

UDO-CC24
A TEXT AMENDMENT PROPOSED BY PLANNING AND DEVELOPMENT SERVICES STAFF FOR THE INCLUSION OF GRAPHICS TO THE UDO TO ILLUSTRATE CERTAIN DIMENSIONAL REQUIREMENTS

Be it ordained by the _____, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter 4, ZONING DISTRICTS, is amended as follows:

- Section 4.1.4.C.2, Structures Which May Encroach Into Required Yards, is amended as follows:

2. STRUCTURES WHICH MAY ENCROACH INTO REQUIRED YARDS

The following structures may encroach into required yards as follows:

a. OPEN PORCHES AND ABOVE GRADE DECKS IN FRONT AND REAR YARDS

An open porch or enclosed above grade deck at or below the main living level of a single family dwelling may project into a required front or rear yard not more than ten (10) feet, provided that such projection does not reduce the remaining open portion of the yard to a depth of less than fifteen (15) feet.

b. ABOVE GRADE DECKS

Unenclosed above grade decks at the main living level of a single family residence may encroach into a required side yard, but may not extend closer than seven (7) feet to the property line and ten (10) feet to the nearest building.

c. BAY WINDOW

i. A bay window may project into any required front, rear or side street yard not more than three (3) feet.

ii. A bay window may project into a required side yard for three (3) and four (4) unit Residential Building: Multifamily; Townhouse; and Urban no more than three (3) feet.

d. ARCHITECTURAL FEATURES

Architectural features, such as sills, belt courses, and cornices, may project into any required yard not more than one foot.

e. ROOF, EAVE, CHIMNEY, OR AWNING

A roof, eave, chimney, or awning may project into any required yard not more than three (3) feet.

f. CANOPY

Canopies, either attached or detached, used in conjunction with retail uses in business, office, or industrial districts, may project into a required front or side street yard, provided that such projection does not reduce the remaining open portion of such yard to a depth of less than ten (10) feet.

g. OPEN STAIRS

Open stairs to a second story of a residence may project into any required side or rear yard but shall not encroach into the required front yard.

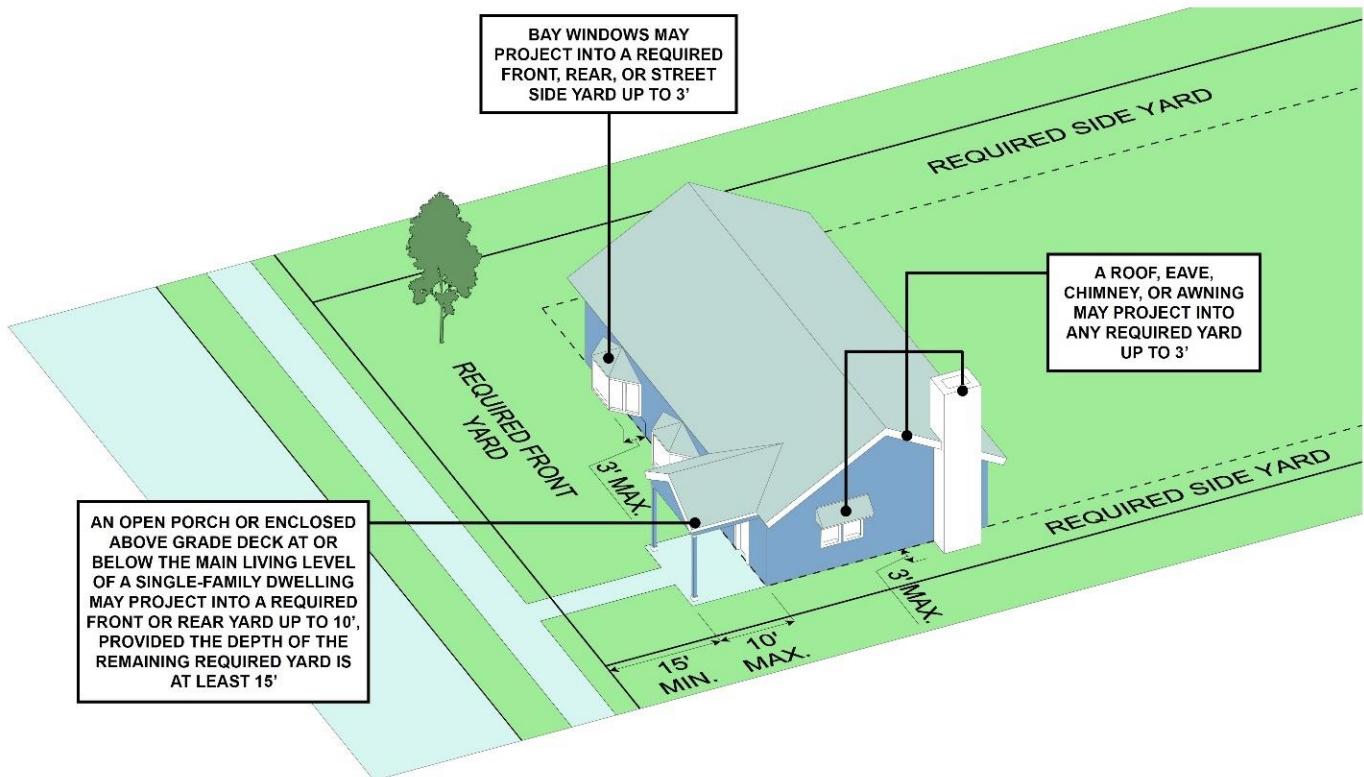
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

h. SATELLITE DISHES

Satellite dishes greater than one meter in diameter for residential use and two (2) meters in diameter for commercial/industrial use shall meet the requirements of accessory structures in required yards in **Section** Error! Reference source not found., Error! Reference source not found.).

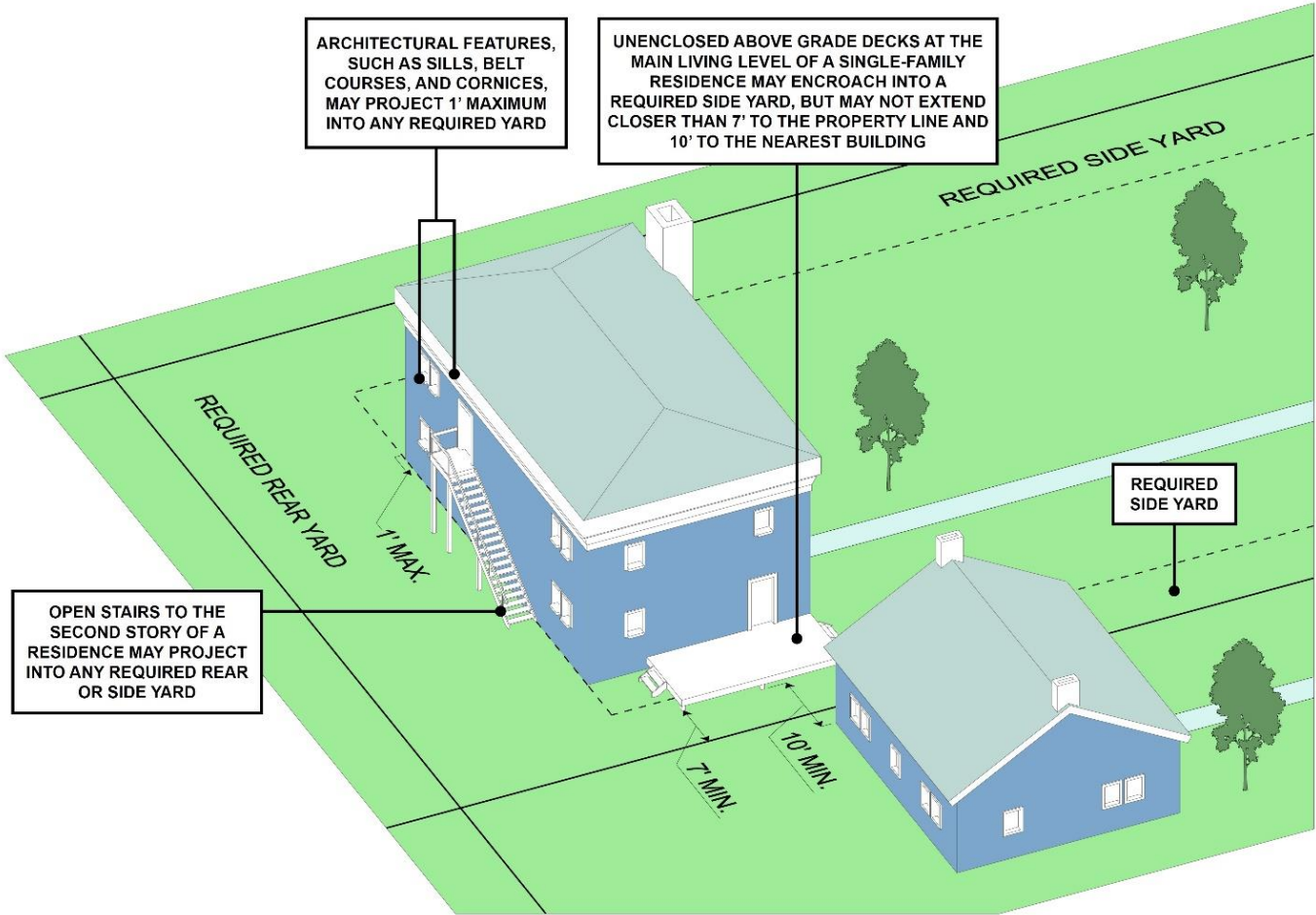
FIGURE 4.1.4.C.2: STRUCTURES WHICH MAY ENCROACH INTO REQUIRED YARDS

1 OF 3



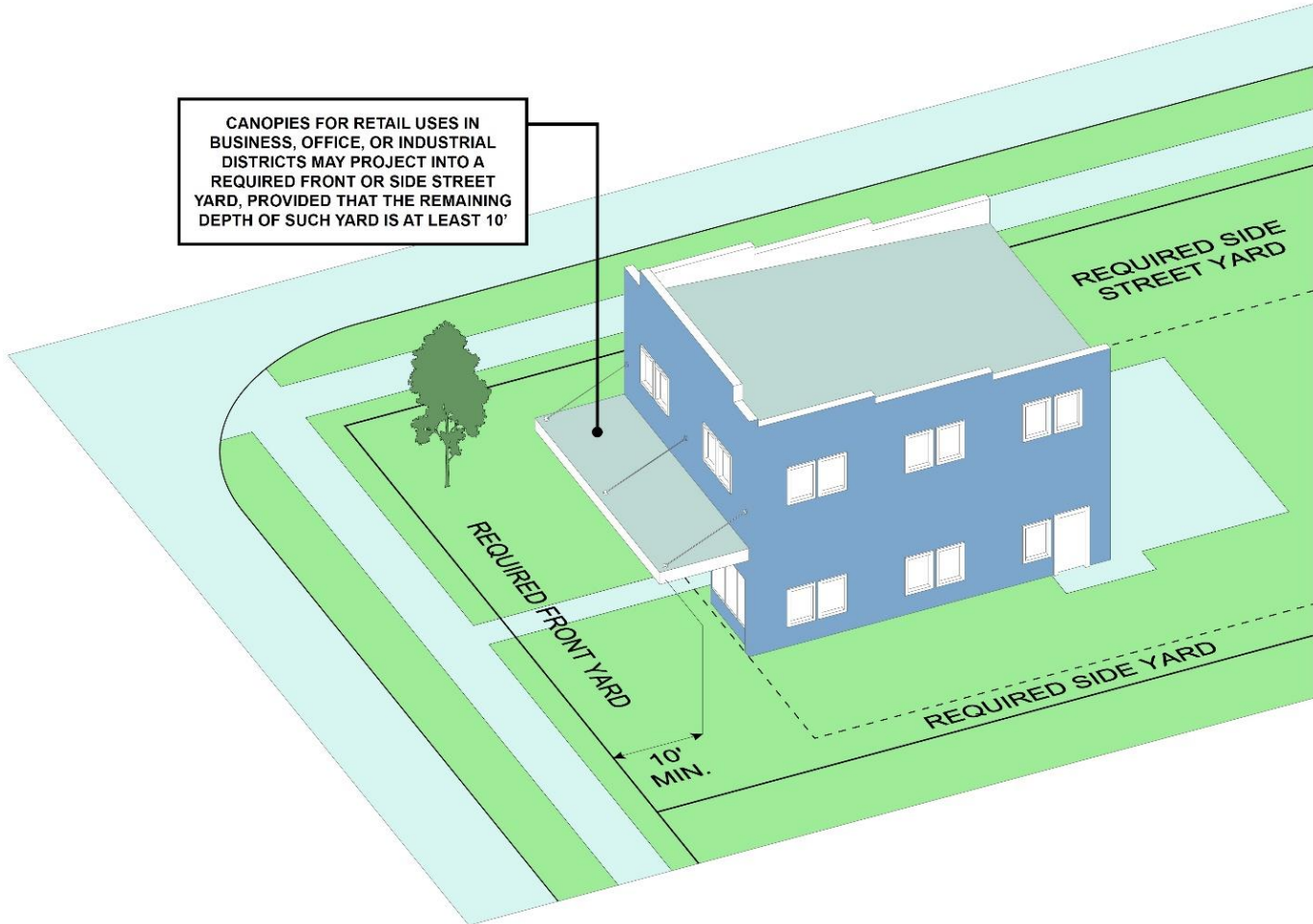
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

2 OF 3



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

3 OF 3



- Section 4.1.4.C.5, Setbacks for Taller Structures in GO, CPO, GB, GI AND MU-S Districts, is amended as follows:

5. SETBACKS FOR TALLER STRUCTURES IN GO, CPO, GB, GI AND MU-S DISTRICTS

a. PURPOSE

The purpose of setback standards for taller structures in these districts is to give flexibility to nonresidential development while preventing structures significantly taller than single family dwellings from being constructed in close proximity to such homes; thereby maintaining the privacy and outdoor enjoyment typically provided in single family districts and neighborhoods.

b. SETBACK AND MEASUREMENT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

i. The height of any building may be increased above the normal maximum by one foot for each foot of additional setback beyond the minimum setback required if adjacent to property zoned RS, RM (except RM-U), or H.

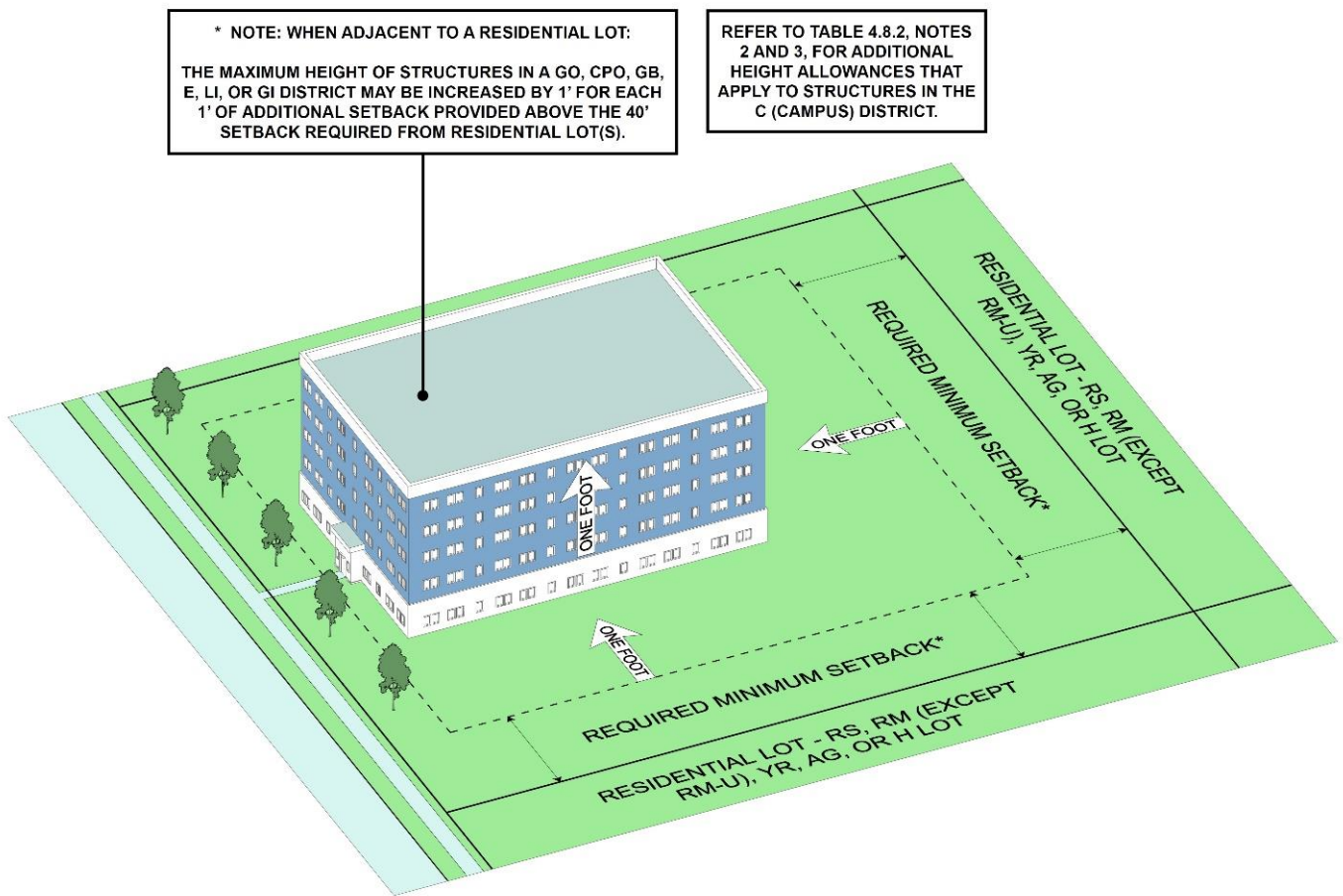
ii. If adjacent to other zoning districts, there is no height limit. See **Section** Error! Reference source not found., Error! Reference source not found..

c. EXCEPTIONS

Buildings above the normal height maximums are not allowed in the following situations:

- i. Where the proposed development is for single family detached, duplex, or twin home uses; or
- ii. Where the proposed development involves redevelopment or change of use of an existing site and does not increase the height or reduce the setback of the existing primary structure closest to the single family use or district.

