

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

**MEETING DATE:** \_\_\_\_\_ **AGENDA ITEM NUMBER:** \_\_\_\_\_

**SUBJECT:-**

Request for Public Hearing on zoning text amendment regarding grammatical, editorial, and nonsubstantive changes throughout the UDO, density or impervious surface calculations and dedicated right-of-way.

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-**

**SUMMARY OF INFORMATION:-**

Zoning text amendment proposed by the City-County Planning Board staff and Inspections Division staff to amend various sections of the *Unified Development Ordinances* as follows:

- To make grammatical, editorial, and nonsubstantive changes throughout the UDO.  
Chapter B "Zoning Ordinance"
- to amend Section 3-1.2(R) regarding density or impervious surface calculations and dedicated right-of-way.

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

**ATTACHMENTS:-**      X   YES            \_\_\_ NO

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## ACTION REQUEST FORM

**DATE:** March 15, 2001  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

### BOARD ACTION REQUEST:

Request for Public Hearing on zoning text amendment regarding grammatical, editorial, and nonsubstantive changes throughout the UDO, density or impervious surface calculations and dedicated right-of-way.

### SUMMARY OF INFORMATION:

Zoning text amendment proposed by the City-County Planning Board staff and Inspections Division staff to amend various sections of the *Unified Development Ordinances* as follows:

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Chapter B "Zoning Ordinance"

- to amend Section 3-1.2(R) regarding density or impervious surface calculations and dedicated right-of-way.

### PLANNING BOARD ACTION:

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

## STAFF REPORT

**DOCKET:** UDO-70  
**STAFF:** David Reed

### REQUEST

Zoning text amendment proposed by the City-County Planning Board staff and Inspections Division staff to amend various sections of the *Unified Development Ordinances* as follows:

- To make grammatical, editorial, and nonsubstantive changes throughout the UDO.

Chapter B "Zoning Ordinance"

- to amend Section 3-1.2(R) regarding density or impervious surface calculations and dedicated right-of-way.

### REPORT PER ITEM

#### REQUEST

- To make grammatical, editorial, and nonsubstantive changes throughout the UDO as specified in the attached ordinance.

#### ANALYSIS

Corrections are needed in various parts of the UDO for purposes of clarity, internal consistency, and to reflect changes in other regulations or procedures. Samples of these corrections include, but are not limited to, correcting references, updating terminology, deleting multiple definitions, and making the intent of the ordinance consistent throughout the text.

#### STAFF RECOMMENDATION

Recommendation: **APPROVAL.**

## CHAPTER B "ZONING ORDINANCE"

### REQUEST

- to amend Section 3-1.2(R) regarding density or impervious surface calculations and dedicated right-of-way.

### ANALYSIS

It has become apparent that the required dedication of right-of-way through the site plan review process can reduce the number of units allowed on a site or restrict development potential in other ways. Because it is not the intent of right-of-way dedication to reduce the development potential of the site, the following language is proposed to be added to Section 3-1.2(R): "If a portion of the lot is dedicated as public right-of-way as a condition of site plan approval, that area may be used for lot area and dimensional requirements but not for building setback requirements."

### STAFF RECOMMENDATION

Recommendation: **APPROVAL.**

David Reed presented the staff report.

### PUBLIC HEARING

FOR: None

AGAINST: None

### WORK SESSION

MOTION: John Bost moved approval of the zoning text amendment.

SECOND: Kerry Avant.

VOTE:

FOR: Avant, Bost, King, Powell, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning

**UDO 70**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**BASED ON A FIVE-YEAR REVIEW**  
**OF THE DOCUMENT**

BE IT ORDAINED, by the Board of Commissioners of Forsyth County, North Carolina that the *Unified Development Ordinances* is hereby amended, as follows:

**Section 1.** Article I "General" of Chapter A "Definitions", Section 1-5, is revised by deleting the existing wording in its entirety and adding the following wording:

The *Standard Industrial Classification Manual - 1987* has been referenced in the definitions of some principal uses listed in this Article. The definitions of some principal uses listed in this Article reference the *Standard Industrial Classification Manual - 1987*. This manual was updated and renamed the *North American Industrial Classification Manual* in 1997. In making an interpretation regarding the classification of uses pursuant to this Article, the Zoning Officer may refer to the appropriate standard industrial classification (SIC) number and accompanying descriptions contained in the *Standard Industrial Classification Manual* the latest edition of the manual. This manual may or may not be the final determination of the use.

**Section 2.** Article II "Definitions" of Chapter A "Definitions" is revised by making the following changes:

- **Building Contractors, General.** The second definition of "Building Contractors, General", as follows, is hereby deleted:

**"BUILDING CONTRACTORS, GENERAL.** An establishment providing general contracting and/or building construction services for residential, farm, industrial, or commercial uses, and which typically does not involve outdoor storage of machinery or equipment. This definition includes the following SIC groups:

15	General Building Contractors
171	Plumbing, Heating, Air-Conditioning
172	Painting and Paper Hanging
173	Electrical Work
174	Masonry, Stonework, and Plastering
175	Carpentry and Floor Work
176	Roofing, Siding, and Sheet Metal Work
1793	Glass and Glazing Work
1796	Installing Building Equipment, NEC
1799	Special Trade Contractors, NEC"

- **Kennel.** The definition of Kennel is hereby revised as follows:

"**KENNEL.** Any facility used for the purpose of boarding animals, excluding horses, cattle, swine, sheep, goats, geese or peafowl. Kennels may conduct other such incidental activities, such as the sale of animals, sale, breeding, treatment of the animals, grooming or cleaning of animals, and the sale of pet supplies. Residential households producing no more than one litter per household per year shall not be subject to kennel restrictions."

