerning the physical, economic, and social development of Forsyth County and its municipalities. Within Legacy, there is a Growth Management Plan and Map which designate Growth Management Areas (GMA) within the County for City/Town Centers (GMA 1), Urban Neighborhoods (GMA 2), Suburban Neighborhoods (GMA 3), Future Growth Area (GMA 4), and Rural Area (GMA 5), plus special designations for concentrated mixed use development called Metro Activity Centers (MAC). Adopted small area plans provide greater detail and supplement Legacy concerning guidance for specific land uses and properties.*

Article IV - Watershed Protection (F)

4-1 AUTHORITY AND GENERAL PROVISIONS

4-1.8 DEFINITIONS

(B) List

~~***LEGACY.** A Legacy for Forsyth County, North Carolina* adopted in 1988, including subsequent amendments, is the general, long-range policy guide for decisions concerning the physical, economic, and social development of Forsyth County and its municipalities.~~

***LEGACY.** The adopted comprehensive plan for Winston-Salem and Forsyth County since 2001 (replaces the previously adopted comprehensive plan –*

Vision 2005). Legacy and its subsequent amendments guide decisions concerning the physical, economic, and social development of Forsyth County and its municipalities. Within Legacy, there is a Growth Management Plan and Map which designate Growth Management Areas (GMA) within the County for City/Town Centers (GMA 1), Urban Neighborhoods (GMA 2), Suburban Neighborhoods (GMA 3), Future Growth Area (GMA 4), and Rural Area (GMA 5), plus special designations for concentrated mixed use development called Metro Activity Centers (MAC). Adopted small area plans provide greater detail and supplement Legacy concerning guidance for specific land uses and properties.

Section 11. This ordinance shall become effective upon adoption.