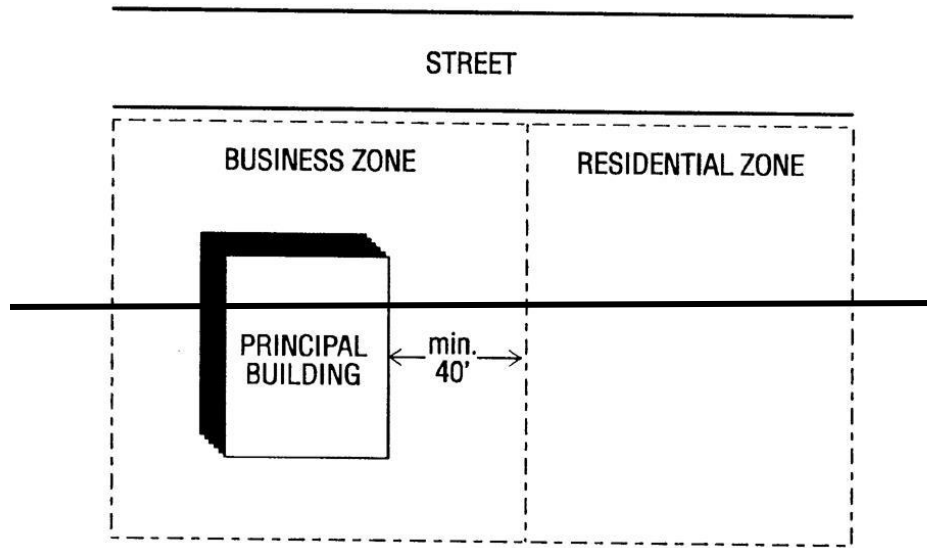
FIGURE 4.1.4.C.5: ADDITIONAL HEIGHT ALLOWANCES IN THE GO, CPO, GB, E, LI AND GI DISTRICTS



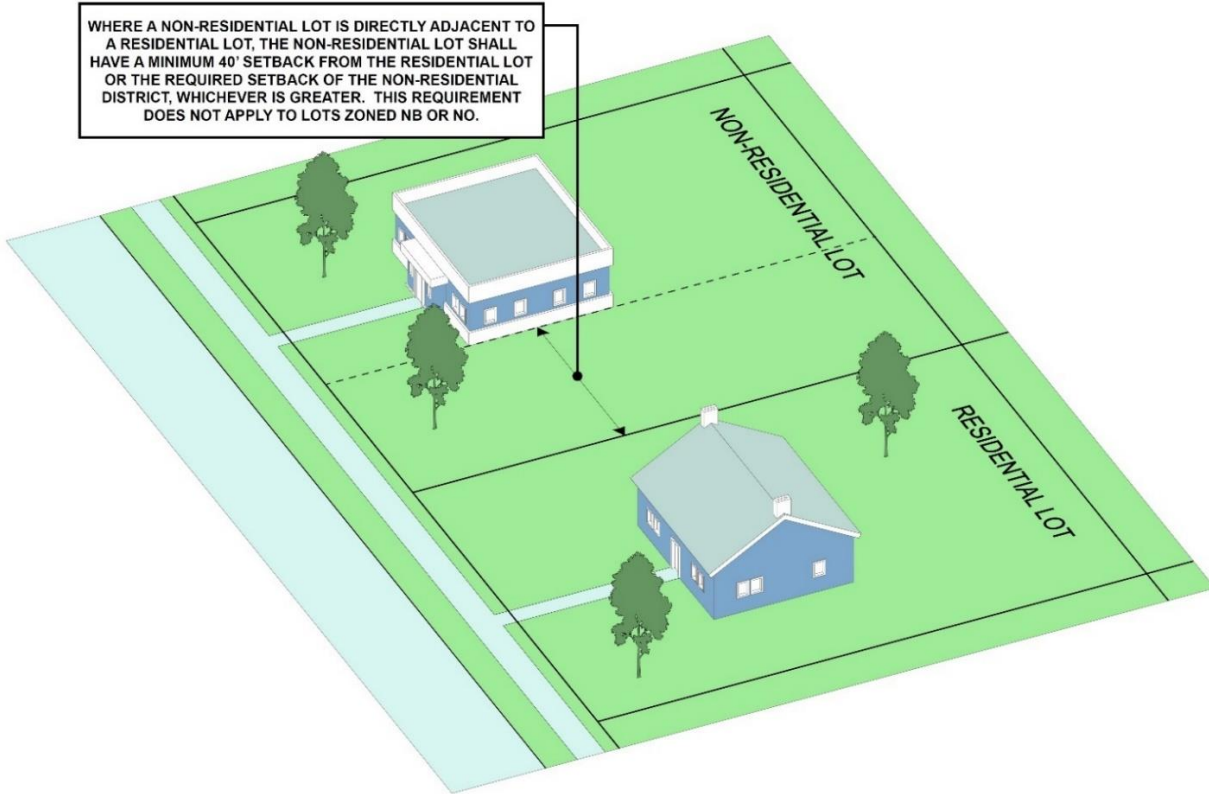
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Existing Figure 4.1.4.C.8, Setbacks When Nonresidential Districts Abut Residential Districts, shall be replaced with the revised figure as shown below.

**FIGURE 4.1.4.C.8: SETBACKS WHEN
NONRESIDENTIAL DISTRICTS ABUT RESIDENTIAL
DISTRICTS**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Section 4.5.13.B, General Dimensional Requirements, is amended as follows:

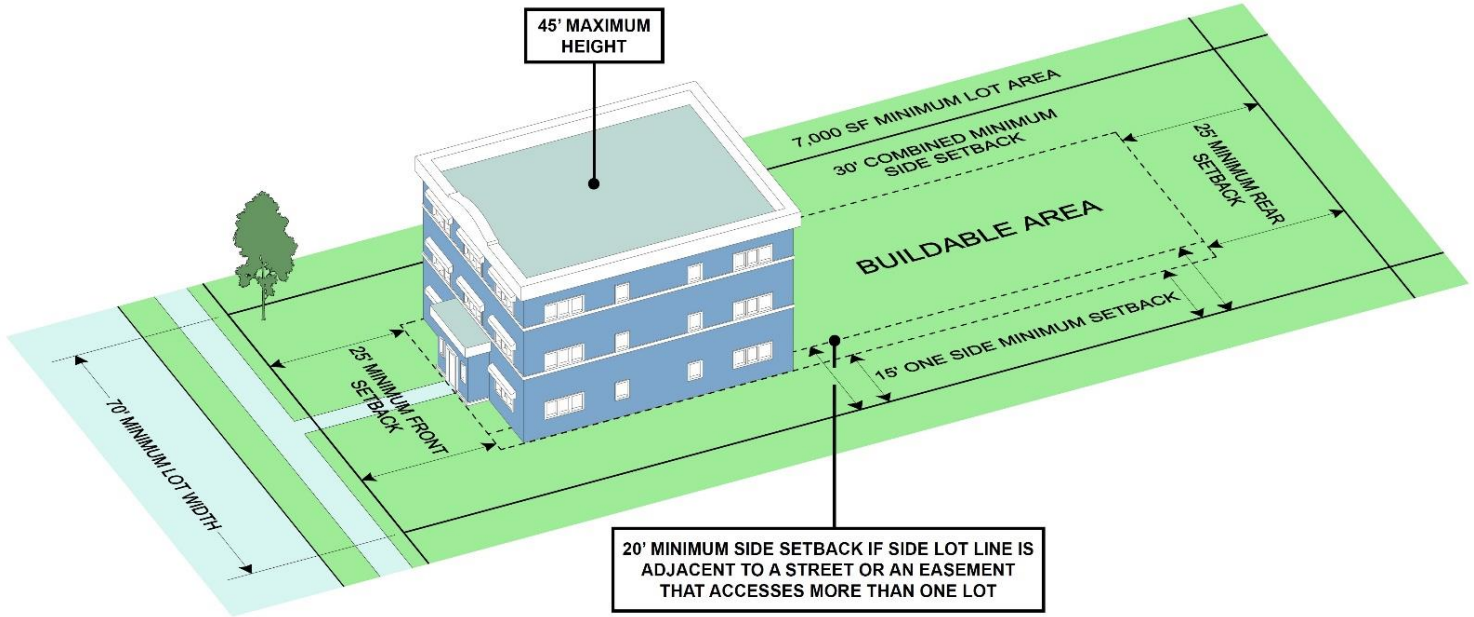
C. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.13: GENERAL DIMENSIONAL REQUIREMENTS IN THE RM-12 DISTRICT									
ZONING DISTRICT/ USE	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [2]	FRONT (FT) [3] [4]	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT) [4]		
RM-12	7,000	70	25	25	15	30	20	75	45

NOTES:
 [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 ten (10) feet from the requirements of the zoning district in which the lot is located.
 [4] Residential structures in GMA 2 shall meet the requirements of ~~Section Error! Reference source not found., Error! Reference source not found.~~

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.5.13.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-12 DISTRICT



- Section 4.5.14.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.14: GENERAL DIMENSIONAL REQUIREMENTS IN THE RM-18 DISTRICT

ZONING DISTRICT/ USE	MINIMUM ZONING LOT		MINIMUM SETBACKS				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)	
	AREA (SF)	WIDTH (FT)	FRONT (FT)	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)			STREET (FT)
RM-18	5,000	70	25	25	15	30	20	80	60

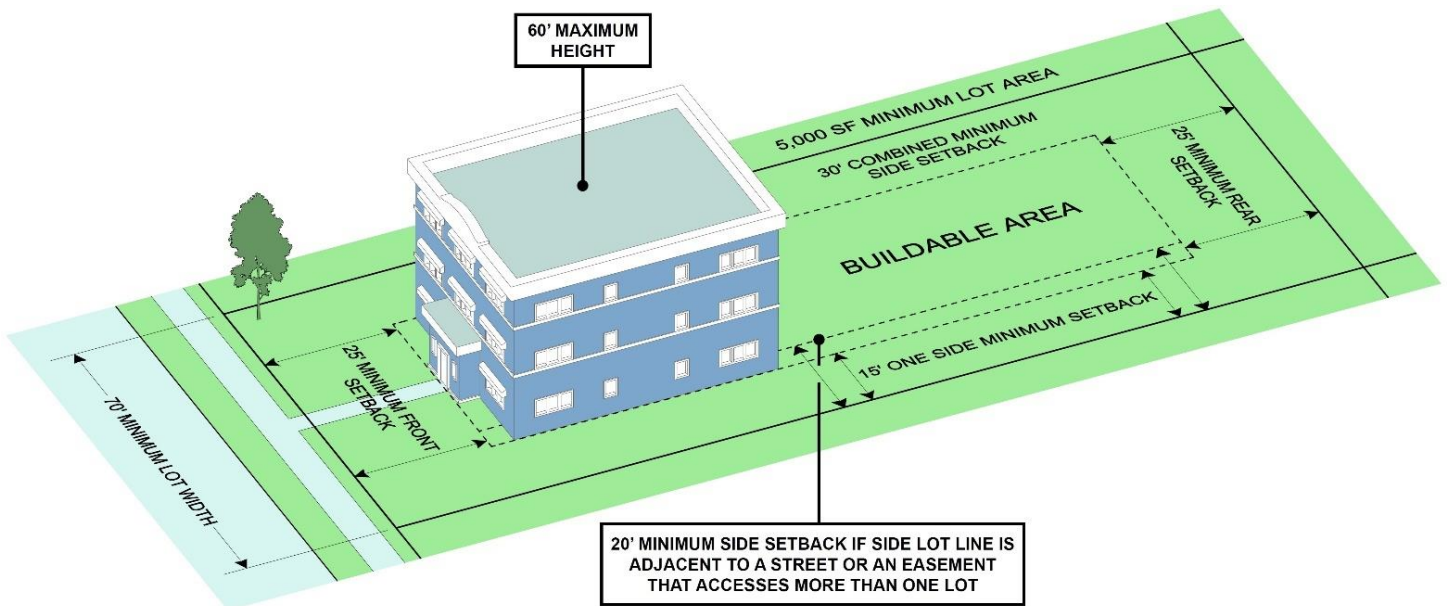
NOTES:

- [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.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

[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 ten (10) feet from the requirements of the zoning district in which the lot is located.
 [4] Residential structures in GMA 2 shall meet the requirements of *Section Error! Reference source not found., Error! Reference source not found.*

FIGURE 4.5.14.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-18 DISTRICT



- Section 4.5.15.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.15: GENERAL DIMENSIONAL REQUIREMENTS IN THE RM-U DISTRICT

ZONING DISTRICT/ USE	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)	FRONT (FT)	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT)		
RM-U	5,000	70	10	10	10	10	10	85	No Limit

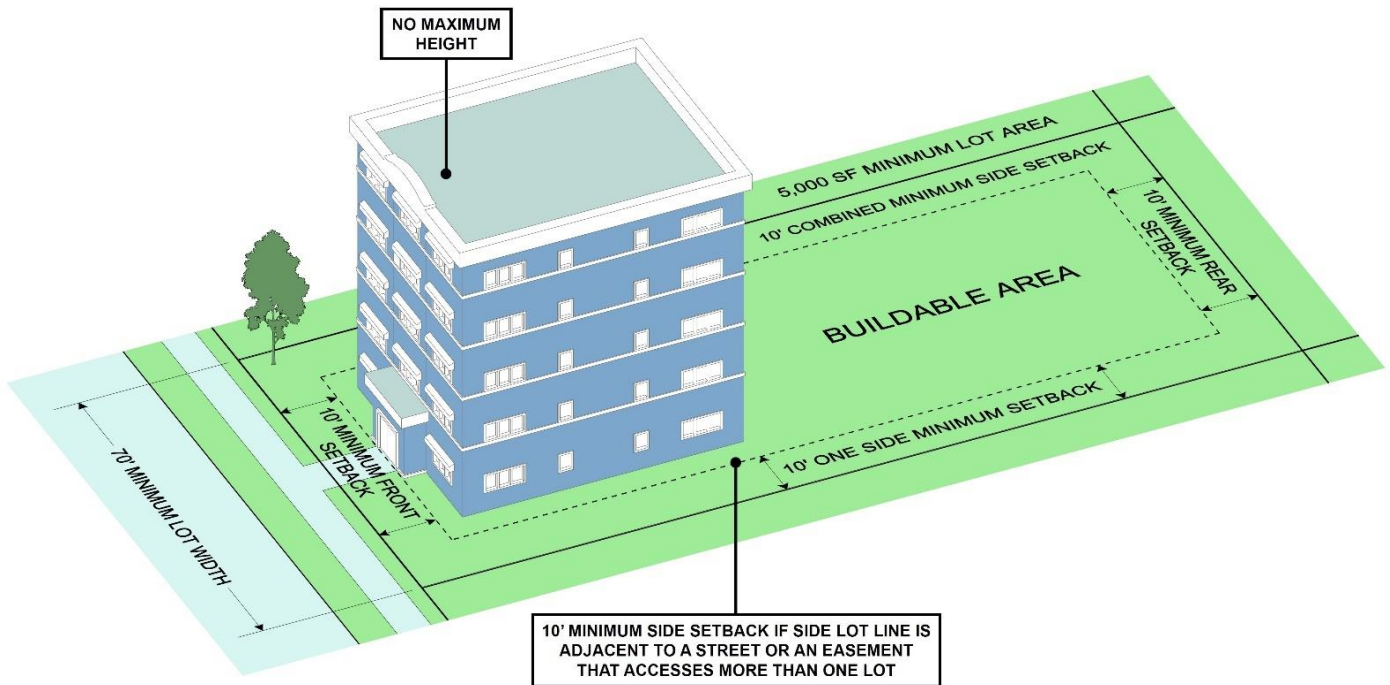
NOTES:

- [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.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

[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 ten (10) feet from the requirements of the zoning district in which the lot is located.
 [4] Residential structures in GMA 2 shall meet the requirements of ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~

FIGURE 4.5.15.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-U DISTRICT



Section 4.5.16.B, General Dimensional Requirements, is amended as follows:

- Section 4.5.16.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

1. The general dimensional requirements for a single home on an individual lot in the MH District are given below.
2. The dimensional requirements for manufactured housing developments are contained in the use conditions for manufactured housing developments (see ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~).

TABLE 4.5.16: GENERAL DIMENSIONAL REQUIREMENTS IN THE MH DISTRICT

MINIMUM ZONING LOT	MINIMUM SETBACKS		MAXIMUM IMPERVIOUS
		SIDE [1]	

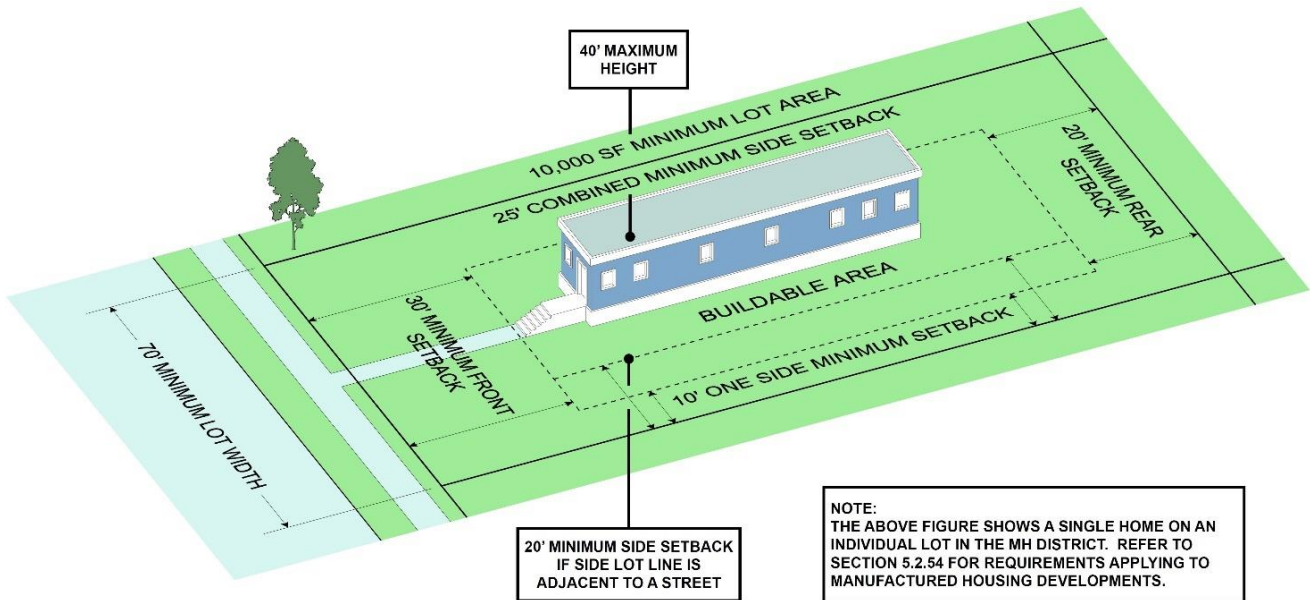
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

ZONING DISTRICT/ USE	AREA (SF)	WIDTH (FT) [2]	FRONT (FT) [3] [4]	REAR (FT)	ONE SIDE (FT)	COMBINED (FT)	STREET (FT) [4]	SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
MH	10,000	70	30	20	10	25	20	No Limit	40

NOTES:

- [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 ten (10) feet from the requirements of the zoning district in which the lot is located.
- [4] Residential structures in GMA 2 shall meet the requirements of Section Error! Reference source not found., Error! Reference source not found..