- **Manufactured Home.** The definition of Manufactured Home is hereby revised as follows:

"**MANUFACTURED HOME.** A dwelling unit that meets all of the following requirements A structure designed and manufactured for use as a dwelling unit and that meets all of the following requirements:

- (A) Is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be installed or assembled on the building site;
- (B) Exceeds thirty-two (32) feet in length and eight (8) feet in width; and,
- (C) Is not constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for One and Two-Family Dwellings."

- **Manufacturing B.** The definition for Manufacturing B is hereby revised as follows:

"**MANUFACTURING B.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs within an enclosed building, and which does not produce or utilize in large quantities as an integral part of the manufacturing process toxic, hazardous, or explosive materials. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties."

- **Manufacturing C.** The definition for Manufacturing C is hereby revised as follows:

"**MANUFACTURING C.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products may occur either inside an enclosed building or outside on the premises. Toxic, hazardous, or explosive materials may be produced or used in large quantities utilized as an integral part(s) of the manufacturing process. Noise, odor, dust, vibration, or visual impacts, as well as potential public health problems in the event of an accident, could impact adjacent properties."

- **Nursing Care Institution.** The definition for Nursing Care Institution is hereby revised as follows:

"**NURSING CARE INSTITUTION.** A home for persons aged, ill or handicapped A home licensed by the State for persons aged, ill or handicapped in which two (2) or more persons not of the immediate family of the owner or manager of said home are provided with food, shelter, and nursing care. The term *nursing care institution* includes convalescent home, home for the aging, sanitarium, home for the blind, rest home, or any similar establishment."

- **Principal Use./Professional Office.** A blank line should be inserted between "**PRINCIPAL USE.** See Use, Principal." and "**PROFESSIONAL OFFICES.**".

- **Professional Office.** The wording for SIC group 736 is hereby revised as follows:

"736 Personal Supply Services Personnel Supply Services".

- **Recreational Vehicle.** The definition of "Recreational Vehicle" is hereby revised as follows:

"**RECREATIONAL VEHICLE.** A vehicular type accommodation, other than a manufactured home, designed as temporary accommodations for travel, vacation, or recreation purposes, which is propelled by its own motive power or is mounted on or drawn by another vehicle and which is unoccupied unless situated in a Recreational Vehicle Park or having a valid temporary permit."

- **Swimming Pool, Private.** The definition of "Swimming Pool, Private" is hereby revised as follows:

"**SWIMMING POOL, PRIVATE.** A swimming pool Any permanent swimming pool, whether above-ground or below-ground, intended for the private, noncommercial use of a property owner(s), homeowner's association, residential development, or club."

**Section 3.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Section 2-1.3(G)(3):

"(a) Floor Area Limitations. GMA and Lot Area Limitations."

**Section 4.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Table 2.6, "Permitted Uses":

- placing a "Z" opposite the use "Offices, Miscellaneous" in the column "NO"
- placing a "Z" opposite the use "Recycling Center" in the column "LI"

- removing the "Z" opposite the use "Recycling Plant" in the column "LI"
- replacing the USE TYPE "Nursing Cars Institution" with "Nursing Care Institution"

**Section 5.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 2-1.3(F)(2) is hereby revised as follows:

**"(2) General Dimensional Requirements - PB.**

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>1</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
PB	-	-	-	-	-	0.5/12 <sup>2</sup>	-	-	60

- Section 2-5.37(B)(2) is hereby revised by making the following change:

"within the subdivision where the fill material is obtained from within the subdivision and is placed on sites within said section(s) of a subdivision,"

- Section 2-5.42 is hereby revised by adding a new sentence at the end of 2-5.42(B) which reads as follows:

"Foundation or curtain wall shall be installed no later than sixty (60) days after set up of the home."

- Section 2-5.42(C) is hereby revised by making the following changes:

**"(C) Entrances**

Stairs, porches, entrance platforms, ramps, and other means of entrance and exit shall be installed or constructed in accordance with the standards set by the State Building Code, attached firmly to the primary structure. **Wood stairs shall only be** Stairs meeting the NC Building Code shall be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet."



- Section 2-5.42 is hereby revised by adding a new Section 2-5.42(E) which reads as follows:

**"(E) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.43 is hereby revised by adding a new Section 2-5.44(D) which reads as follows:

**"(D) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.44 is hereby revised by adding a new Section 2-5.44(C) which reads as follows:

**"(C) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.61 is hereby revised as follows:

**"(C) Setbacks (F,C,K)**

Such riding stables shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable or riding area shall be set back not less than one hundred (100) feet from any street or property line.

**Setbacks (W)**

Such riding stables, including any structures housing permitted veterinary services for equine species or cattle, shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable, including any structures housing permitted veterinary services for equine species or cattle, or riding area shall be set back not less than adjoining zoning lot and one hundred (100) feet from any street or property line right-of-way."

- Section 2-5.68 is hereby revised as follows:

**"(A) Rear Yard Setbacks (F,W,C,L)**

Pools located in the rear yard of the property shall be no less than five (5) feet from the rear property line but must meet principal building setbacks for the side yard."

- Section 2-7.2(D) is hereby revised as follows:

**"(D) Use of Open Land**

The use of open land for meetings, circuses or carnivals, or for the sale of Christmas trees, baked goods or collected clothing and the like, if no structure is erected or placed other than tents or recreational vehicles, for which the duration of such permits is limited to no longer than forty-five (45) consecutive days."

**Section 6.** Article III of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 3-1.2(B)(8) is hereby revised as follows:

**"(8) Satellite Dishes.** Satellite dishes greater than two (2) feet in height greater than one meter in diameter for residential use and 2 meters in diameter for commercial/industrial use shall meet the requirements of accessory structures in required yards in Section 3-1.2(F)."

- The illustration identified as "Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(J)" is hereby retitled as follows:

**"Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(JK)".**

- Section 3-1.2(R) is hereby revised by adding the following wording:

"If a portion of the lot is dedicated as public right-of-way as a condition of site plan approval, that area may be used for lot area and dimensional requirements but not for building setback requirements."

