

UDO-281
AN ORDINANCE REVISING
CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO FURTHER RESTRICT LIMITED CAMPUS USES IN RESIDENTIAL ZONING

Be it ordained by the City Council of the City of Winston-Salem, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B, Article II of the *UDO* is amended as follows:

Chapter B – Zoning Ordinance
Article II - Zoning Districts, *Official Zoning Maps*, and
Uses

2-4 PERMITTED USES

2-4.1 TABLE B.2.6

Table 2.6 displays the principal uses allowed in each zoning district and references uses conditions. Table B.2.6 should be read in conjunction with the definitions of principal uses and other terms in Section A.2. Land, buildings, and structures shall only be used in accordance with the districts shown on the *Official Zoning Maps*, and subject to all requirements and conditions specified in this Ordinance.

**Table B.2.6
PERMITTED USES**

Use Type	YR	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RSQ	RM5	RM8	RM12	RM18	RMU	MH	NO	LO	CPO	GO	NB	PB	LB	NSB	HB	GB	CB	MRB-S ⁴ (W)	E	LI	GI	CI	IP	C	MU-S	CONDS
INSTITUTIONAL AND PUBLIC USES																																				
Limited Campus Uses (Lo)						P	P	P	P	P	P	P	P	P	P		P	Z			P		Z					Z							Z	45

NOTE: Items to be deleted are indicated with a strikethrough; items to be added are indicated with an underscore.

Chapter B – Zoning Ordinance

Article II - Zoning Districts, *Official Zoning Maps*, and Uses

2-5 USE CONDITIONS

2-5.45 LIMITED CAMPUS USES

- (A) **Consistent with Neighborhood**
The use shall be conducted within an existing building or a building with a scale and massing consistent with the structures in the neighborhood in which the building is located.
- (B) **Dimensional Requirements**
Any structure shall comply with all dimensional requirements of the applicable district. If applicable, the older neighborhood provisions of Section B.3-8 may apply.
- (C) **Student Housing**
In buildings used for student housing, a minimum of two hundred fifty (250) square feet of gross floor area shall be provided for each student resident.
- (D) **Impervious Surface Cover**
Impervious surface cover of the lot shall not exceed sixty percent (60%).
- (E) **Proximity to Campus District**
The use must be conducted within a structure which is entirely within five hundred (500) feet of the C District.

- (F) **Access**
The limited campus use must be located ~~on a major or minor thoroughfare unless the lot is adjacent to land zoned C (Campus District).~~ on a land parcel adjacent to the Campus-zoned property, defined as sharing a boundary line or immediately across a street from the Campus-zoned parcel.
- (G) **Bufferyards**
A type I bufferyard shall be installed adjacent to residential zoning at the discretion of the Planning Board.
- (H) **Off-Street Parking**
All off-street parking shall be to the rear of the structure.
- (I) **Limited and Special Use Zoning**
Limited Campus Uses shall not be allowed adjacent to Campus districts with limited or special use zoning.

Section 2. This ordinance shall be effective upon adoption.