FIGURE 4.5.16.B: GENERAL DIMENSIONAL REQUIREMENTS – MH DISTRICT



- Section 4.6.1.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.1: GENERAL DIMENSIONAL REQUIREMENTS IN THE NO DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT	MINIMUM CONTIGUOUS	MINIMUM SETBACKS [2]			MAXIMUM IMPERVIOUS SURFACE	MAXIMUM HEIGHT (FT)
					SIDE		

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

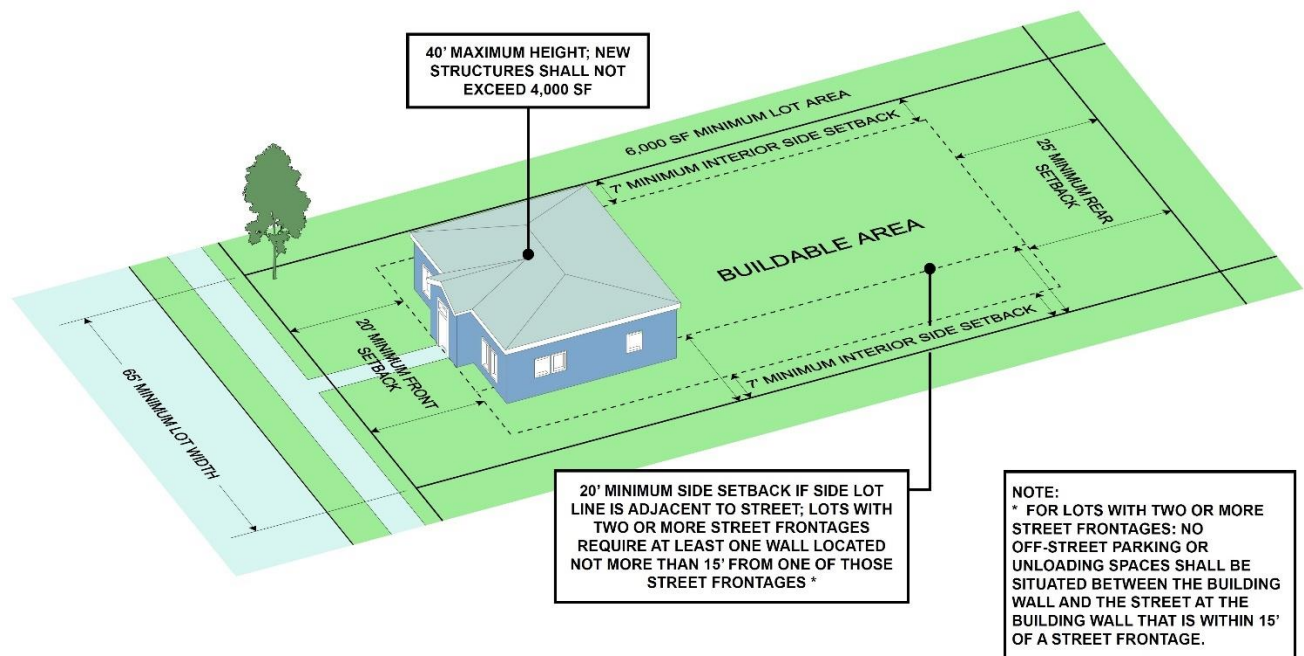
	AREA (SF)	WIDTH (FT)	SITE AREA (AC)	FRONT (FT) [1]	REAR (FT)	INTERIOR SIDE (FT)	STREET (FT) [1]	COVER (%)	
NO	6,000	65	None	20	25	7	20	60	40

NOTES:

[1] Residential structures in GMA 2 shall meet the requirements of ~~Section Error! Reference source not found., Error! Reference source not found.~~

[2] A zoning lot which has frontage on two (2) or more streets shall have at least one building wall located not more than fifteen (15) feet from one of those street frontages. There shall be no surface off-street parking or unloading spaces located between that building wall and the street or an extension of that building wall through the entire street frontage.

FIGURE 4.6.1.B: GENERAL DIMENSIONAL REQUIREMENTS – NO DISTRICT



- Section 4.6.1.C, Supplementary District Requirements, is amended as follows:

C. SUPPLEMENTARY DISTRICT REQUIREMENTS

Minimum lot sizes for single family residences, duplexes, twin homes, and multifamily developments must meet the requirements of ~~Section Error! Reference source not found., Error! Reference source not found.~~

Other supplemental district requirements are:

1. STRUCTURES SIZE

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

New structures in the NO District shall not exceed four thousand (4,000) square feet in gross floor area.

2. PARKING REQUIREMENTS

a. REDUCTIONS

Off-street parking requirements contained in **Section** Error! Reference source not found., Error! Reference source not found., are reduced fifteen percent (15%).

b. LOCATION

i. All off-street parking shall be provided to the rear or to the side of the principal structure with the exception of two (2) parking spaces which may be located in front of the structure.

ii. The side parking area may be no closer to the street than the principal structure.

3. LANDSCAPING, BUFFERYARD, AND STREETYARD STANDARDS

The following landscaping and bufferyard standards apply in the NO District.

a. FRONT YARD

Ten (10) feet of the front yard in the NO District shall be landscaped with plant materials to provide a grassed lawn or other maintained landscaping.

b. REAR PARKING

Parking area shall be buffered by a type I bufferyard, as defined in **Section** Error! Reference source not found., Error! Reference source not found., adjacent to residentially-zoned property.

c. SIDE PARKING

Type I plantings will be provided in the required streetyard. A type II bufferyard, as defined in **Section** Error! Reference source not found., Error! Reference source not found., shall be provided if side parking abuts a residentially-zoned property.

4. SIGNAGE

a. Only one sign per structure will be permitted in NO Districts.

b. This sign may be a ground sign, projecting sign, roof sign, or wall sign.

c. This sign will be limited to eight (8) square feet as defined in **Section** Error! Reference source not found., Error! Reference source not found..

5. TRASH FACILITIES

Dumpsters shall be enclosed on three (3) sides with walls at least eight (8) feet high and constructed of the same material as the principal building on the zoning lot; the fourth side of the enclosure shall be a permanent gate of wood or other opaque material.

6. EXTERIOR LIGHTING

Exterior lighting on the property shall not be installed at a height of more than eight (8) feet above the finished grade and shall be so shielded as to cast no direct light upon adjacent property.

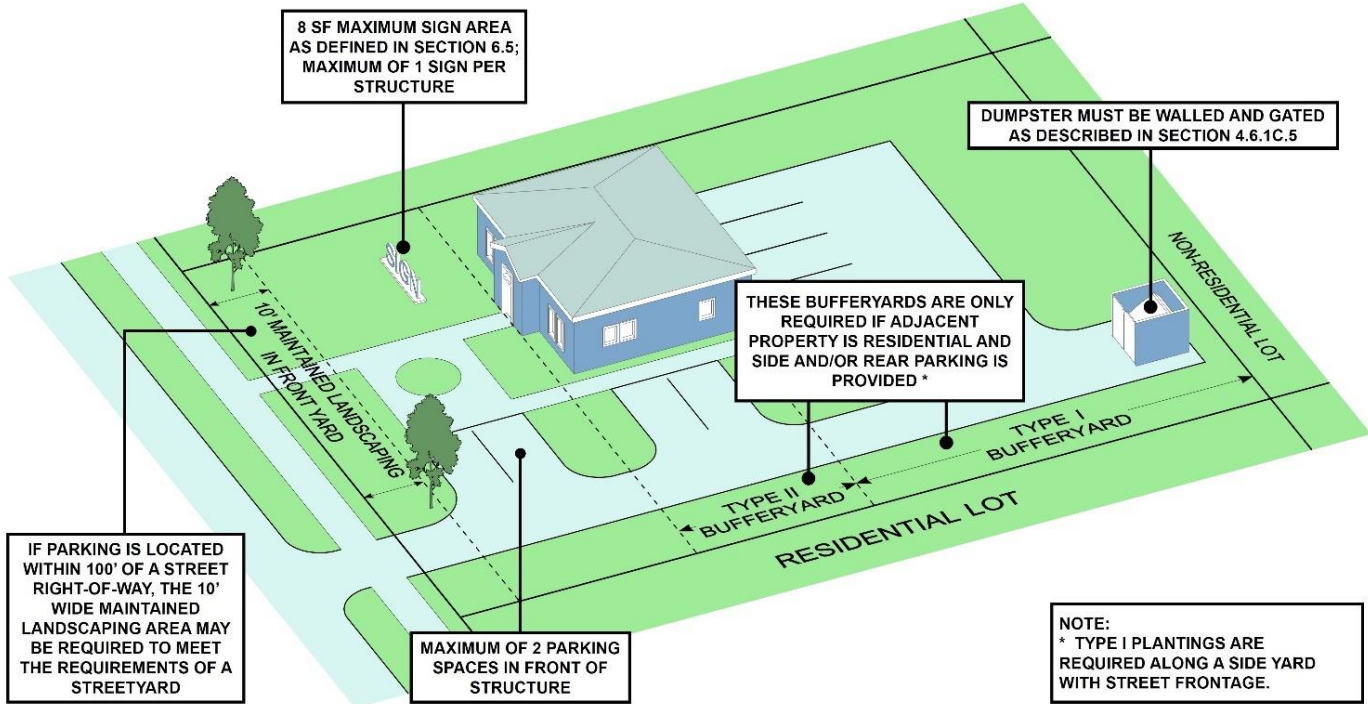
7. MULTIFAMILY RESIDENTIAL DEVELOPMENT

a. Multifamily residential development is permitted at a maximum density of four (4) units per acre.

b. Multifamily residential buildings may contain no more than four (4) units per structure.

FIGURE 4.6.1.C: CERTAIN SUPPLEMENTARY DISTRICT REQUIREMENTS – NO DISTRICT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Section 4.6.2.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

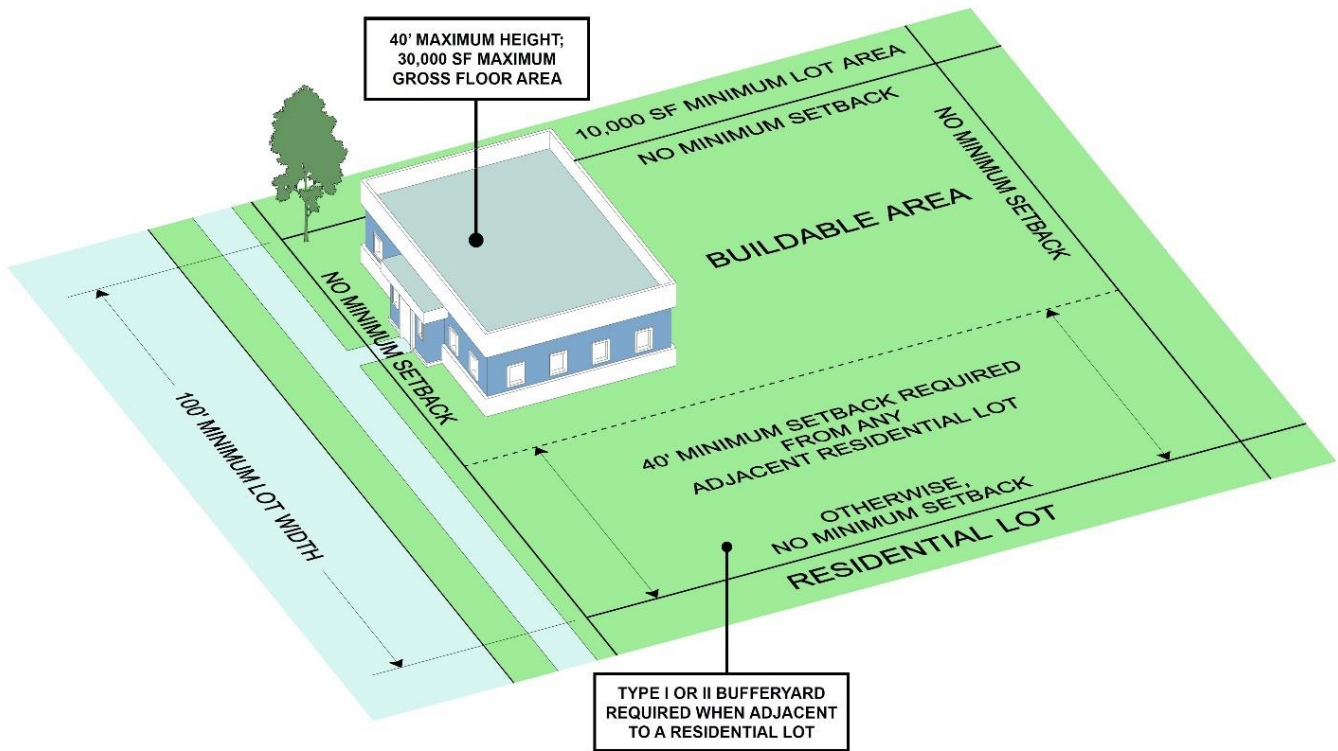
TABLE 4.6.2: GENERAL DIMENSIONAL REQUIREMENTS IN THE LO DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1], [3]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)		FRONT (FT) [2]	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT) [2]		
LO	10,000	100	No Limit	None	None	None	None	75	40

NOTES:
 [1] 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.
 [2] Residential structures in GMA 2 shall meet the requirements of ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~
 [3] Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~ (W)

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.2.B: GENERAL DIMENSIONAL REQUIREMENTS – LO DISTRICT



- Section 4.6.2.E, Use-Based Gross Floor Area Restrictions, is amended as follows:

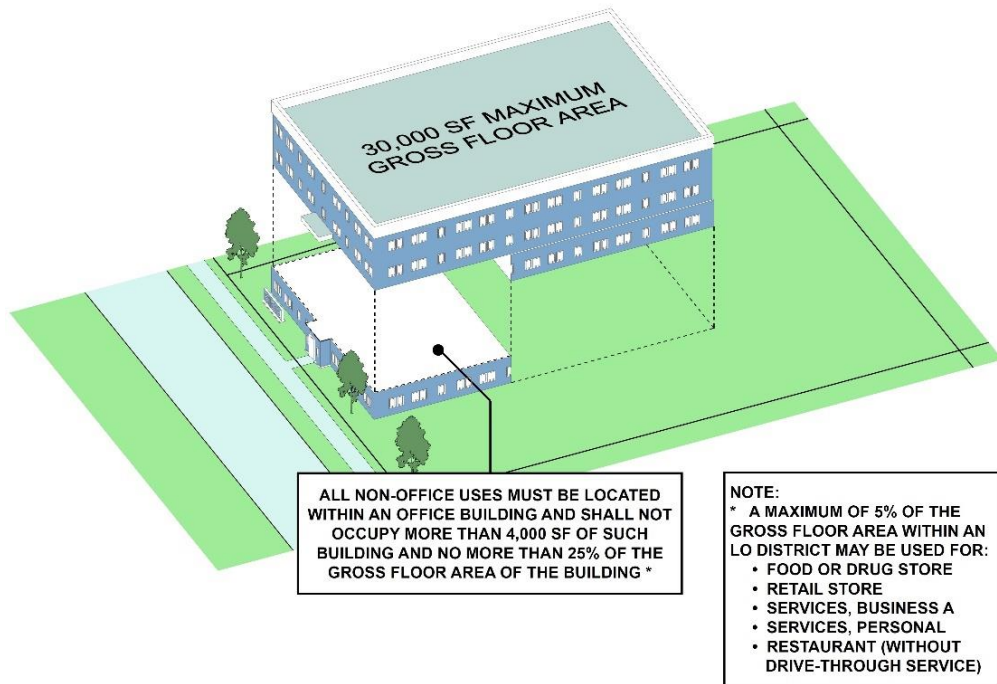
E. USE-BASED GROSS FLOOR AREA RESTRICTIONS

1. A maximum of five percent (5%) of the gross floor area of development within the LO zoning district may be used for the following uses:
 - a. Food or Drug Store;
 - b. Retail Store;
 - c. Services, Business A;
 - d. Services, Personal; or
 - e. Restaurant (without drive-through service).
2. The uses listed above shall be further restricted to the following conditions:
 - a. All non-office uses shall be within the same building as the office development and shall not exceed twenty-five percent (25%) of the gross floor area of said building.
 - b. All non-office development shall be calculated as a percentage of existing or new office square footage on the same zoning lot.
 - c. No non-office development shall be occupied until a minimum of seventy-five (75%) of office square footage in the building has been built.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- d. A maximum of four thousand (4,000) square feet of non-office uses shall be allowed in any single office structure.
- e. No free-standing signage for non-office uses is permitted.
- f. Building signage shall be limited to a maximum of six (6) square feet of copy area and shall not be internally illuminated.