- Table 3.8 "Off-Street Parking Requirements" is hereby revised by adding two uses under "Business and Personal Services" as follows:

"

PRINCIPAL USES	MINIMUM REQUIREMENTS	NOTES
Building Contractors, General	1 space per 750 SF GFA*	
Building Contractors, Heavy	1 space per 750 SF GFA*	

"

- Section 3-3.5(D) is hereby revised by making the following change to the title:

"Reductions in the NB, LO and NO Districts"

- Section 3-5.2(A)(1)(c) is hereby revised by making the following changes:

"Low intensity commercial zoning types include the NO, LO, NB, PB, LB, IP, and C Districts."

**Section 7.** Article X of Chapter C "Environmental Ordinance" is hereby revised by making the following changes:

- Section 10-2.2 is hereby revised as follows:

**"10-2.2 ADVERTISING**

Whenever a petition to amend this Ordinance is submitted to the Planning Board or the Elected Body, the respective board shall schedule a public hearing. Notice of the public hearing shall be advertised once a week for two (2) successive calendar weeks in a newspaper advertised one time at least ten (10) days prior to the date affixed for the hearing in a newspaper of general circulation in Winston-Salem/Forsyth County/Kernersville/ Clemmons/Lewisville, the first publication of said notice being not less than fifteen (15) days prior to the date fixed for the hearing."

**Section 8.** This ordinance shall be effective upon adoption.

**UDO 70**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**BASED ON A FIVE-YEAR REVIEW**  
**OF THE DOCUMENT**

BE IT ORDAINED, by the Board of Aldermen of the City of Winston-Salem, North Carolina that the *Unified Development Ordinances* is hereby amended, as follows:

**Section 1.** Article I "General" of Chapter A "Definitions", Section 1-5, is revised by deleting the existing wording in its entirety and adding the following wording:

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- **Principal Use./Professional Office.** A blank line should be inserted between "**PRINCIPAL USE.** See Use, Principal." and "**PROFESSIONAL OFFICES.**".

- **Professional Office.** The wording for SIC group 736 is hereby revised as follows:

"736 Personal Supply Services Personnel Supply Services".

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"**RECREATIONAL VEHICLE.** A vehicular type accommodation, other than a manufactured home, designed as temporary accommodations for travel, vacation, or recreation purposes, which is propelled by its own motive power or is mounted on or drawn by another vehicle and which is unoccupied unless situated in a Recreational Vehicle Park or having a valid temporary permit."

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"(a) Floor Area Limitations. GMA and Lot Area Limitations."

**Section 4.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Table 2.6, "Permitted Uses":

- placing a "Z" opposite the use "Offices, Miscellaneous" in the column "NO"
- placing a "Z" opposite the use "Recycling Center" in the column "LI"

- removing the "Z" opposite the use "Recycling Plant" in the column "LI"
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"within the subdivision where the fill material is obtained from within the subdivision and is placed on sites within said section(s) of a subdivision,"

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"Foundation or curtain wall shall be installed no later than sixty (60) days after set up of the home."

- Section 2-5.42(C) is hereby revised by making the following changes:

**"(C) Entrances**

Stairs, porches, entrance platforms, ramps, and other means of entrance and exit shall be installed or constructed in accordance with the standards set by the State Building Code, attached firmly to the primary structure. **Wood stairs shall only be** Stairs meeting the NC Building Code shall be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet."

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No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.43 is hereby revised by adding a new Section 2-5.44(D) which reads as follows:

**"(D) Occupancy**

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**Setbacks (W)**

Such riding stables, including any structures housing permitted veterinary services for equine species or cattle, shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable, including any structures housing permitted veterinary services for equine species or cattle, or riding area shall be set back not less than adjoining zoning lot and one hundred (100) feet from any street or property line right-of-way."



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**"(A) Rear Yard Setbacks (F,W,C,L)**

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**Section 6.** Article III of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 3-1.2(B)(8) is hereby revised as follows:

**"(8) Satellite Dishes.** Satellite dishes greater than two (2) feet in height greater than one meter in diameter for residential use and 2 meters in diameter for commercial/industrial use shall meet the requirements of accessory structures in required yards in Section 3-1.2(F)."

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**"Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(JK)".**

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"If a portion of the lot is dedicated as public right-of-way as a condition of site plan approval, that area may be used for lot area and dimensional requirements but not for building setback requirements."

- Table 3.8 "Off-Street Parking Requirements" is hereby revised by adding two uses under "Business and Personal Services" as follows:

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Building Contractors, General	1 space per 750 SF GFA*	
Building Contractors, Heavy	1 space per 750 SF GFA*	

"

- Section 3-3.5(D) is hereby revised by making the following change to the title:  
"Reductions in the NB, LO and NO Districts"
- Section 3-5.2(A)(1)(c) is hereby revised by making the following changes:  
"Low intensity commercial zoning types include the NO, LO, NB, PB, LB, IP, and C Districts."

**Section 7.** Article X of Chapter C "Environmental Ordinance" is hereby revised by making the following changes:

- Section 10-2.2 is hereby revised as follows:

**"10-2.2            ADVERTISING**

Whenever a petition to amend this Ordinance is submitted to the Planning Board or the Elected Body, the respective board shall schedule a public hearing. Notice of the public hearing shall be advertised once a week for two (2) successive calendar weeks in a newspaper advertised one time at least ten (10) days prior to the date affixed for the hearing in a newspaper of general circulation in Winston-Salem/Forsyth County/Kernersville/ Clemmons/Lewisville, the first publication of said notice being not less than fifteen (15) days prior to the date fixed for the hearing."

