

**UDO-287**  
**AN ORDINANCE REVISING**  
**CHAPTER A AND CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES***  
**TO ADD REGULATIONS FOR GROUP CARE FACILITY USE**

Be it ordained by the Winston-Salem/Forsyth County Planning Board, that the *Unified Development Ordinances* is hereby amended as follows:

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

## **Chapter A – Definitions Ordinance**

### **Article II – Definitions**

**GROUP CARE FACILITY C (Therapeutic Community).** A transitional housing facility for two hundred and fifty (250) or fewer residents, licensed by the State of North Carolina and operated by a nonprofit corporation chartered pursuant to Chapter 55A, North Carolina General Statutes, which provides room and board, personal care and rehabilitation services while persons receive therapy and/or counseling primarily to assist them to recuperate from the effects of or refrain from the use of drugs or alcohol and/or to assist them to adjust to society as an alternative to incarceration but not including "Emergency Shelters, Shelters for the Homeless or Temporary Shelters" as defined in Section A.2. Such facilities may have accessory uses conducted on the premises, including but not limited to, schooling of residents, training programs in occupational fields, and production of goods and crafts to be sold off-premises.

**Section 2.** 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.

## 2-4.5 APPLICATION OF TABLE B.2.6

(F) Special Use District Zoning Approval by Elected Body...Uses identified in a particular district column with an S shall be permitted in zoning districts designated with a –S suffix after the zoning designations, with such conditions as referenced in the *Conditions* column, subject to all other applicable requirements as identified in Section B.2-4.6

**Table B.2.6  
PERMITTED USES**

Use Type	Y R	A G	R S4 0	R S3 0	R S2 0	R S1 5	R S1 2	R S9	R S7	R S Q	R M 5	R M 8	R M 12	R M 18	R M U	M H	N O	LO	C P O	G O	N B	PB	LB	N SB	H B	G B	C B	M R B- S <sup>4</sup> ( W)	E	LI	GI	CI	IP	C	M U- S	CON DS
<b>INSTITUTIONAL AND PUBLIC USES</b>																																				
<u>Group Care Facility C (Hi)</u>																										<u>S</u>										<u>34.1</u>

NOTE: Items to be deleted are indicated with a strikeout; items to be added are indicated with an underscore.  
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Section 3. Chapter B, Article II of the *UDO* is amended as follows:

## Chapter B – Zoning Ordinance

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

#### 2-5 USE CONDITIONS

##### 2-5.34.1 Group Care Facility C

- (A) Management..... The Group Care Facility C shall be licensed by the State of North Carolina and operated by a nonprofit corporation chartered pursuant to Chapter 55A, North Carolina General Statutes.
- (B) Heated Building Area..... One hundred (100) square feet of heated building shall be provided per resident.
- (C) Limits on Accessory Production Activities..... Accessory production of goods for production activities shall not exceed twenty-five percent (25%) of the gross floor area.
- (D) Spacing Requirement..... A Group Care Facility C may not be located within a distance of two thousand five hundred (2,500) feet from any other Group Care Facility. All measurements shall be made by drawing straight lines from the nearest point of the lot line where the proposed Group Care Facility is to be located to the nearest point of the lot line of another Group Care Facility.
- (E) Display of Goods..... No outside or inside display of any goods or products is allowed on the property.
- (F) Prohibition on Retail Sales..... No retail sales shall take place in the facility or on-site.
- (G) Signage..... Only one freestanding sign with a maximum of thirty six (36) square feet of copy area and a maximum height of 6' from the ground per frontage may be erected on the property.
- (H) Special Uses Zoning Required..... This use is only allowed in a Special Use Zoning District.
- (I) Storage.....All materials and/or equipment associated with this use and any accessory uses must be stored inside except for licensed motor vehicles.

Section 4. Chapter B, Article III of the *UDO* is amended as follows:

## Chapter B – Zoning Ordinance

### Article III – Other Development Standards

#### 3-3 PARKING, STACKING AND LOADING AREAS

NOTE: Items to be deleted are indicated with a strikeout; items to be added are indicated with an underscore.  
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### 3-3.2 OFF-STREET PARKING REQUIREMENTS

<b>Table B.3.8</b> <b>MOTOR VEHICLE AND BICYCLE PARKING SPACE REQUIREMENTS</b>		
PRINCIPAL USES (Legend at end of table)	MOTOR VEHICLE PARKING SPACES	BICYCLE PARKING SPACES— Applicable to Growth Management Areas (GMAs) 1, 2, and 3 only.
	MINIMUM REQUIREMENTS NOTES: (Supplemental landscaping required if parking exceeds 175% of minimum requirements.)	REQUIREMENTS If not exempt: (Minimum—2 spaces, Maximum—20 spaces No supplemental landscaping required.)
<b>INSTITUTIONAL AND PUBLIC USES</b>		
<u>Group Care Facility C</u>	<u>0.25 spaces per resident +1 space per employee on largest shift</u>	<u>1 space per 20,000 SF GFA, 2 space minimum, 20 space maximum</u>

**Section 5.** This ordinance shall be effective upon adoption.

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