FIGURE 4.6.2.E: CERTAIN USE-BASED GROSS FLOOR AREA RESTRICTIONS – LO DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.6.3.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.3: GENERAL DIMENSIONAL REQUIREMENTS IN THE CPO DISTRICT

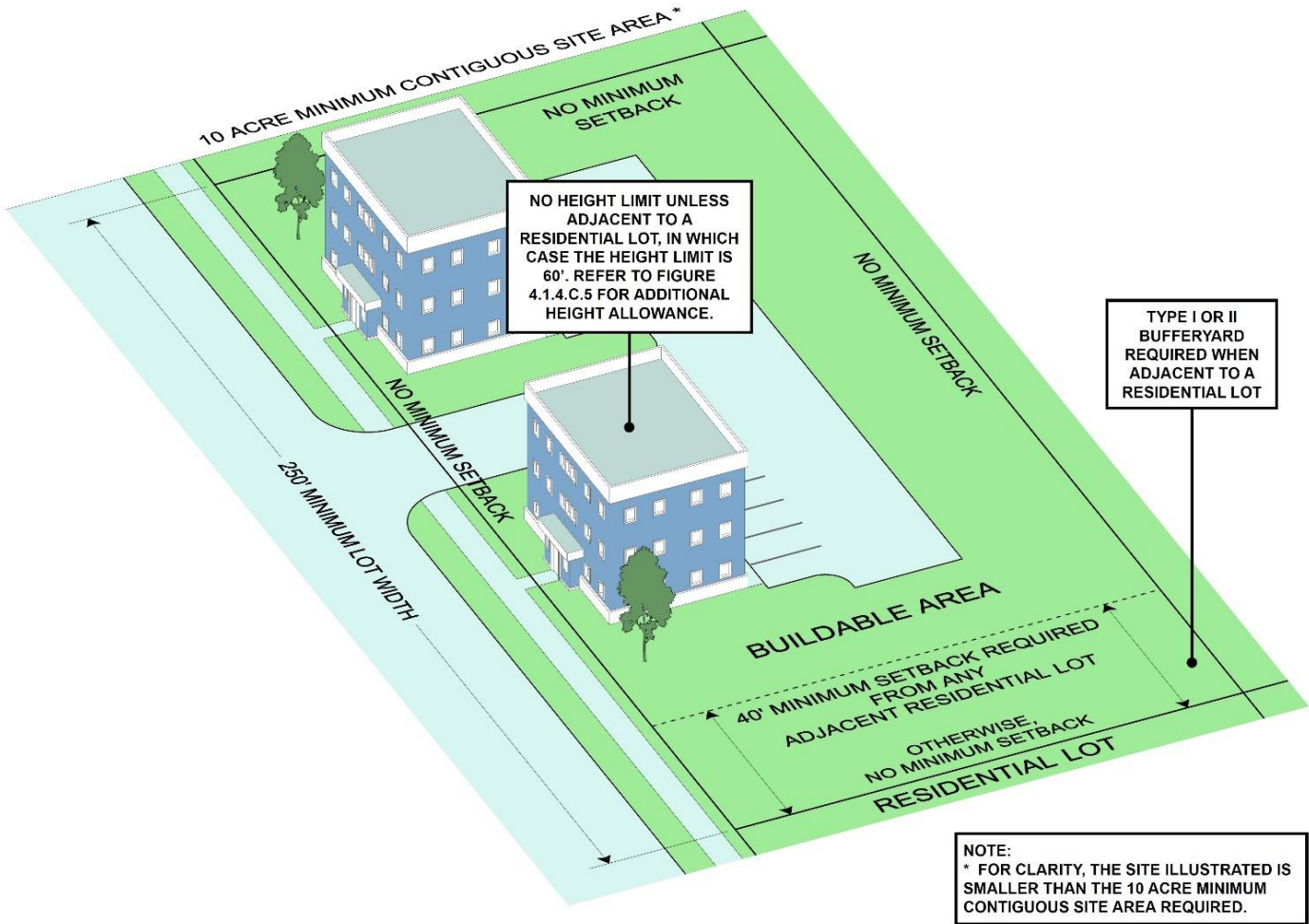
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [2], [4]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [3]
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
CPO	[1]	250 [1]	10	None	None	None	None	80	60/ unlimited

NOTES:

- [1] For outparcels with internal access to the property provided, the minimum lot size is twenty thousand (20,000) square feet; the required minimum lot width is reduced to one hundred (100) feet; and the interior rear and side yard requirements are deleted, except that any side yard provided adjacent to an interior lot line shall not be less than twelve (12) feet. Negative access along external roads must be provided and on record.
- [2] 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.
- [3] Height of structure above sixty (60) feet may be increased by one foot for each foot of additional setback beyond minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.
- [4] *Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, Error! Reference source not found.. (W)*

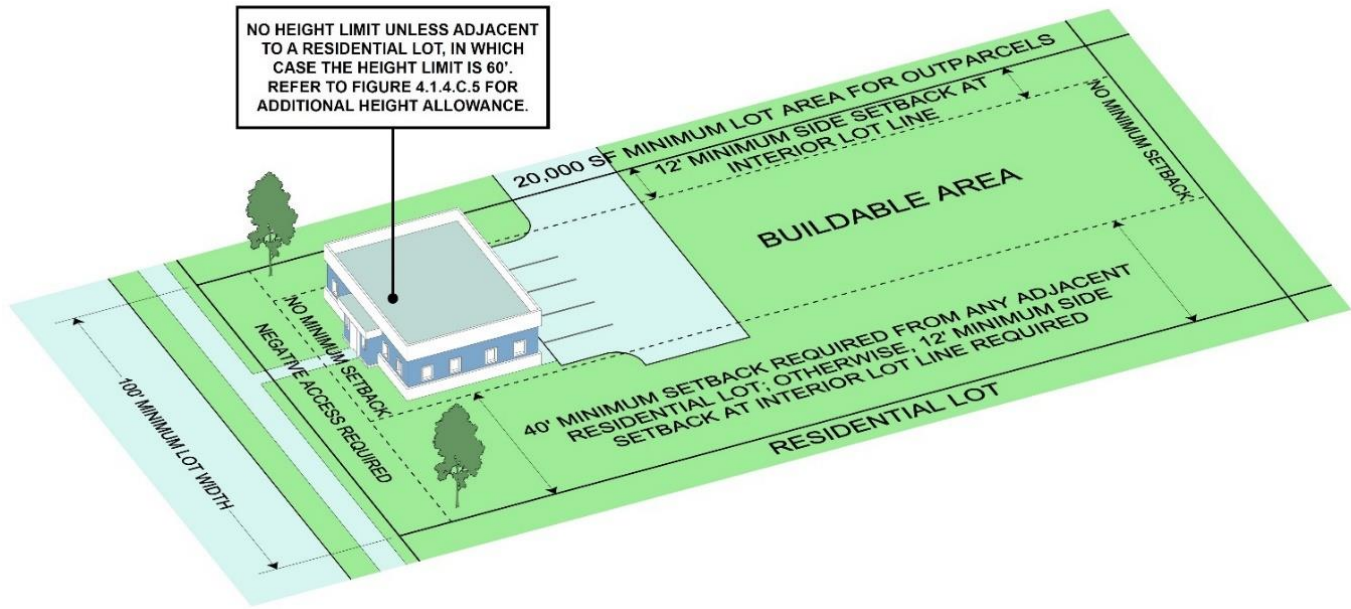
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.3.B: GENERAL DIMENSIONAL REQUIREMENTS – CPO DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.3.B.1: OUTPARCEL REQUIREMENTS – CPO DISTRICT



- Section 4.6.4.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.4: GENERAL DIMENSIONAL REQUIREMENTS IN THE GO DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1], [4]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [3]
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
GO	10,000	75	None	None	None	None	None	80 [2]	60/unlimited

NOTES:

[1] 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.

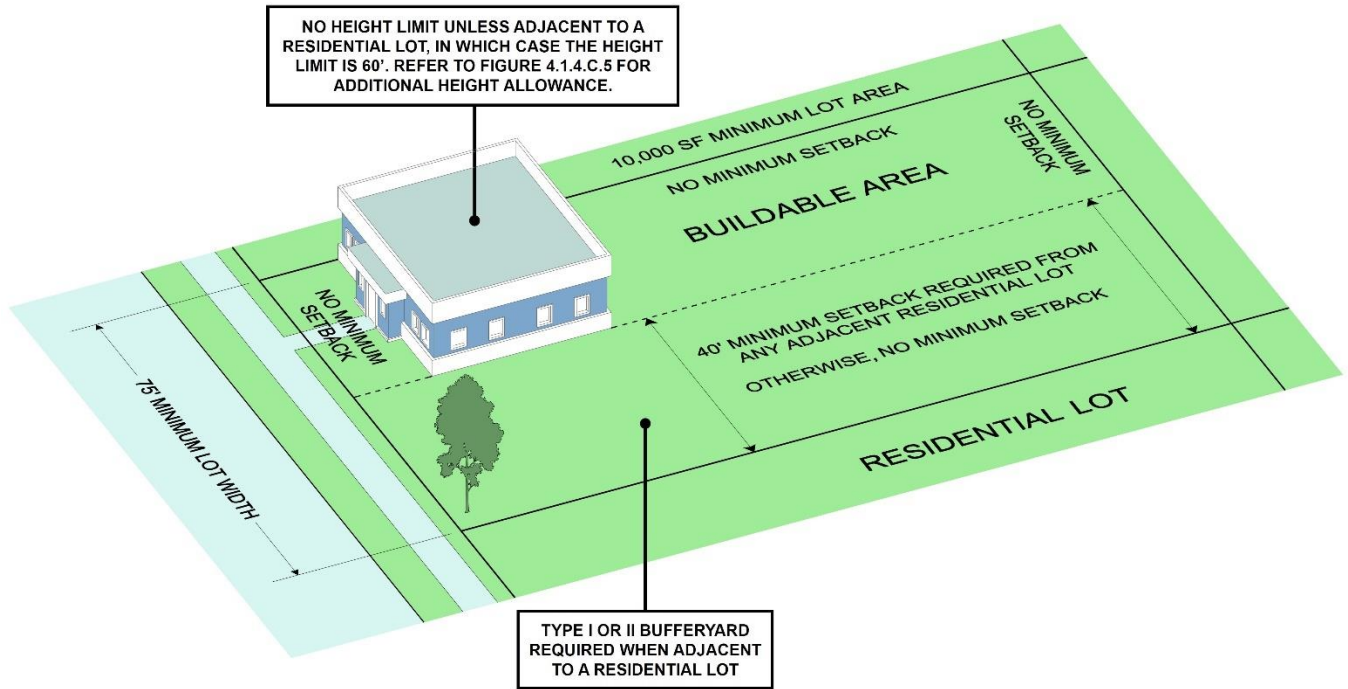
[2] The eighty percent (80%) limit applies only to GMA 3.

[3] There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased one foot for each foot of additional setback beyond the forty (40) foot minimum required if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

[4] *Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, Error! Reference source not found.. (W)*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.4.B: GENERAL DIMENSIONAL REQUIREMENTS – GO DISTRICT



- Section 4.6.5.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.5: GENERAL DIMENSIONAL REQUIREMENTS IN THE NB DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [2], [3]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)		FRONT (FT) [1]	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT) [1]		
NB	6,000	65	None	0	25	7	20	No Limit	40

NOTES:

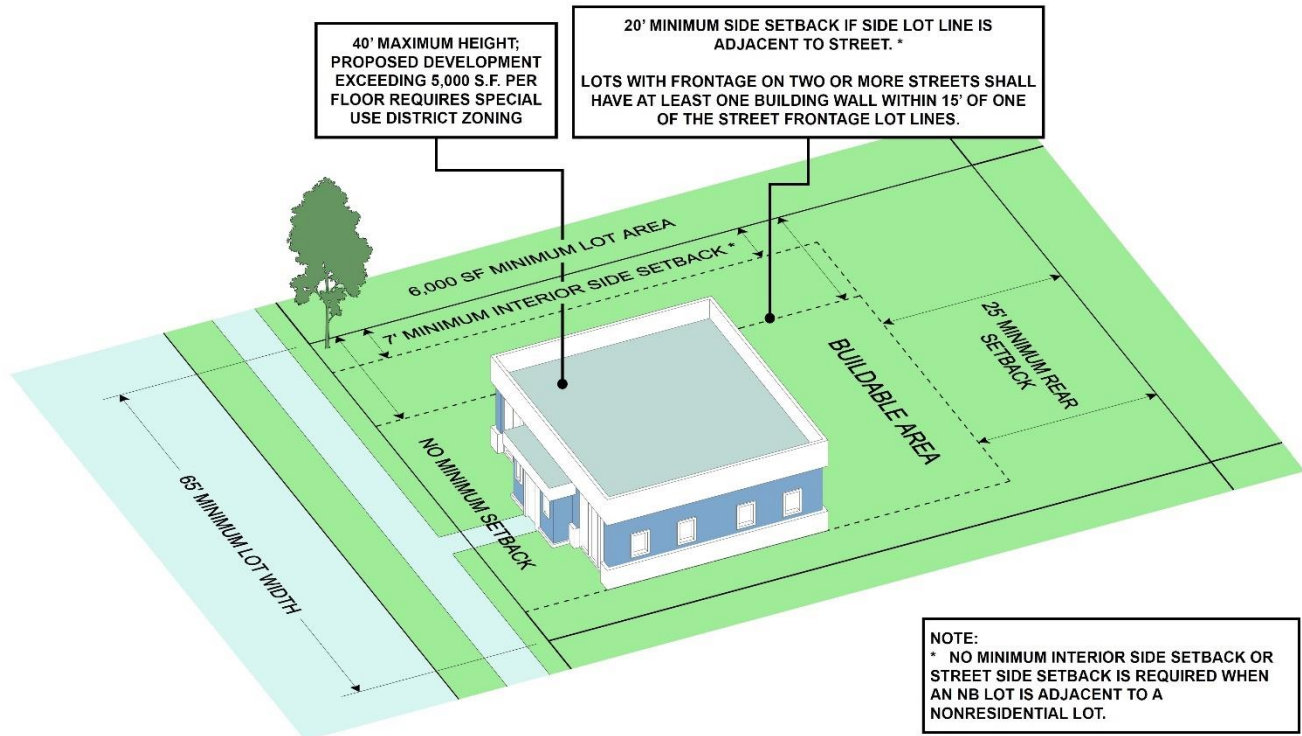
[1] Residential structures in GMA 2 shall meet the requirements of ~~Section Error! Reference source not found., Error! Reference source not found.~~

[2] A zoning lot which has frontage on two (2) or more streets shall have at least one building wall located not more than fifteen (15) feet from one of those street frontages. There shall be no surface off-street parking or unloading spaces located between that building wall and the street or an extension of that building wall through the entire street frontage.

NOTE: Items to be removed are indicated with a ~~strikethrough~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

[3] A zoning lot that is adjacent to another nonresidential lot may have minimum setbacks for interior side and side street of zero (0).

FIGURE 4.6.5.B: GENERAL DIMENSIONAL REQUIREMENTS – NB DISTRICT



- Section 4.6.5.C, Supplementary District Requirements, is amended as follows:

C. SUPPLEMENTARY DISTRICT REQUIREMENTS

1. FLOOR AREA LIMITATION

- a. New development is limited to a maximum gross floor area of five thousand (5,000) square feet per floor.
- b. Proposed development exceeding five thousand (5,000) square feet per floor requires special use district zoning.

2. PROHIBITED USES

The following uses are not permitted in GMAs 1, 2 and 3:

- a. Motor Vehicle Repair and Maintenance;
- b. Convenience Store with Gasoline Sales; and
- c. Retail Store Specializing in Automobile Supply.

3. PROHIBITED ACTIVITIES

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- a. No drive-through or in-car service shall be permitted.
- b. No gasoline sales shall be permitted in an NB District in GMAs 1, 2 and

3.

4. MOTOR VEHICLE STORAGE YARD

a. A motor vehicle storage yard with a maximum enclosed storage area of three thousand (3,000) square feet shall be permitted as an accessory use to a motor vehicle repair and maintenance facility, where permitted in accordance with **Section 4.1.1C.4, Motor Vehicle Storage Yard**.

b. Such yard shall meet all use conditions applicable to motor vehicle storage yards, **Section Error! Reference source not found.**, **Error! Reference source not found.**.

5. AUTOMATIC TELLER MACHINES

Automatic teller machines shall be permitted as an accessory use if not constructed as a drive-through facility.

6. PARKING REQUIREMENTS

a. The following parking requirements apply in the NB District.

b. Districts located within GMA 1, 2 or 3 must meet the additional requirements of **Section 4.1.1C.13, Design Enhancements**.

i. REDUCTIONS

As per **Section Error! Reference source not found.**, **Error! Reference source not found.**, off-street parking requirements are reduced thirty percent (30%).

ii. LOCATION

1. All off-street parking shall be provided to the rear or to the side of the principal structure with the exception of two (2) parking spaces which may be located in front of the structure.

2. The side parking area may be no closer to the street than the principal structure.

7. LANDSCAPING, BUFFERYARD AND STREETYARD STANDARDS

Rear parking and side parking areas shall be buffered by a type II bufferyard, as defined in **Section Error! Reference source not found.**, **Error! Reference source not found.**, if adjacent to residentially zoned property.

8. SIGNAGE

a. **IN FORSYTH COUNTY**

i. Freestanding and attached signs are permitted in NB Districts.

ii. One freestanding sign with a maximum height of four (4) feet and a maximum area of twenty (20) square feet is permitted. (F)

iii. Attached signage may include awning, projecting, or wall signs with a maximum area of five percent (5%) of the building wall. (F)

iv. Attached signage may only be installed on street-facing façades. (F)

v. Internally illuminated signs are prohibited. (F)

vi. The sign(s) shall meet the requirements of **Section Error! Reference source not found.**, **Error! Reference source not found.**. (F)

b. **IN WINSTON-SALEM**

i. *Freestanding and attached signs are permitted in NB Districts. (W)*

ii. *One freestanding sign with a maximum height of four (4) feet and a maximum area of twenty (20) square feet is permitted. (W)*

iii. *Attached signage may include awning, projecting or wall signs with a maximum area of five percent (5%) of the building. (W)*

iv. *Attached signage may only be installed on street-facing façades. (W)*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

v. *Internally illuminated signs are prohibited. (W)*

vi. *The sign(s) must meet the requirements of **Section Error! Reference source not found.**, Error! Reference source not found.*. (W)

9. TRASH FACILITIES

Dumpsters shall be enclosed on three (3) sides with walls at least eight (8) feet high and constructed of a material similar to the principal building on the zoning lot; the fourth side of the enclosure may be a permanent gate of wood or other opaque material.