**Section 8.** This ordinance shall be effective upon adoption.

**UDO 70**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**BASED ON A FIVE-YEAR REVIEW**  
**OF THE DOCUMENT**

BE IT ORDAINED, by the Board of Aldermen of the Town of Kernersville, North Carolina that the *Unified Development Ordinances* is hereby amended, as follows:

**Section 1.** Article I "General" of Chapter A "Definitions", Section 1-5, is revised by deleting the existing wording in its entirety and adding the following wording:

The *Standard Industrial Classification Manual - 1987* has been referenced in the definitions of some principal uses listed in this Article. The definitions of some principal uses listed in this Article reference the *Standard Industrial Classification Manual - 1987*. This manual was updated and renamed the *North American Industrial Classification Manual* in 1997. In making an interpretation regarding the classification of uses pursuant to this Article, the Zoning Officer may refer to the appropriate standard industrial classification (SIC) number and accompanying descriptions contained in the *Standard Industrial Classification Manual* the latest edition of the manual. This manual may or may not be the final determination of the use.

**Section 2.** Article II "Definitions" of Chapter A "Definitions" is revised by making the following changes:

- **Building Contractors, General.** The second definition of "Building Contractors, General", as follows, is hereby deleted:

**"BUILDING CONTRACTORS, GENERAL.** An establishment providing general contracting and/or building construction services for residential, farm, industrial, or commercial uses, and which typically does not involve outdoor storage of machinery or equipment. This definition includes the following SIC groups:

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1793	Glass and Glazing Work
1796	Installing Building Equipment, NEC
1799	Special Trade Contractors, NEC"

- **Kennel.** The definition of Kennel is hereby revised as follows:

"**KENNEL.** Any facility used for the purpose of boarding animals, excluding horses, cattle, swine, sheep, goats, geese or peafowl. Kennels may conduct other such incidental activities, such as the sale of animals, sale, breeding, treatment of the animals, grooming or cleaning of animals, and the sale of pet supplies. Residential households producing no more than one litter per household per year shall not be subject to kennel restrictions."

- **Manufactured Home.** The definition of Manufactured Home is hereby revised as follows:

"**MANUFACTURED HOME.** A dwelling unit that meets all of the following requirements A structure designed and manufactured for use as a dwelling unit and that meets all of the following requirements:

- (A) Is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be installed or assembled on the building site;
- (B) Exceeds thirty-two (32) feet in length and eight (8) feet in width; and,
- (C) Is not constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for One and Two-Family Dwellings."

- **Manufacturing B.** The definition for Manufacturing B is hereby revised as follows:

"**MANUFACTURING B.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs within an enclosed building, and which does not produce or utilize in large quantities as an integral part of the manufacturing process toxic, hazardous, or explosive materials. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties."

- **Manufacturing C.** The definition for Manufacturing C is hereby revised as follows:

"**MANUFACTURING C.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products may occur either inside an enclosed building or outside on the premises. Toxic, hazardous, or explosive materials may be produced or used in large quantities utilized as an integral part(s) of the manufacturing process. Noise, odor, dust, vibration, or visual impacts, as well as potential public health problems in the event of an accident, could impact adjacent properties."

- **Nursing Care Institution.** The definition for Nursing Care Institution is hereby revised as follows:

"**NURSING CARE INSTITUTION.** A home for persons aged, ill or handicapped A home licensed by the State for persons aged, ill or handicapped in which two (2) or more persons not of the immediate family of the owner or manager of said home are provided with food, shelter, and nursing care. The term *nursing care institution* includes convalescent home, home for the aging, sanitarium, home for the blind, rest home, or any similar establishment."

- **Principal Use./Professional Office.** A blank line should be inserted between "**PRINCIPAL USE.** See Use, Principal." and "**PROFESSIONAL OFFICES.**".

- **Professional Office.** The wording for SIC group 736 is hereby revised as follows:

"736 Personal Supply Services Personnel Supply Services".

- **Recreational Vehicle.** The definition of "Recreational Vehicle" is hereby revised as follows:

"**RECREATIONAL VEHICLE.** A vehicular type accommodation, other than a manufactured home, designed as temporary accommodations for travel, vacation, or recreation purposes, which is propelled by its own motive power or is mounted on or drawn by another vehicle and which is unoccupied unless situated in a Recreational Vehicle Park or having a valid temporary permit."

- **Swimming Pool, Private.** The definition of "Swimming Pool, Private" is hereby revised as follows:

"**SWIMMING POOL, PRIVATE.** A swimming pool Any permanent swimming pool, whether above-ground or below-ground, intended for the private, noncommercial use of a property owner(s), homeowner's association, residential development, or club."

**Section 3.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Section 2-1.3(G)(3):

"(a) Floor Area Limitations. GMA and Lot Area Limitations."

**Section 4.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Table 2.6, "Permitted Uses":

- placing a "Z" opposite the use "Offices, Miscellaneous" in the column "NO"
- placing a "Z" opposite the use "Recycling Center" in the column "LI"

- removing the "Z" opposite the use "Recycling Plant" in the column "LI"
- replacing the USE TYPE "Nursing Cars Institution" with "Nursing Care Institution"

**Section 5.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 2-1.3(F)(2) is hereby revised as follows:

**"(2) General Dimensional Requirements - PB.**

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>1</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
PB	-	-	-	-	-	0.5/12 <sup>2</sup>	-	-	60

- Section 2-5.37(B)(2) is hereby revised by making the following change:

"within the subdivision where the fill material is obtained from within the subdivision and is placed on sites within said section(s) of a subdivision,"

- Section 2-5.42 is hereby revised by adding a new sentence at the end of 2-5.42(B) which reads as follows:

"Foundation or curtain wall shall be installed no later than sixty (60) days after set up of the home."

- Section 2-5.42(C) is hereby revised by making the following changes:

**"(C) Entrances**

Stairs, porches, entrance platforms, ramps, and other means of entrance and exit shall be installed or constructed in accordance with the standards set by the State Building Code, attached firmly to the primary structure. **Wood stairs shall only be** Stairs meeting the NC Building Code shall be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet."