10. EXTERIOR LIGHTING

Exterior lighting on the property shall not be installed at a height of more than twenty-five (25) feet above the finished grade and shall utilize full cut off fixtures so as to cast no direct light upon adjacent property.

11. ON-STREET PARKING

Some on-street parking may be permitted to satisfy off-street parking requirements in accordance with **Section Error! Reference source not found.**, Error! Reference source not found.

12. SCREENING MECHANICAL EQUIPMENT

All on-site mechanical equipment shall be screened in accordance with **Section Error! Reference source not found.**, Error! Reference source not found., or **Section Error! Reference source not found.**, Error! Reference source not found., as appropriate.

13. DESIGN ENHANCEMENTS

The following design enhancements are required in GMAs 1, 2 and 3:

a. BUILDING ENTRANCE ORIENTATION

i. All buildings in the NB District shall have at least one (1) principal building entrance oriented to the street.

ii. There shall be at least one (1) entrance per one hundred (100) linear feet of street frontage, on one or more street-facing façades.

b. GROUND FLOOR TRANSPARENCY OF NONRESIDENTIAL STRUCTURES

i. No less than fifty percent (50%) of the ground floor (between two (2) and ten (10) feet above street level) street-facing façades of structures within the NB District shall consist of transparent windows, doors, or openings in the façade.

ii. Where walls, fences, or other similar features exist between the public right-of-way and the street-facing façade, a minimum of fifty percent (50%) of such feature shall consist of transparent openings.

c. OFF-STREET PARKING AND LOADING

i. No surface off-street parking or unloading spaces, except a maximum of two (2) spaces in accordance with **Section Error! Reference source not found.**, Error! Reference source not found., shall be located between the building wall and the street or an extension of that building wall through the entire street frontage.

ii. Parking reductions and location must be in accordance with the requirements of **Section Error! Reference source not found.**, Error! Reference source not found.

d. BUILDING WALLS WITH STREET FRONTAGE

Building walls with street frontage shall emphasize pedestrian-oriented architectural features such as façade articulation, windows, awnings, porticoes, and similar features.

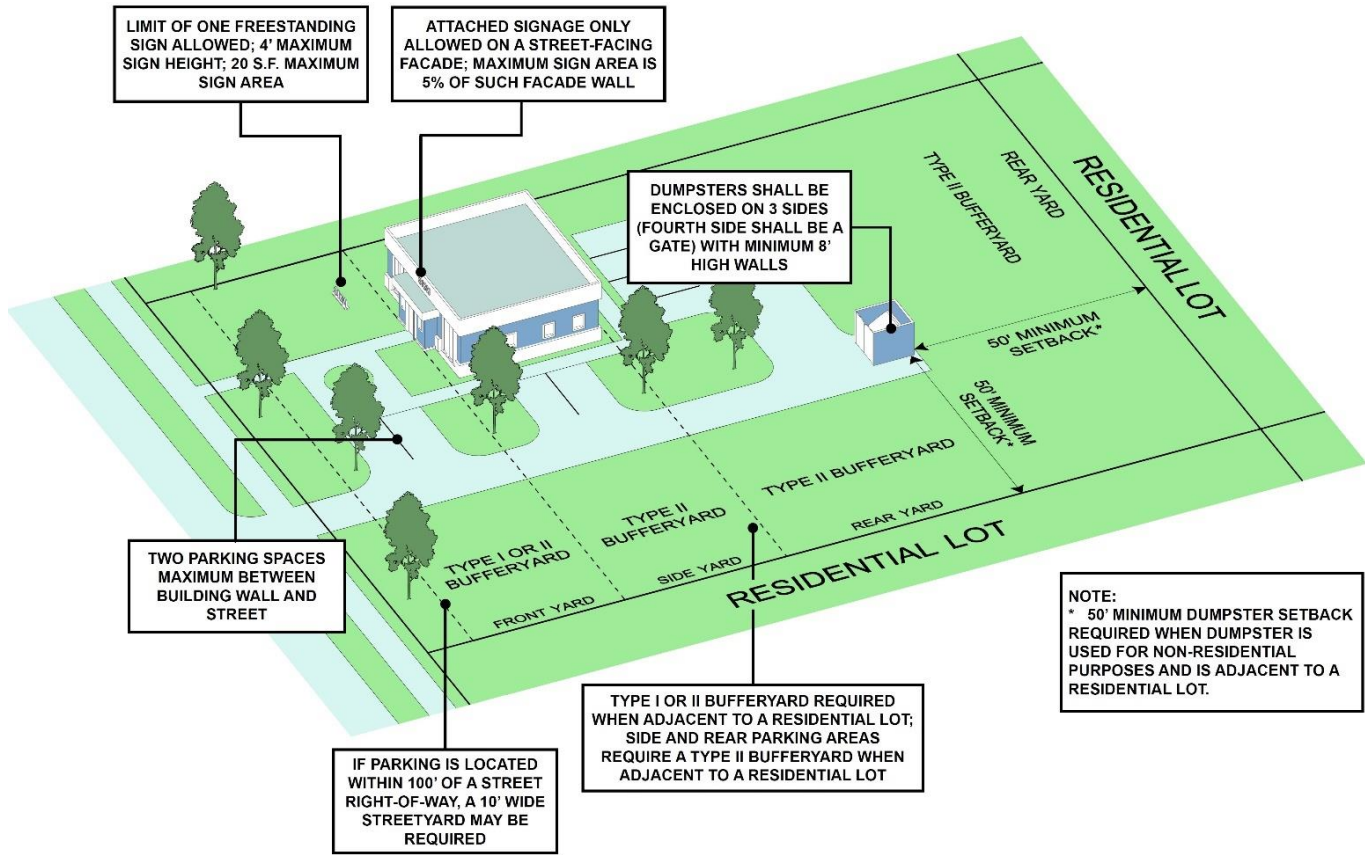
14. MULTIFAMILY DEVELOPMENT

a. Multifamily development is permitted only in combined use buildings at a maximum density of four (4) units not located on the ground floor.

b. Additional units may be permitted through special use district zoning.

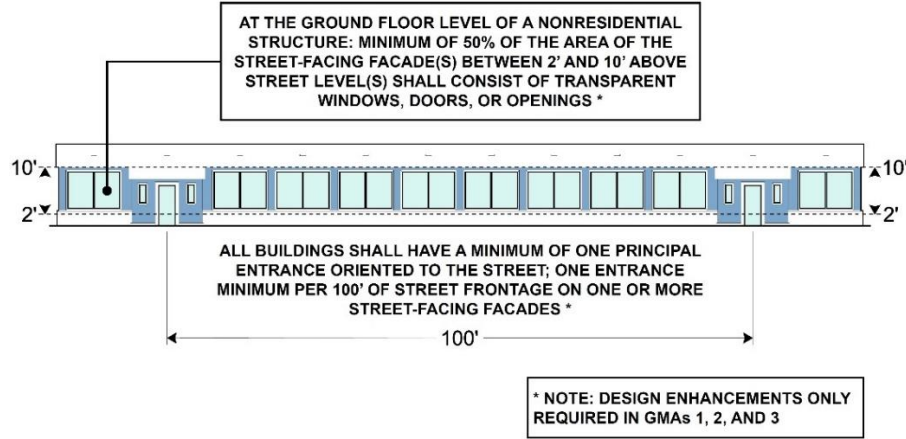
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 4.6.5.C: CERTAIN SUPPLEMENTARY DISTRICT REQUIREMENTS
 – NB DISTRICT**



**FIGURE 4.6.5.C.13: CERTAIN DESIGN ENHANCEMENT REQUIREMENTS
 – NB DISTRICT**

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Section 4.6.6.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.6: GENERAL DIMENSIONAL REQUIREMENTS IN THE PB DISTRICT

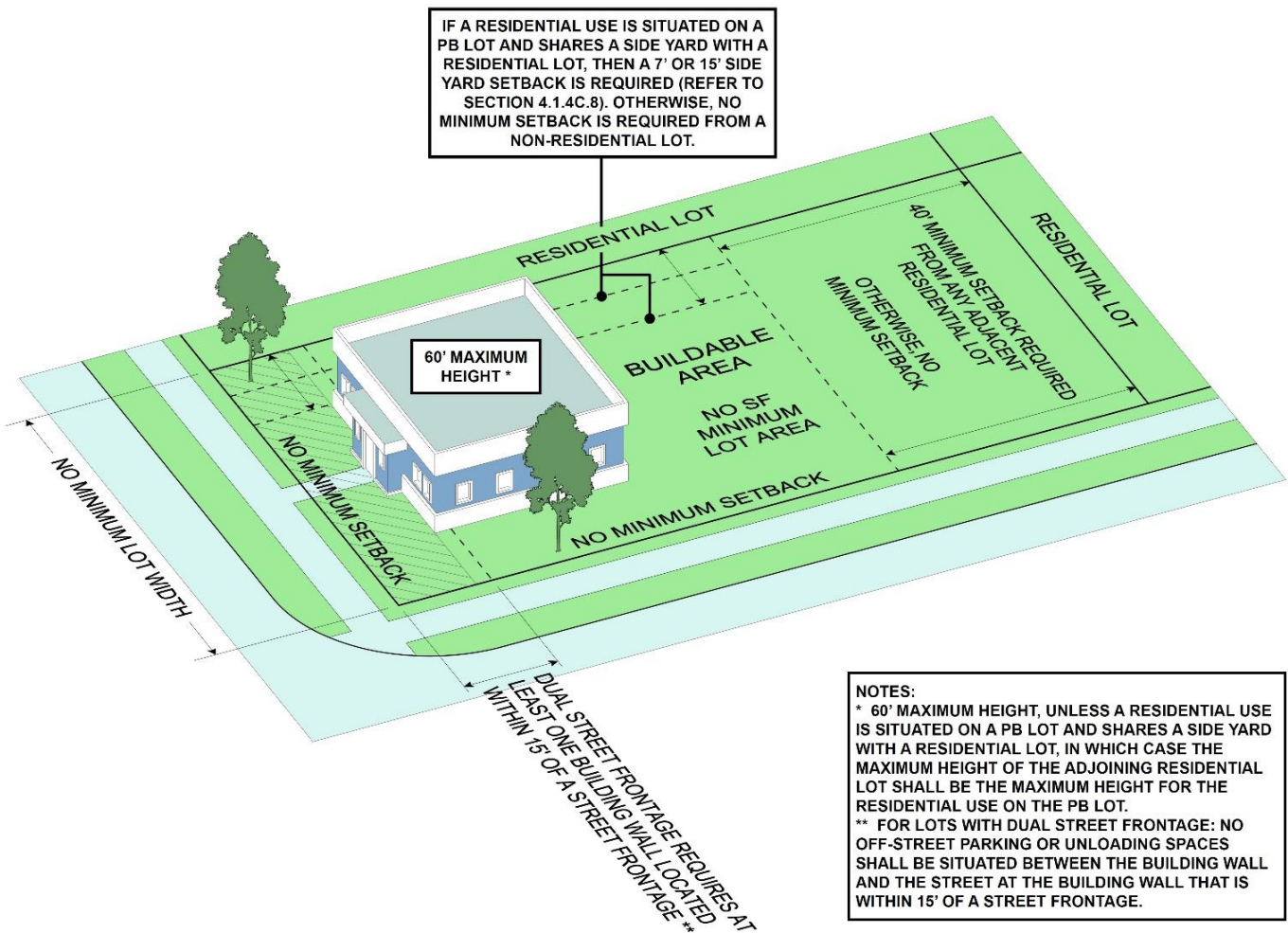
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1], [2], [4]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [2]
	AREA (SF)	WIDTH (FT)		FRONT (FT) [3]	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT) [3]		
PB	None	None	None	None	None	None	None	Unlimited	60

NOTES:

- [1] 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.
- [2] Whenever a residential use in the PB District shares a side yard boundary line with a lot in a residential district, the requirements of ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~, shall apply.
- [3] *Residential structures in GMA 2 shall meet the requirements of Section Error! Reference source not found., Error! Reference source not found.*
- [4] A zoning lot which has frontage on two (2) or more streets shall have at least one building wall located not more than fifteen (15) feet from one of those street frontages. There shall be no surface off-street parking or unloading spaces located between that building wall and the street or an extension of that building wall through the entire street frontage.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.6.B: GENERAL DIMENSIONAL REQUIREMENTS – PB DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.6.6.C, Supplementary District Standards, is amended as follows:

C. SUPPLEMENTARY DISTRICT STANDARDS

1. PARKING

- a. See **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.
- b. Shared parking may be permitted in accordance with the requirements of **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

2. SCREENING MECHANICAL EQUIPMENT

All on-site mechanical equipment shall be screened in accordance with **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, or **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, as appropriate.

3. WITHIN GMA 1

a. GENERAL DIMENSIONAL REQUIREMENTS

- i. Except as specified in this section, there are no general dimensional requirements for the PB District within GMA 1, provided that each additional foot of height in excess of sixty (60) feet shall be set back a minimum of four (4) feet from properties zoned RS, RSQ, or H.
- ii. A minimum forty (40) foot setback from any residential district (except RMU) shall be required in accordance with **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.
- iii. Under no circumstances shall the heights of structures exceed one hundred fifty (150) feet.

b. STREETYARD

See **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, or **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, as appropriate.

c. MECHANICALLY STABILIZED SLOPES

See **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

4. MINIMUM LOT SIZE

Minimum lot sizes for single family residences and multifamily developments must meet the requirements of **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

5. LOADING

Shared loading may be permitted in accordance with the requirements of ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

6. BUILDING ENTRANCE ORIENTATION

- a. All buildings in the PB District shall have at least one principal building entrance oriented to the street.
- b. No surface off-street parking or unloading spaces, except a maximum of two (2) spaces in accordance with **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, shall be located between that building wall and the street or an extension of that building wall through the entire street frontage.

7. BUILDING WALLS WITH STREET FRONTAGE

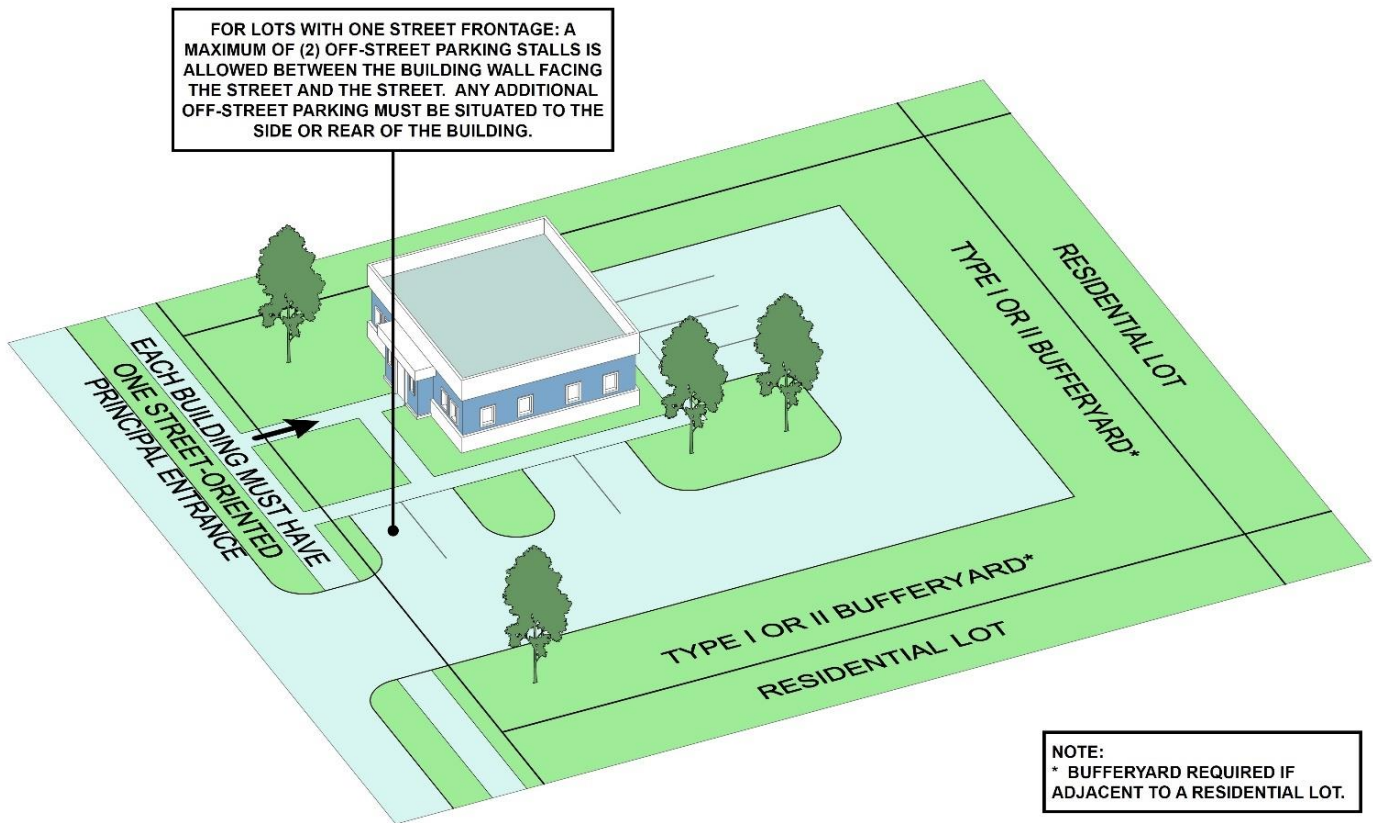
Building walls with street frontage shall emphasize pedestrian-oriented architectural features such as facade articulation, windows, awnings, porticoes, and similar features.

8. ALTERNATIVE COMPLIANCE (PB-S DISTRICTS)

Alternative site plans which deviate from the strict application of the supplementary district standards in **Section 4.1.1C, Supplementary District Standards**, but which adhere to the PB purpose statement, may be approved through the special use district zoning process in **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 4.6.6.C: CERTAIN SUPPLEMENTARY DISTRICT STANDARDS –
PB DISTRICT**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.6.7.B, General Dimensional Requirements, is amended as follows:

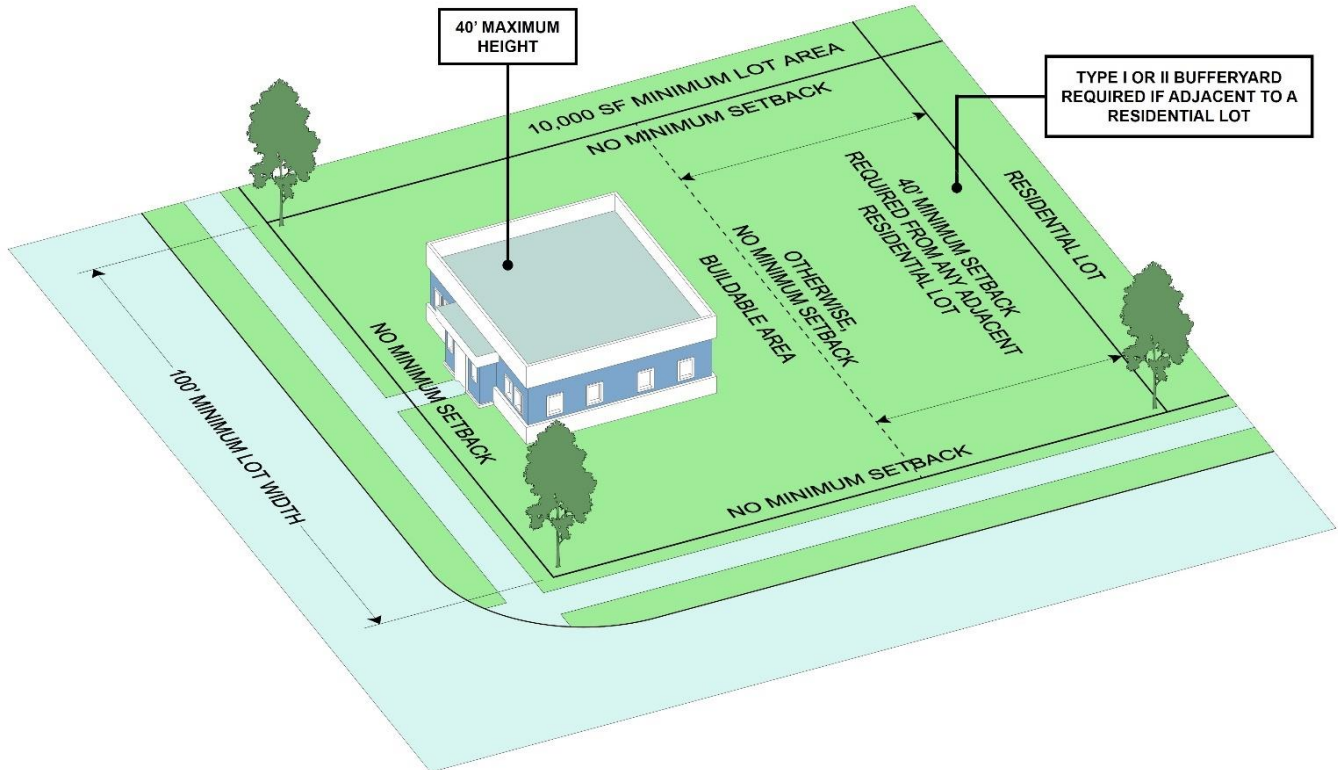
B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.7: GENERAL DIMENSIONAL REQUIREMENTS IN THE LB DISTRICT									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1], [2]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
LB	10,000	100	None	None	None	None	None	75	40

NOTES:
 [1] 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.
 [2] *Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, Error! Reference source not found.. (W)*

FIGURE 4.6.7.B: GENERAL DIMENSIONAL REQUIREMENTS – LB DISTRICT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Section 4.6.8.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.8: GENERAL DIMENSIONAL REQUIREMENTS IN THE NSB DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [2], [3]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
NSB	[1]	250 [1]	4	None	None	None	None	75	40

NOTES:

[1] For outparcels with internal access to the property provided, the minimum lot size is twenty thousand (20,000) square feet; the required minimum lot width is reduced to one hundred (100) feet; and the interior rear and side yard requirements are deleted, except that any side yard provided adjacent to an interior lot line shall not be less than twelve (12) feet. Negative access along external roads must be provided and on record.

[2] 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

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

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.

[3] *Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, Error! Reference source not found.* (W)

FIGURE 4.6.8.B: GENERAL DIMENSIONAL REQUIREMENTS – NSB DISTRICT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

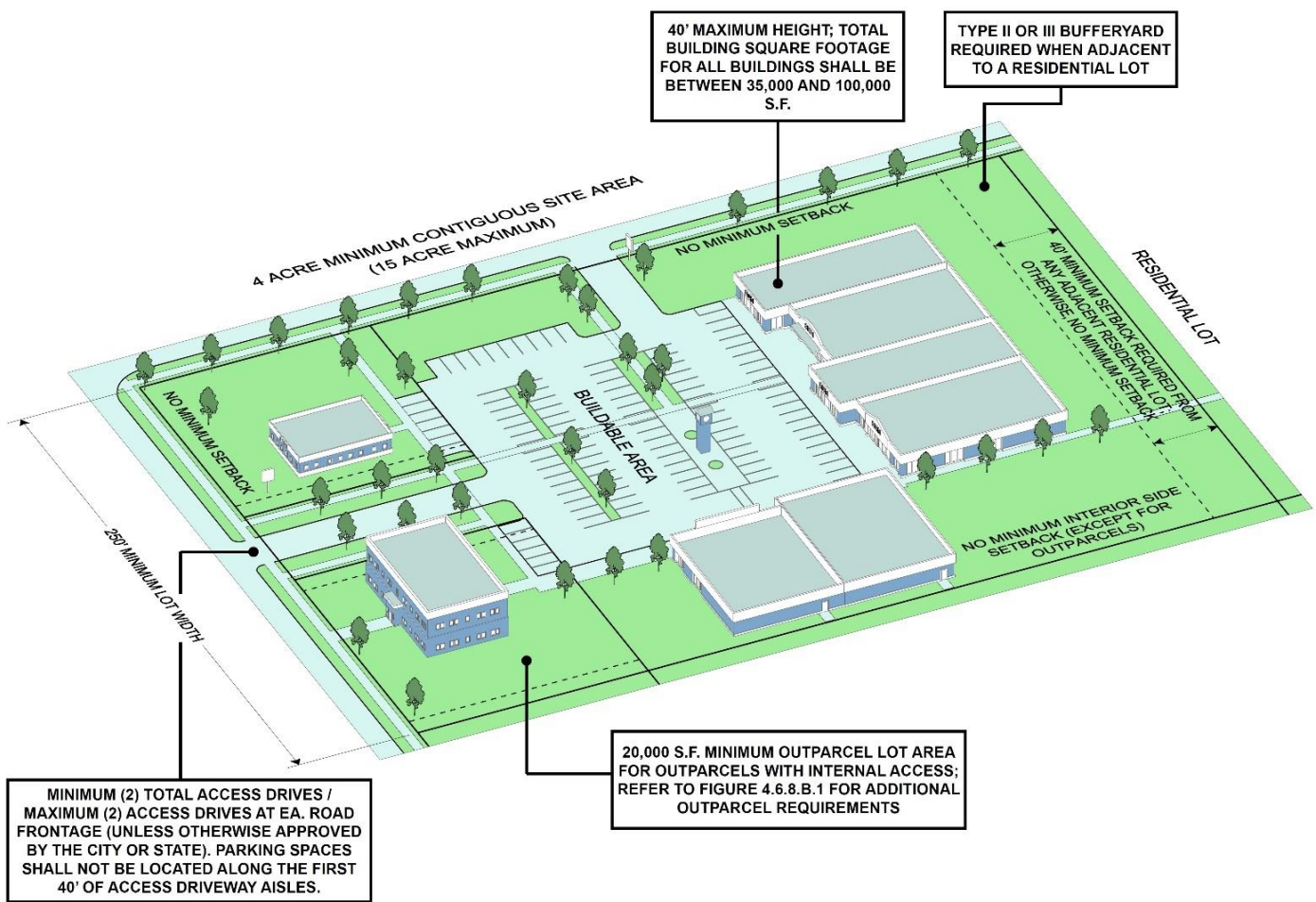
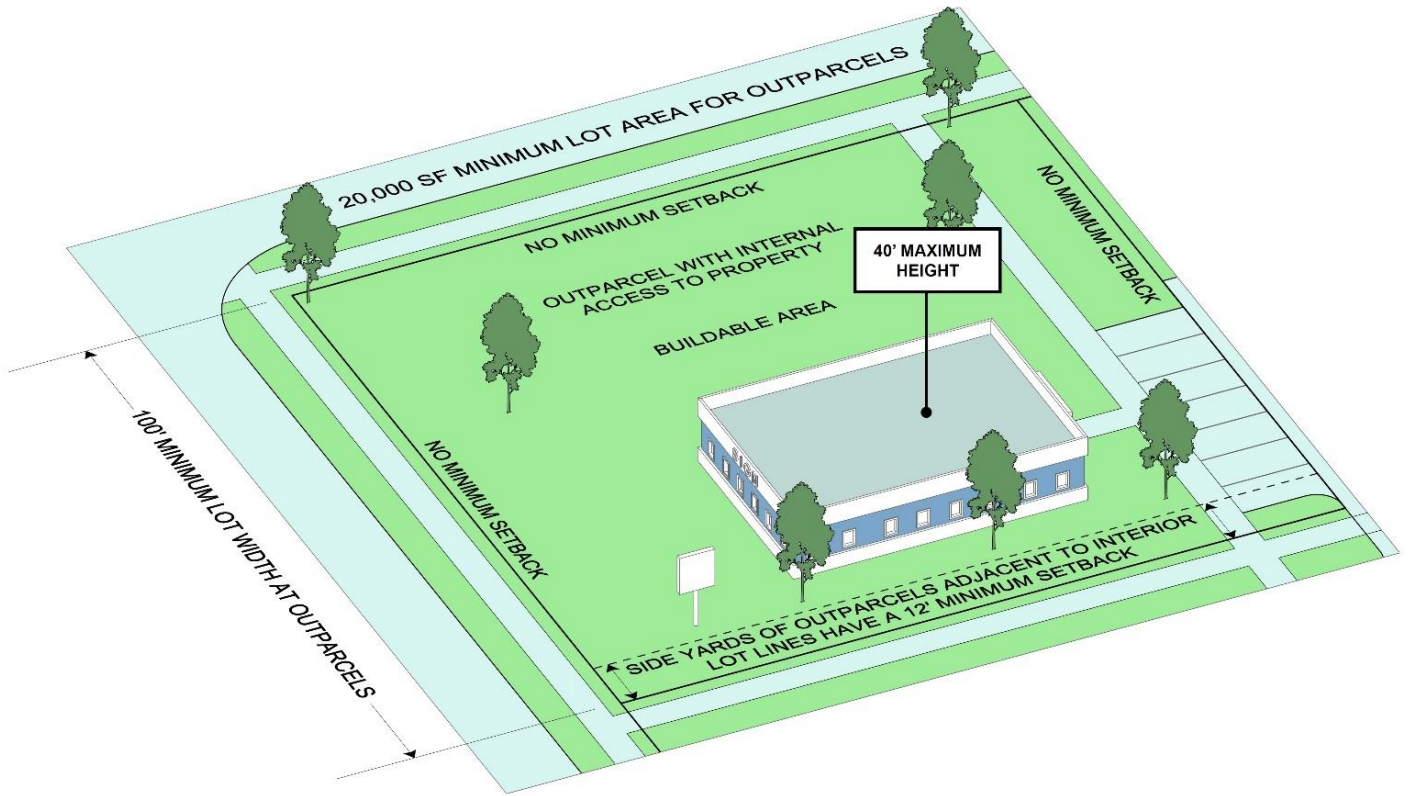


FIGURE 4.6.8.B.1: OUTPARCEL REQUIREMENTS – NSB DISTRICT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Section 4.6.9.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.9: GENERAL DIMENSIONAL REQUIREMENTS IN THE HB DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1], [2]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
HB	20,000	100	None	None	None	None	None	85	60

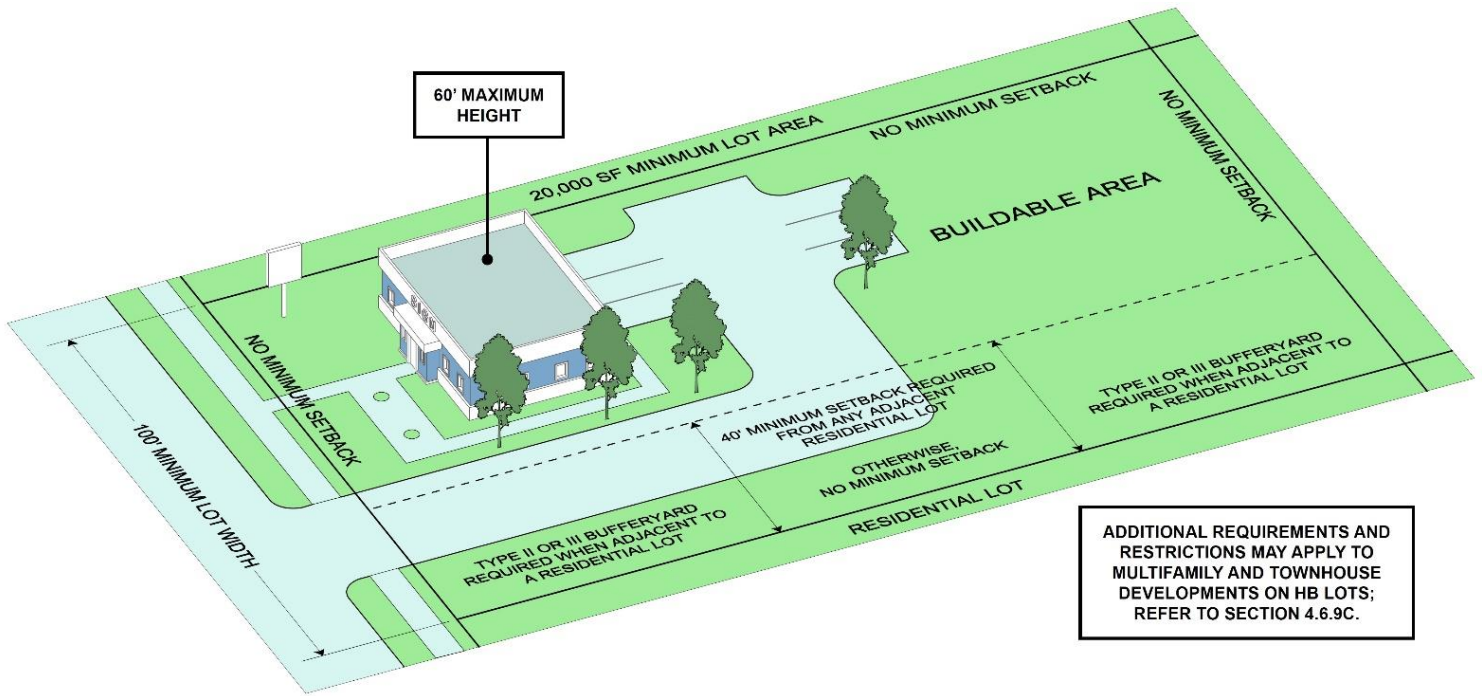
NOTES:

[1] 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.

[2] *Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, Error! Reference source not found.. (W)*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.9.B: GENERAL DIMENSIONAL REQUIREMENTS – HB DISTRICT



- Section 4.6.10.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.10: GENERAL DIMENSIONAL REQUIREMENTS IN THE GB DISTRICT

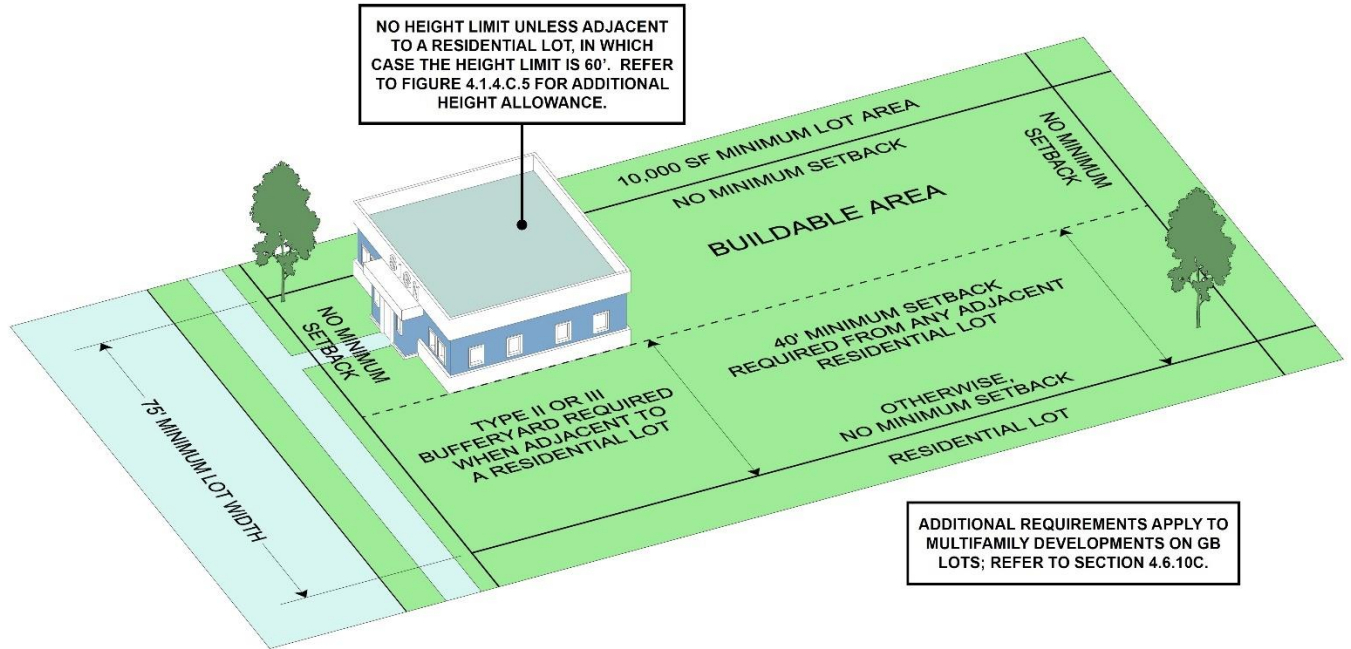
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [2]
	AREA (SF)	WIDTH (FT)		FRONT (FT) [3]	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT) [3]		
GB	10,000	75	None	None	None	None	None	No Limit	60/ Unlimited

NOTES:
 [1] 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.
 [2] There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased by one foot for each foot of additional setback beyond the forty (40) foot minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

[3] Residential structures in GMA 2 shall meet the requirements of Section Error! Reference source not found., Error! Reference source not found..