- Section 2-5.42 is hereby revised by adding a new Section 2-5.42(E) which reads as follows:

**"(E) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.43 is hereby revised by adding a new Section 2-5.44(D) which reads as follows:

**"(D) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.44 is hereby revised by adding a new Section 2-5.44(C) which reads as follows:

**"(C) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.61 is hereby revised as follows:

**"(C) Setbacks (F,C,K)**

Such riding stables shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable or riding area shall be set back not less than one hundred (100) feet from any street or property line.

**Setbacks (W)**

Such riding stables, including any structures housing permitted veterinary services for equine species or cattle, shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable, including any structures housing permitted veterinary services for equine species or cattle, or riding area shall be set back not less than adjoining zoning lot and one hundred (100) feet from any street or property line right-of-way."

- Section 2-5.68 is hereby revised as follows:

**"(A) Rear Yard Setbacks (F,W,C,L)**

Pools located in the rear yard of the property shall be no less than five (5) feet from the rear property line but must meet principal building setbacks for the side yard."

- Section 2-7.2(D) is hereby revised as follows:

**"(D) Use of Open Land**

The use of open land for meetings, circuses or carnivals, or for the sale of Christmas trees, baked goods or collected clothing and the like, if no structure is erected or placed other than tents or recreational vehicles, for which the duration of such permits is limited to no longer than forty-five (45) consecutive days."

**Section 6.** Article III of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 3-1.2(B)(8) is hereby revised as follows:

**"(8) Satellite Dishes.** Satellite dishes greater than two (2) feet in height greater than one meter in diameter for residential use and 2 meters in diameter for commercial/industrial use shall meet the requirements of accessory structures in required yards in Section 3-1.2(F)."

- The illustration identified as "Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(J)" is hereby retitled as follows:

**"Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(JK)".**

- Section 3-1.2(R) is hereby revised by adding the following wording:

"If a portion of the lot is dedicated as public right-of-way as a condition of site plan approval, that area may be used for lot area and dimensional requirements but not for building setback requirements."



- Table 3.8 "Off-Street Parking Requirements" is hereby revised by adding two uses under "Business and Personal Services" as follows:

"

PRINCIPAL USES	MINIMUM REQUIREMENTS	NOTES
Building Contractors, General	1 space per 750 SF GFA*	
Building Contractors, Heavy	1 space per 750 SF GFA*	

"

- Section 3-3.5(D) is hereby revised by making the following change to the title:  
"Reductions in the NB, LO and NO Districts"
- Section 3-5.2(A)(1)(c) is hereby revised by making the following changes:  
"Low intensity commercial zoning types include the NO, LO, NB, PB, LB, IP, and C Districts."

**Section 7.** Article X of Chapter C "Environmental Ordinance" is hereby revised by making the following changes:

- Section 10-2.2 is hereby revised as follows:

**"10-2.2            ADVERTISING**

Whenever a petition to amend this Ordinance is submitted to the Planning Board or the Elected Body, the respective board shall schedule a public hearing. Notice of the public hearing shall be advertised once a week for two (2) successive calendar weeks in a newspaper advertised one time at least ten (10) days prior to the date affixed for the hearing in a newspaper of general circulation in Winston-Salem/Forsyth County/Kernersville/ Clemmons/Lewisville, the first publication of said notice being not less than fifteen (15) days prior to the date fixed for the hearing."

**Section 8.** This ordinance shall be effective upon adoption.

**UDO 70**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**BASED ON A FIVE-YEAR REVIEW**  
**OF THE DOCUMENT**

BE IT ORDAINED, by the Village Council of the Village of Clemmons, North Carolina that the *Unified Development Ordinances* is hereby amended, as follows:

**Section 1.** Article I "General" of Chapter A "Definitions", Section 1-5, is revised by deleting the existing wording in its entirety and adding the following wording:

The *Standard Industrial Classification Manual - 1987* has been referenced in the definitions of some principal uses listed in this Article. The definitions of some principal uses listed in this Article reference the *Standard Industrial Classification Manual - 1987*. This manual was updated and renamed the *North American Industrial Classification Manual* in 1997. In making an interpretation regarding the classification of uses pursuant to this Article, the Zoning Officer may refer to the appropriate standard industrial classification (SIC) number and accompanying descriptions contained in the *Standard Industrial Classification Manual* the latest edition of the manual. This manual may or may not be the final determination of the use.

**Section 2.** Article II "Definitions" of Chapter A "Definitions" is revised by making the following changes:

- **Building Contractors, General.** The second definition of "Building Contractors, General", as follows, is hereby deleted:

**"BUILDING CONTRACTORS, GENERAL.** An establishment providing general contracting and/or building construction services for residential, farm, industrial, or commercial uses, and which typically does not involve outdoor storage of machinery or equipment. This definition includes the following SIC groups:

15	General Building Contractors
171	Plumbing, Heating, Air-Conditioning
172	Painting and Paper Hanging
173	Electrical Work
174	Masonry, Stonework, and Plastering
175	Carpentry and Floor Work
176	Roofing, Siding, and Sheet Metal Work
1793	Glass and Glazing Work
1796	Installing Building Equipment, NEC
1799	Special Trade Contractors, NEC"

- **Kennel.** The definition of Kennel is hereby revised as follows:

"**KENNEL.** Any facility used for the purpose of boarding animals, excluding horses, cattle, swine, sheep, goats, geese or peafowl. Kennels may conduct other such incidental activities, such as the sale of animals, sale, breeding, treatment of the animals, grooming or cleaning of animals, and the sale of pet supplies. Residential households producing no more than one litter per household per year shall not be subject to kennel restrictions."

- **Manufactured Home.** The definition of Manufactured Home is hereby revised as follows:

"**MANUFACTURED HOME.** A dwelling unit that meets all of the following requirements A structure designed and manufactured for use as a dwelling unit and that meets all of the following requirements:

- (A) Is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be installed or assembled on the building site;
- (B) Exceeds thirty-two (32) feet in length and eight (8) feet in width; and,
- (C) Is not constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for One and Two-Family Dwellings."

- **Manufacturing B.** The definition for Manufacturing B is hereby revised as follows:

"**MANUFACTURING B.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs within an enclosed building, and which does not produce or utilize in large quantities as an integral part of the manufacturing process toxic, hazardous, or explosive materials. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties."

- **Manufacturing C.** The definition for Manufacturing C is hereby revised as follows:

"**MANUFACTURING C.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products may occur either inside an enclosed building or outside on the premises. Toxic, hazardous, or explosive materials may be produced or used in large quantities utilized as an integral part(s) of the manufacturing process. Noise, odor, dust, vibration, or visual impacts, as well as potential public health problems in the event of an accident, could impact adjacent properties."

- **Nursing Care Institution.** The definition for Nursing Care Institution is hereby revised as follows:

"**NURSING CARE INSTITUTION.** A home for persons aged, ill or handicapped A home licensed by the State for persons aged, ill or handicapped in which two (2) or more persons not of the immediate family of the owner or manager of said home are provided with food, shelter, and nursing care. The term *nursing care institution* includes convalescent home, home for the aging, sanitarium, home for the blind, rest home, or any similar establishment."

- **Principal Use./Professional Office.** A blank line should be inserted between "**PRINCIPAL USE.** See Use, Principal." and "**PROFESSIONAL OFFICES.**".

- **Professional Office.** The wording for SIC group 736 is hereby revised as follows:

"736 Personal Supply Services Personnel Supply Services".

- **Recreational Vehicle.** The definition of "Recreational Vehicle" is hereby revised as follows:

"**RECREATIONAL VEHICLE.** A vehicular type accommodation, other than a manufactured home, designed as temporary accommodations for travel, vacation, or recreation purposes, which is propelled by its own motive power or is mounted on or drawn by another vehicle and which is unoccupied unless situated in a Recreational Vehicle Park or having a valid temporary permit."

- **Swimming Pool, Private.** The definition of "Swimming Pool, Private" is hereby revised as follows:

"**SWIMMING POOL, PRIVATE.** A swimming pool Any permanent swimming pool, whether above-ground or below-ground, intended for the private, noncommercial use of a property owner(s), homeowner's association, residential development, or club."

**Section 3.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Section 2-1.3(G)(3):

"(a) Floor Area Limitations. GMA and Lot Area Limitations."

**Section 4.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Table 2.6, "Permitted Uses":

- placing a "Z" opposite the use "Offices, Miscellaneous" in the column "NO"
- placing a "Z" opposite the use "Recycling Center" in the column "LI"

- removing the "Z" opposite the use "Recycling Plant" in the column "LI"
- replacing the USE TYPE "Nursing Cars Institution" with "Nursing Care Institution"

**Section 5.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 2-1.3(F)(2) is hereby revised as follows:

**"(2) General Dimensional Requirements - PB.**

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>1</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
PB	-	-	-	-	-	0.5/12 <sup>2</sup>	-	-	60

- Section 2-5.37(B)(2) is hereby revised by making the following change:

"within the subdivision where the fill material is obtained from within the subdivision and is placed on sites within said section(s) of a subdivision,"

- Section 2-5.42 is hereby revised by adding a new sentence at the end of 2-5.42(B) which reads as follows:

"Foundation or curtain wall shall be installed no later than sixty (60) days after set up of the home."

- Section 2-5.42(C) is hereby revised by making the following changes:

**"(C) Entrances**

Stairs, porches, entrance platforms, ramps, and other means of entrance and exit shall be installed or constructed in accordance with the standards set by the State Building Code, attached firmly to the primary structure. **Wood stairs shall only be** Stairs meeting the NC Building Code shall be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet."

- Section 2-5.42 is hereby revised by adding a new Section 2-5.42(E) which reads as follows:

**"(E) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.43 is hereby revised by adding a new Section 2-5.44(D) which reads as follows:

**"(D) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.44 is hereby revised by adding a new Section 2-5.44(C) which reads as follows:

**"(C) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.61 is hereby revised as follows:

**"(C) Setbacks (F,C,K)**

Such riding stables shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable or riding area shall be set back not less than one hundred (100) feet from any street or property line.

**Setbacks (W)**

Such riding stables, including any structures housing permitted veterinary services for equine species or cattle, shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable, including any structures housing permitted veterinary services for equine species or cattle, or riding area shall be set back not less than adjoining zoning lot and one hundred (100) feet from any street or property line right-of-way."

- Section 2-5.68 is hereby revised as follows:

**"(A) Rear Yard Setbacks (F,W,C,L)**

Pools located in the rear yard of the property shall be no less than five (5) feet from the rear property line but must meet principal building setbacks for the side yard."

- Section 2-7.2(D) is hereby revised as follows:

**"(D) Use of Open Land**

The use of open land for meetings, circuses or carnivals, or for the sale of Christmas trees, baked goods or collected clothing and the like, if no structure is erected or placed other than tents or recreational vehicles, for which the duration of such permits is limited to no longer than forty-five (45) consecutive days."

**Section 6.** Article III of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 3-1.2(B)(8) is hereby revised as follows:

**"(8) Satellite Dishes.** Satellite dishes greater than two (2) feet in height greater than one meter in diameter for residential use and 2 meters in diameter for commercial/industrial use shall meet the requirements of accessory structures in required yards in Section 3-1.2(F)."

- The illustration identified as "Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(J)" is hereby retitled as follows:

**"Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(JK)".**

- Section 3-1.2(R) is hereby revised by adding the following wording:

"If a portion of the lot is dedicated as public right-of-way as a condition of site plan approval, that area may be used for lot area and dimensional requirements but not for building setback requirements."