FIGURE 4.6.10.B: GENERAL DIMENSIONAL REQUIREMENTS – GB DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.6.12.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.12: GENERAL DIMENSIONAL REQUIREMENTS IN THE MRB-S DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1], [5], [7]			MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [2]	
	AREA (SF)	WIDTH (FT)		FRONT (FT) [6]	REAR (FT)	SIDE [3]			
						INTERIOR SIDE (FT)			STREET (FT) [6]
MRB-S	None	None	10	40	20 [4]	0.5/12	20 [2]	85	60

NOTES:

[1] 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.

[2] As per Section ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, 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.

[3] Side yards are not required, however any side yard provided adjacent to an interior lot line shall not be 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. This does not include the required bufferyard.

[4] This does not include the required bufferyard.

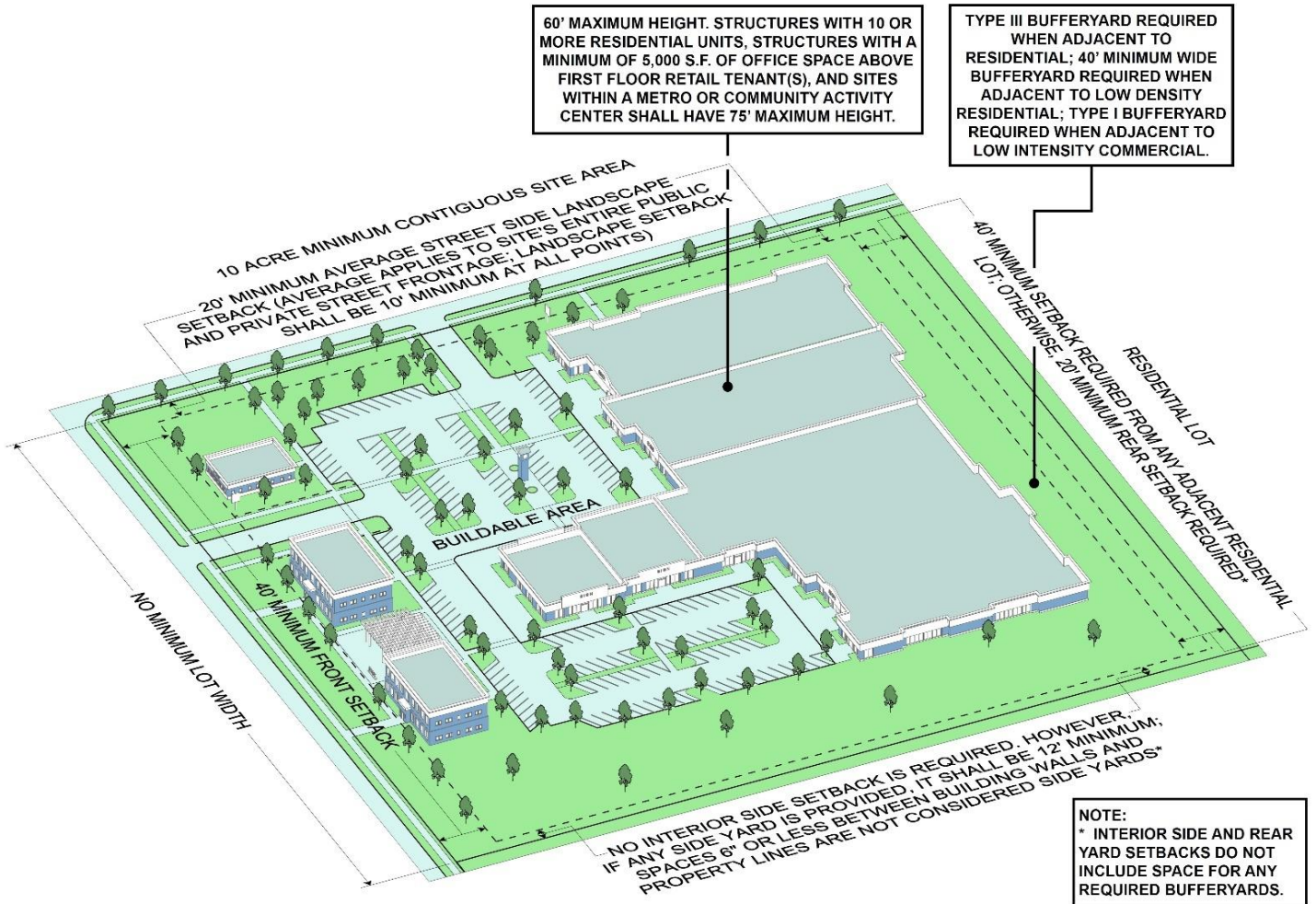
[5] These requirements may be varied during the review and approval of a site plan per ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

[6] Residential structures in GMA 2 shall meet the requirements of ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

[7] Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with ~~Section Error! Reference source not found.~~, ~~Error! Reference source not found.~~. (W)

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.6.12.B: GENERAL DIMENSIONAL REQUIREMENTS – MRB-S DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.6.13.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.6.13: GENERAL DIMENSIONAL REQUIREMENTS IN THE E DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [2]
	AREA (SF)	WIDTH (FT)		FRONT (FT) [3]	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT) [3]		
E	None	None	1	None	None	None	None	No Limit	60

NOTES:

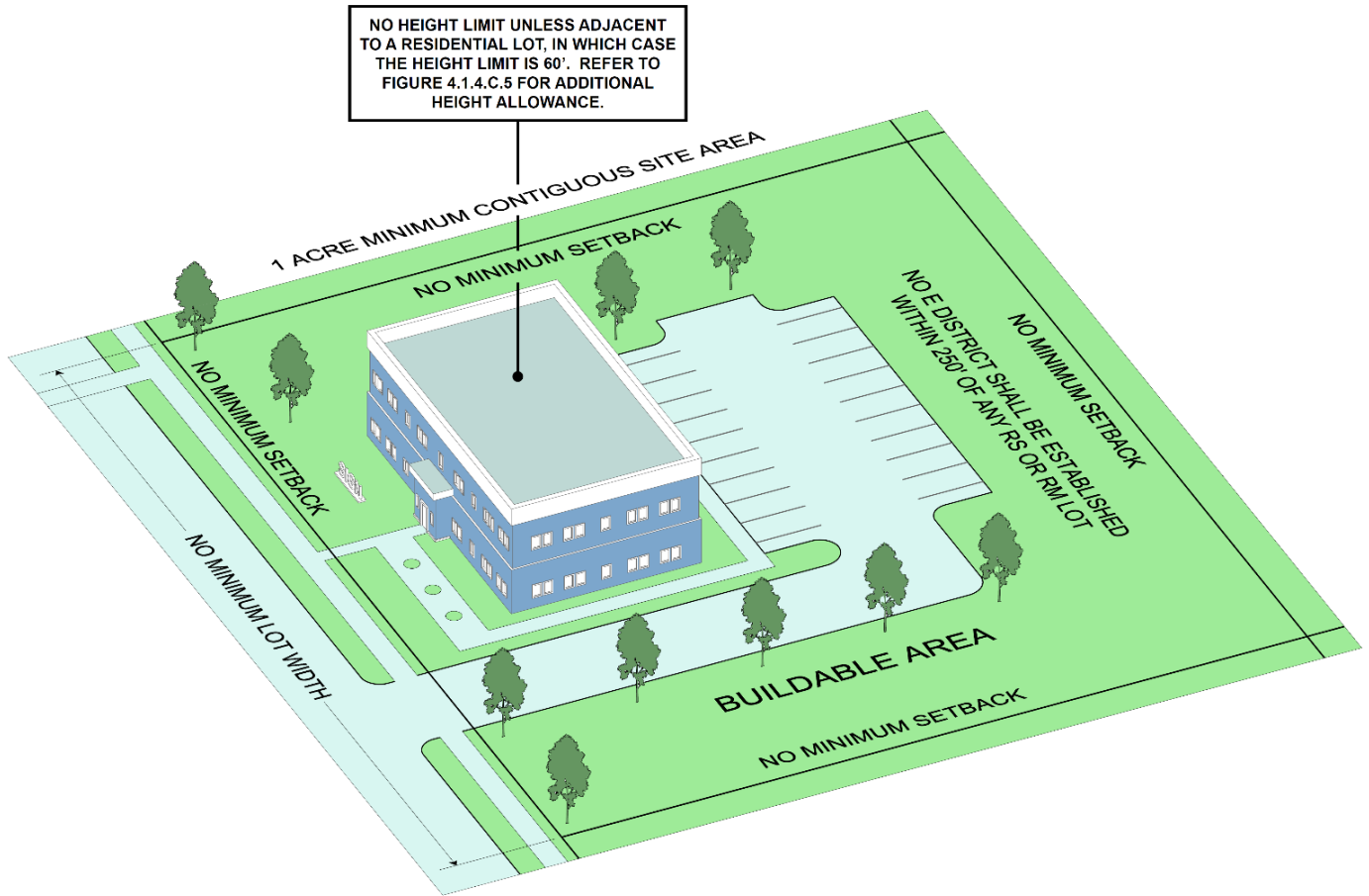
[1] Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.

[2] There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased by one (1) foot for each foot of additional setback beyond the forty (40) foot minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

[3] Residential structures in GMA 2 shall meet the requirements of Section ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 4.6.13.B: GENERAL DIMENSIONAL REQUIREMENTS – E
DISTRICT**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

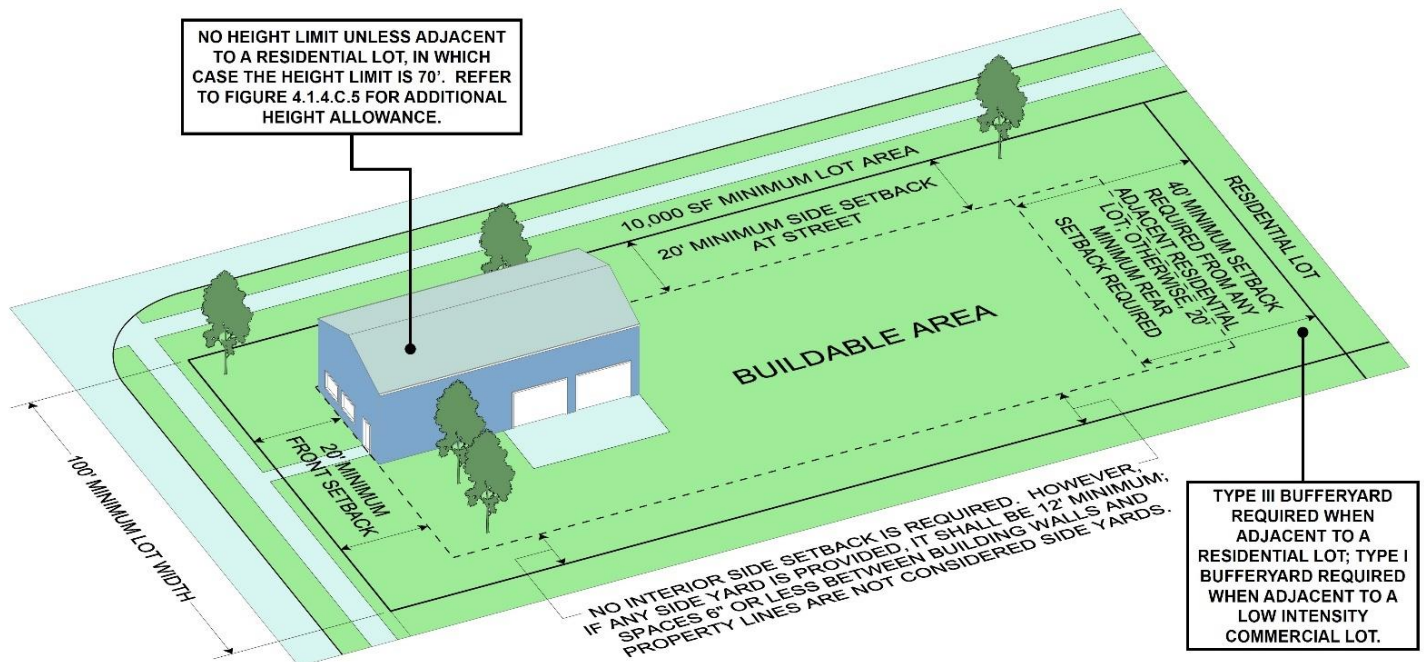
- Section 4.7.1.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.7.1: GENERAL DIMENSIONAL REQUIREMENTS IN THE LI DISTRICT									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [3]
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
LI	10,000	100	None	20	20	0.5/12 [2]	20	90	70/ unlimited

NOTES:
 [1] 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.
 [2] 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.
 [3] There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of the structure above seventy (70) feet may be increased by one foot for each foot of additional setback above the minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

FIGURE 4.7.1.B: GENERAL DIMENSIONAL REQUIREMENTS – LI DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.7.2.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.7.2: GENERAL DIMENSIONAL REQUIREMENTS IN THE GI DISTRICT

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [3]
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
GI	43,560	150	5	40	20	0.5/12 [2]	20	No Limit	70/ unlimited

NOTES:

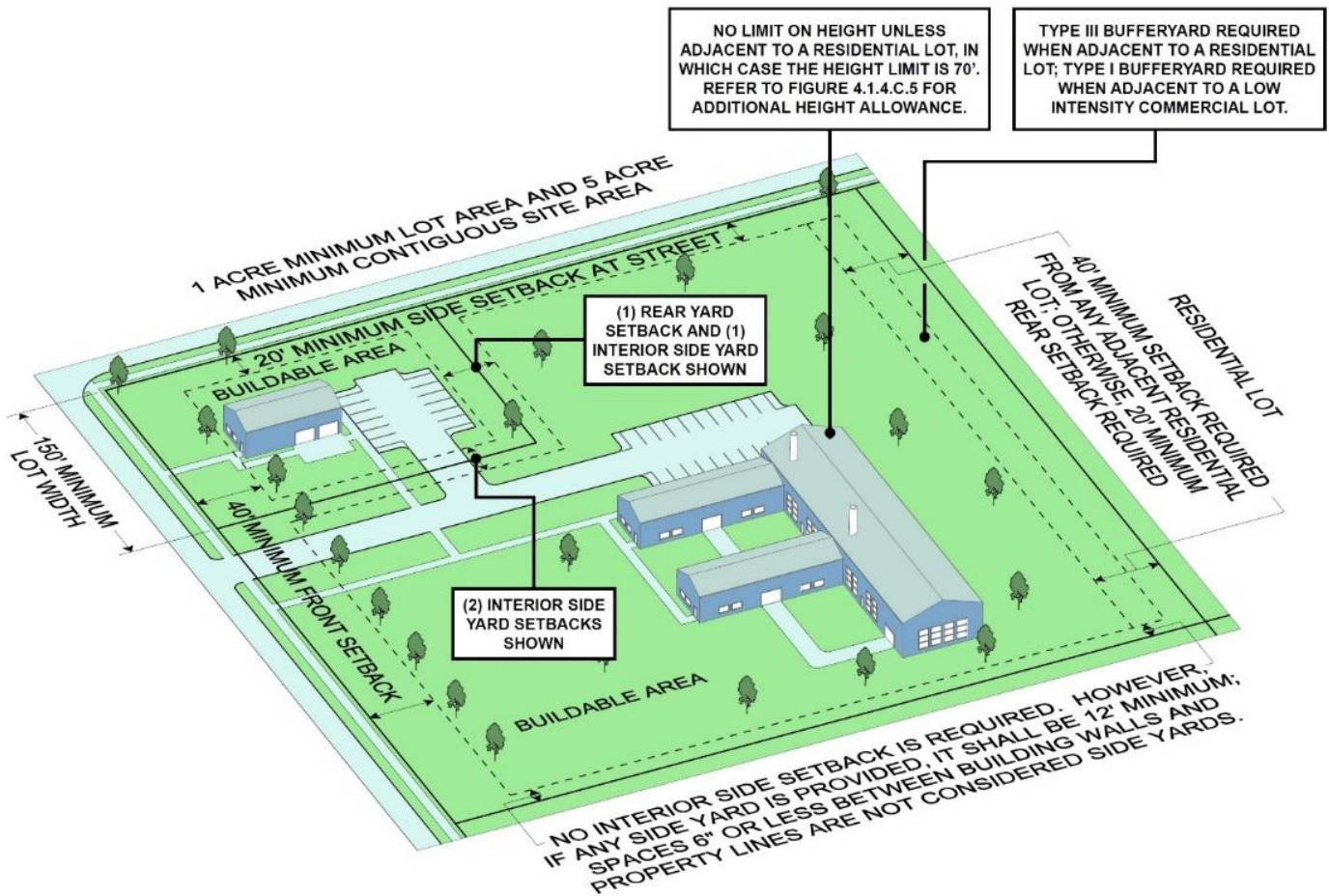
[1] Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.

[2] 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.