- Table 3.8 "Off-Street Parking Requirements" is hereby revised by adding two uses under "Business and Personal Services" as follows:

"

PRINCIPAL USES	MINIMUM REQUIREMENTS	NOTES
Building Contractors, General	1 space per 750 SF GFA*	
Building Contractors, Heavy	1 space per 750 SF GFA*	

"

- Section 3-3.5(D) is hereby revised by making the following change to the title:  
"Reductions in the NB, LO and NO Districts"
- Section 3-5.2(A)(1)(c) is hereby revised by making the following changes:  
"Low intensity commercial zoning types include the NO, LO, NB, PB, LB, IP, and C Districts."

**Section 7.** Article X of Chapter C "Environmental Ordinance" is hereby revised by making the following changes:

- Section 10-2.2 is hereby revised as follows:

**"10-2.2            ADVERTISING**

Whenever a petition to amend this Ordinance is submitted to the Planning Board or the Elected Body, the respective board shall schedule a public hearing. Notice of the public hearing shall be advertised once a week for two (2) successive calendar weeks in a newspaper advertised one time at least ten (10) days prior to the date affixed for the hearing in a newspaper of general circulation in Winston-Salem/Forsyth County/Kernersville/ Clemmons/Lewisville, the first publication of said notice being not less than fifteen (15) days prior to the date fixed for the hearing."

**Section 8.** This ordinance shall be effective upon adoption.



**UDO 70**  
**AN ORDINANCE AMENDING**  
**THE UNIFIED DEVELOPMENT ORDINANCES**  
**BASED ON A FIVE-YEAR REVIEW**  
**OF THE DOCUMENT**

BE IT ORDAINED, by the Town Council of the Town of Lewisville, North Carolina that the *Unified Development Ordinances* is hereby amended, as follows:

**Section 1.** Article I "General" of Chapter A "Definitions", Section 1-5, is revised by deleting the existing wording in its entirety and adding the following wording:

The *Standard Industrial Classification Manual - 1987* has been referenced in the definitions of some principal uses listed in this Article. The definitions of some principal uses listed in this Article reference the *Standard Industrial Classification Manual - 1987*. This manual was updated and renamed the *North American Industrial Classification Manual* in 1997. In making an interpretation regarding the classification of uses pursuant to this Article, the Zoning Officer may refer to the appropriate standard industrial classification (SIC) number and accompanying descriptions contained in the *Standard Industrial Classification Manual* the latest edition of the manual. This manual may or may not be the final determination of the use.

**Section 2.** Article II "Definitions" of Chapter A "Definitions" is revised by making the following changes:

- **Building Contractors, General.** The second definition of "Building Contractors, General", as follows, is hereby deleted:

**"BUILDING CONTRACTORS, GENERAL.** An establishment providing general contracting and/or building construction services for residential, farm, industrial, or commercial uses, and which typically does not involve outdoor storage of machinery or equipment. This definition includes the following SIC groups:

15	General Building Contractors
171	Plumbing, Heating, Air-Conditioning
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173	Electrical Work
174	Masonry, Stonework, and Plastering
175	Carpentry and Floor Work
176	Roofing, Siding, and Sheet Metal Work
1793	Glass and Glazing Work
1796	Installing Building Equipment, NEC
1799	Special Trade Contractors, NEC"

- **Kennel.** The definition of Kennel is hereby revised as follows:

"**KENNEL.** Any facility used for the purpose of boarding animals, excluding horses, cattle, swine, sheep, goats, geese or peafowl. Kennels may conduct other such incidental activities, such as the sale of animals, sale, breeding, treatment of the animals, grooming or cleaning of animals, and the sale of pet supplies. Residential households producing no more than one litter per household per year shall not be subject to kennel restrictions."

- **Manufactured Home.** The definition of Manufactured Home is hereby revised as follows:

"**MANUFACTURED HOME.** A dwelling unit that meets all of the following requirements A structure designed and manufactured for use as a dwelling unit and that meets all of the following requirements:

- (A) Is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be installed or assembled on the building site;
- (B) Exceeds thirty-two (32) feet in length and eight (8) feet in width; and,
- (C) Is not constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for One and Two-Family Dwellings."

- **Manufacturing B.** The definition for Manufacturing B is hereby revised as follows:

"**MANUFACTURING B.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products occurs within an enclosed building, and which does not produce or utilize in large quantities as an integral part of the manufacturing process toxic, hazardous, or explosive materials. Noise, odor, dust, or vibration from the manufacturing process may result in only minor impacts on adjacent properties."

- **Manufacturing C.** The definition for Manufacturing C is hereby revised as follows:

"**MANUFACTURING C.** A manufacturing establishment whose operations, including storage of materials; processing, fabrication or assembly of products; and loading and unloading of new materials and finished products may occur either inside an enclosed building or outside on the premises. Toxic, hazardous, or explosive materials may be produced or used in large quantities utilized as an integral part(s) of the manufacturing process. Noise, odor, dust, vibration, or visual impacts, as well as potential public health problems in the event of an accident, could impact adjacent properties."

- **Nursing Care Institution.** The definition for Nursing Care Institution is hereby revised as follows:

"**NURSING CARE INSTITUTION.** A home for persons aged, ill or handicapped A home licensed by the State for persons aged, ill or handicapped in which two (2) or more persons not of the immediate family of the owner or manager of said home are provided with food, shelter, and nursing care. The term *nursing care institution* includes convalescent home, home for the aging, sanitarium, home for the blind, rest home, or any similar establishment."

- **Principal Use./Professional Office.** A blank line should be inserted between "**PRINCIPAL USE.** See Use, Principal." and "**PROFESSIONAL OFFICES.**".

- **Professional Office.** The wording for SIC group 736 is hereby revised as follows:

"736 Personal Supply Services Personnel Supply Services".

- **Recreational Vehicle.** The definition of "Recreational Vehicle" is hereby revised as follows:

"**RECREATIONAL VEHICLE.** A vehicular type accommodation, other than a manufactured home, designed as temporary accommodations for travel, vacation, or recreation purposes, which is propelled by its own motive power or is mounted on or drawn by another vehicle and which is unoccupied unless situated in a Recreational Vehicle Park or having a valid temporary permit."

- **Swimming Pool, Private.** The definition of "Swimming Pool, Private" is hereby revised as follows:

"**SWIMMING POOL, PRIVATE.** A swimming pool Any permanent swimming pool, whether above-ground or below-ground, intended for the private, noncommercial use of a property owner(s), homeowner's association, residential development, or club."

**Section 3.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Section 2-1.3(G)(3):

"(a) Floor Area Limitations. GMA and Lot Area Limitations."

**Section 4.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes to Table 2.6, "Permitted Uses":

- placing a "Z" opposite the use "Offices, Miscellaneous" in the column "NO"
- placing a "Z" opposite the use "Recycling Center" in the column "LI"

- removing the "Z" opposite the use "Recycling Plant" in the column "LI"
- replacing the USE TYPE "Nursing Cars Institution" with "Nursing Care Institution"

**Section 5.** Article II of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 2-1.3(F)(2) is hereby revised as follows:

**"(2) General Dimensional Requirements - PB.**

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks <sup>1</sup>				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
PB	-	-	-	-	-	0.5/12 <sup>2</sup>	-	-	60

- Section 2-5.37(B)(2) is hereby revised by making the following change:

"within the subdivision where the fill material is obtained from within the subdivision and is placed on sites within said section(s) of a subdivision,"

- Section 2-5.42 is hereby revised by adding a new sentence at the end of 2-5.42(B) which reads as follows:

"Foundation or curtain wall shall be installed no later than sixty (60) days after set up of the home."

- Section 2-5.42(C) is hereby revised by making the following changes:

**"(C) Entrances**

Stairs, porches, entrance platforms, ramps, and other means of entrance and exit shall be installed or constructed in accordance with the standards set by the State Building Code, attached firmly to the primary structure. **Wood stairs shall only be** Stairs meeting the NC Building Code shall be used in conjunction with a porch or entrance platform with a minimum of twenty-four (24) square feet."

- Section 2-5.42 is hereby revised by adding a new Section 2-5.42(E) which reads as follows:

**"(E) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.43 is hereby revised by adding a new Section 2-5.44(D) which reads as follows:

**"(D) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.44 is hereby revised by adding a new Section 2-5.44(C) which reads as follows:

**"(C) Occupancy**

No manufactured home shall be used as a storage building. No manufactured home in a residential zoning district shall be permitted to remain unoccupied for more than sixty (60) days."

- Section 2-5.61 is hereby revised as follows:

**"(C) Setbacks (F,C,K)**

Such riding stables shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable or riding area shall be set back not less than one hundred (100) feet from any street or property line.

**Setbacks (W)**

Such riding stables, including any structures housing permitted veterinary services for equine species or cattle, shall be set back not less than one hundred fifty (150) feet from any adjoining parcel of land; otherwise such riding stable, including any structures housing permitted veterinary services for equine species or cattle, or riding area shall be set back not less than adjoining zoning lot and one hundred (100) feet from any street or property line right-of-way."

- Section 2-5.68 is hereby revised as follows:

**"(A) Rear Yard Setbacks (F,W,C,L)**

Pools located in the rear yard of the property shall be no less than five (5) feet from the rear property line but must meet principal building setbacks for the side yard."

- Section 2-7.2(D) is hereby revised as follows:

**"(D) Use of Open Land**

The use of open land for meetings, circuses or carnivals, or for the sale of Christmas trees, baked goods or collected clothing and the like, if no structure is erected or placed other than tents or recreational vehicles, for which the duration of such permits is limited to no longer than forty-five (45) consecutive days."

**Section 6.** Article III of Chapter B "Zoning Ordinance" is hereby revised by making the following changes:

- Section 3-1.2(B)(8) is hereby revised as follows:

**"(8) Satellite Dishes.** Satellite dishes greater than two (2) feet in height greater than one meter in diameter for residential use and 2 meters in diameter for commercial/industrial use shall meet the requirements of accessory structures in required yards in Section 3-1.2(F)."

- The illustration identified as "Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(J)" is hereby retitled as follows:

**"Building Spacing Requirements - Multifamily Residential Buildings and Planned Residential Developments with Multifamily and Townhouse Residential Buildings - Section 3-1.2(JK)".**

- Section 3-1.2(R) is hereby revised by adding the following wording:

"If a portion of the lot is dedicated as public right-of-way as a condition of site plan approval, that area may be used for lot area and dimensional requirements but not for building setback requirements."

- Table 3.8 "Off-Street Parking Requirements" is hereby revised by adding two uses under "Business and Personal Services" as follows:

"

PRINCIPAL USES	MINIMUM REQUIREMENTS	NOTES
Building Contractors, General	1 space per 750 SF GFA*	
Building Contractors, Heavy	1 space per 750 SF GFA*	

"

- Section 3-3.5(D) is hereby revised by making the following change to the title:

"Reductions in the NB, LO and NO Districts"

- Section 3-5.2(A)(1)(c) is hereby revised by making the following changes:

"Low intensity commercial zoning types include the NO, LO, NB, PB, LB, IP, and C Districts."

**Section 7.** Article X of Chapter C "Environmental Ordinance" is hereby revised by making the following changes:

- Section 10-2.2 is hereby revised as follows:

**"10-2.2 ADVERTISING**

Whenever a petition to amend this Ordinance is submitted to the Planning Board or the Elected Body, the respective board shall schedule a public hearing. Notice of the public hearing shall be advertised once a week for two (2) successive calendar weeks in a newspaper advertised one time at least ten (10) days prior to the date affixed for the hearing in a newspaper of general circulation in Winston-Salem/Forsyth County/Kernersville/ Clemmons/Lewisville, the first publication of said notice being not less than fifteen (15) days prior to the date fixed for the hearing."

**Section 8.** This ordinance shall be effective upon adoption.