[3] There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of the structure above seventy (70) feet may be increased by one foot for each foot of additional setback beyond the minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 4.7.2.B: GENERAL DIMENSIONAL
REQUIREMENTS – GI DISTRICT**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

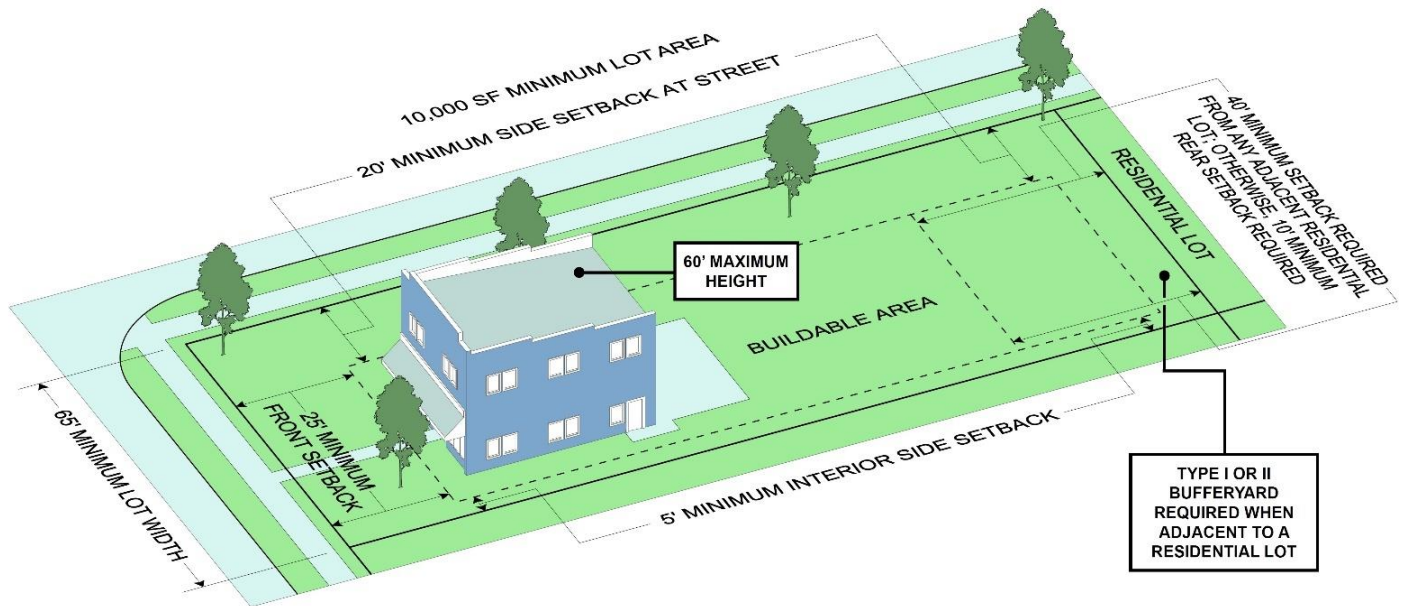
- Section 4.8.1.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.8.1: GENERAL DIMENSIONAL REQUIREMENTS IN THE IP DISTRICT									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT)		FRONT (FT) [2]	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT) [2]		
IP	10,000	65	None	25	10	5	20	60	60

NOTES:
 [1] 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.
 [2] *Residential structures in GMA 2 shall meet the requirements of Section ~~4.8.1.B~~. Reference source not found., Error! Reference source not found.*

FIGURE 4.8.1.B: GENERAL DIMENSIONAL REQUIREMENTS – IP DISTRICT



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 4.8.2.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.8.2: GENERAL DIMENSIONAL REQUIREMENTS IN THE C DISTRICT									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM CONTIGUOUS SITE AREA (AC)	MINIMUM SETBACKS [1]				MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT) [2], [3]
	AREA (SF)	WIDTH (FT)		FRONT (FT)	REAR (FT)	SIDE			
						INTERIOR SIDE (FT)	STREET (FT)		
C	20,000	100	20	20	20	20	20	70 [4]	40/75 or 60/ unlimited

NOTES:

[1] 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.

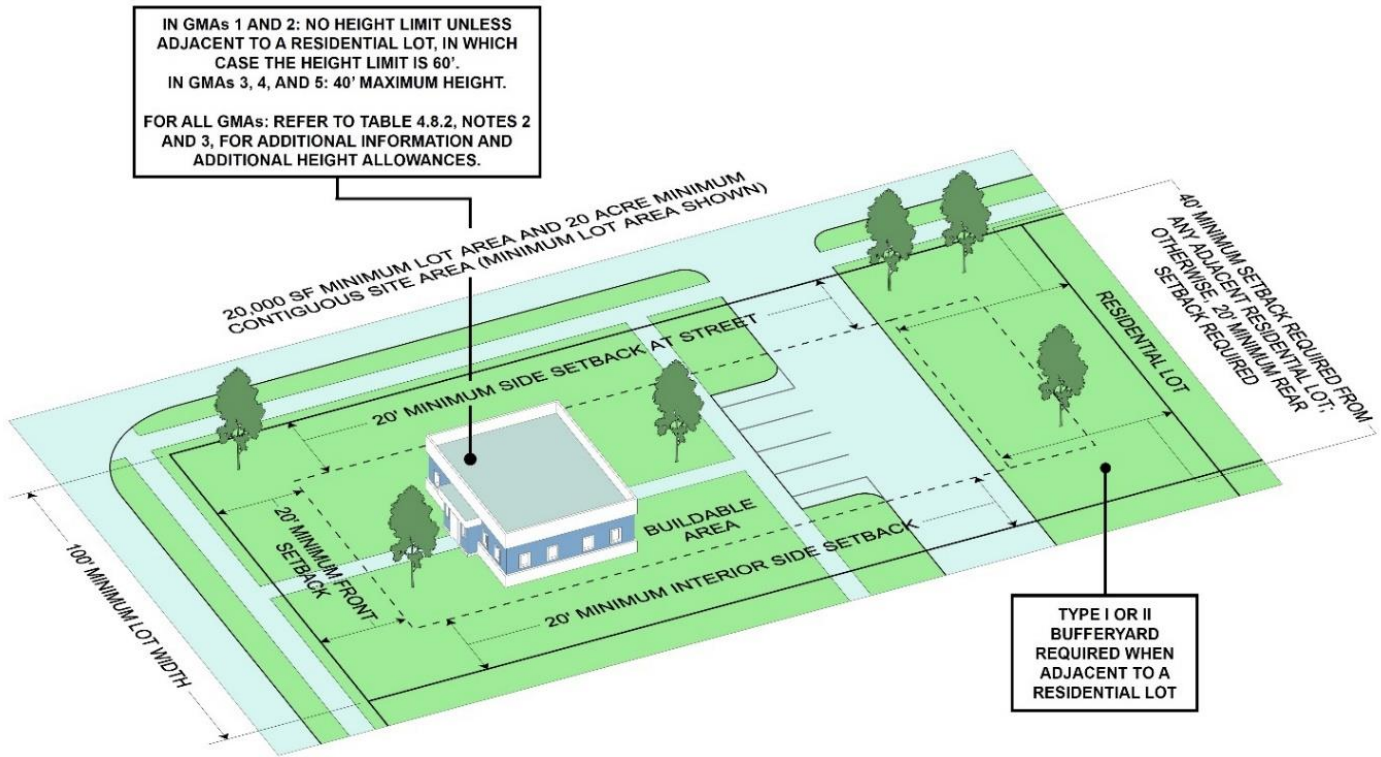
[2] In GMAs 1 and 2, there is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased by one foot for each foot of additional setback beyond the minimum forty (40) foot required, if adjacent to property zoned RS, RM (except RM-U), or H. If structure is set back at least one hundred twenty (120) feet from property zoned RS, RM (except RM-U), YR, AG or H, there is no height limit.

[3] In GMAs 3, 4 and 5, the maximum height is forty (40) feet. However, the maximum permitted height of any structure may be increased by one foot for every additional five (5) feet of setback beyond the minimum setbacks required, up to a maximum building height of seventy-five (75) feet.

[4] There is no impervious surface coverage limit in GMAs 1 and 2.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.8.2.B: GENERAL DIMENSIONAL REQUIREMENTS – C DISTRICT



- Section 4.9.6.D, District Requirements, is amended as follows:

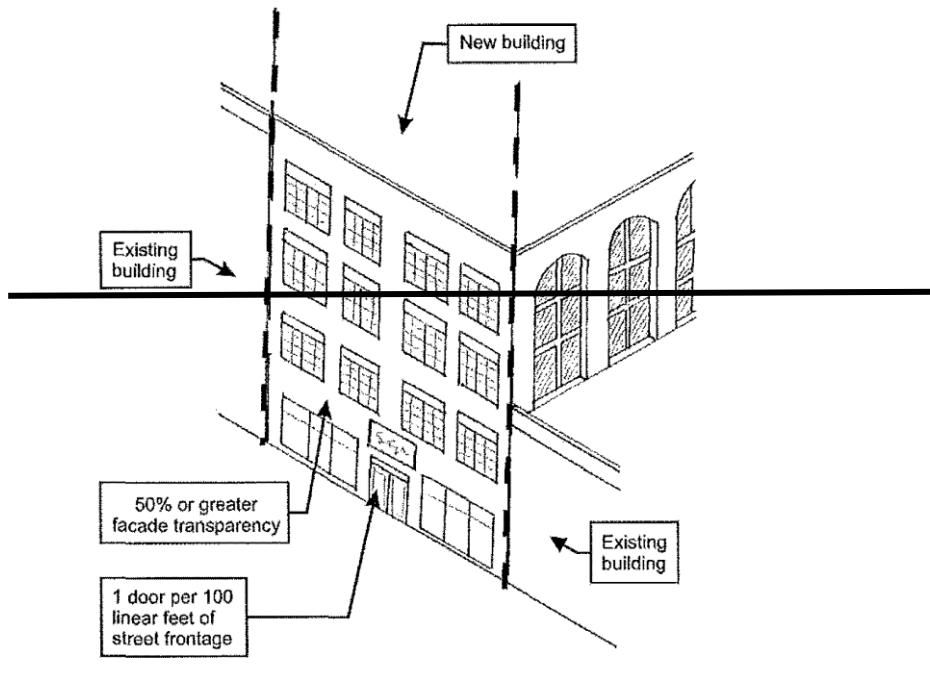
D. DISTRICT REQUIREMENTS

1. LOCATION OF STRUCTURES

- Structures within the WO District shall have front build-to lines of zero (0) feet.*
- However, where rowhouse-style residential units incorporate external stairs to satisfy the floor elevation requirements of **Section 4.1.1D.7, Ground Floor Residential Uses**, the street-facing build-to line may be set back as far from the right-of-way as the façade-adjacent edge of the stair landing.*
- Additionally, at least seventy percent (70%) of the combined site frontage adjoining street rights-of-way shall include structures with build-to lines of zero (0) feet.*
- No surface parking shall be allowed within forty (40) feet of street rights-of-way pursuant to **Section 4.1.1D.5, New Surface Parking**, of this Ordinance.*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.9.6.D: STRUCTURES IN THE WO DISTRICT

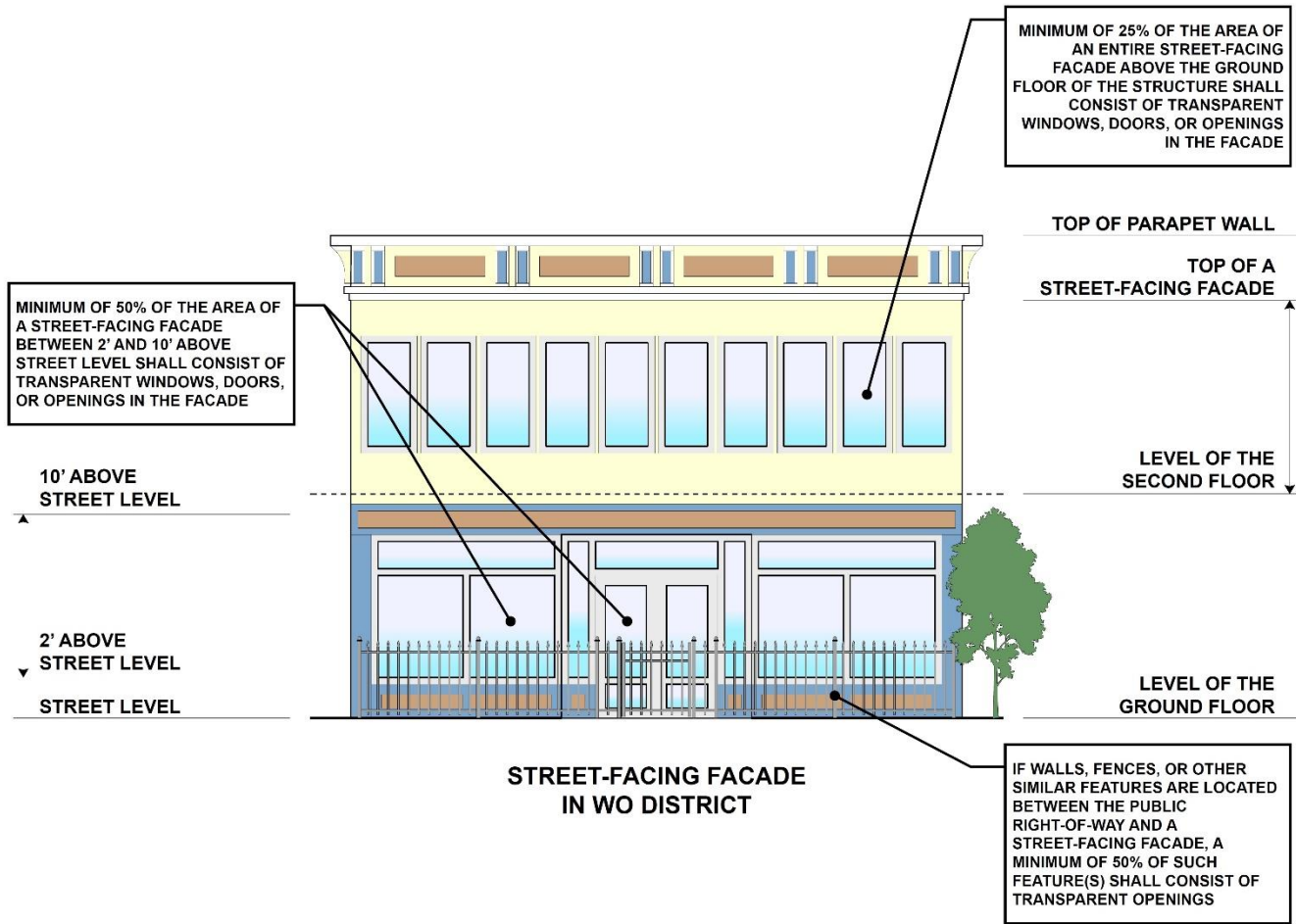


2. FAÇADE TRANSPARENCY

- a. No less than fifty percent (50%) of the ground floor (between two (2) and ten (10) feet above street level) street-facing façades of structures within the WO District shall consist of transparent windows, doors, or openings in the façade.
- b. Additionally, no less than twenty-five percent (25%) of the entire street-facing façades above the ground floor of structures within the WO District shall consist of transparent windows, doors, or openings in the façade.
- c. Where walls, fences or other similar features exist between the public right-of-way and the street-facing facade, a minimum of fifty percent (50%) of such feature shall consist of transparent openings.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.9.6.D.2 – FAÇADE TRANSPARENCY REQUIREMENTS IN THE WO DISTRICT

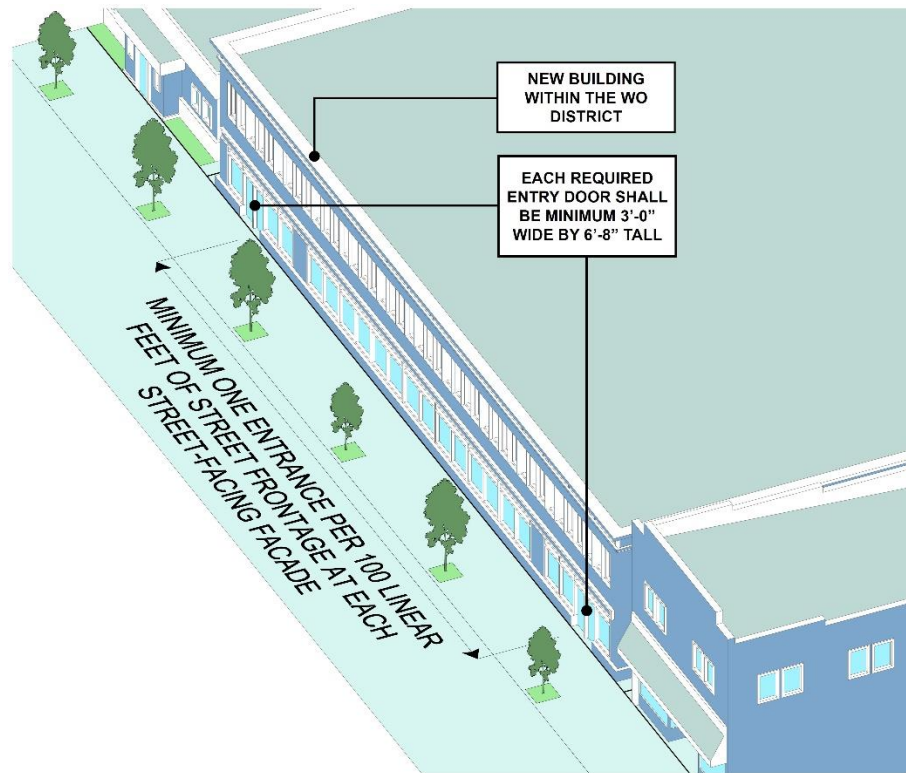


3. ENTRANCES

- a. Buildings within the WO District shall have at least one entrance per one hundred (100) linear feet of street frontage, on each street-facing facade with a minimum of one entrance per building.
- b. Each entrance shall be able to accommodate a door at least thirty-six (36) inches wide and six (6) feet, eight (8) inches tall.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 4.9.6.D.3 – BUILDING ENTRY REQUIREMENTS IN THE WO DISTRICT



4. COMMERCIAL PARKING

The use commercial parking within the WO District shall be allowed in the form of structured parking built in accordance with **Section 4.1.1D.1, Location of Structures**, or in the form of surface parking lots set back a minimum of forty (40) feet from adjoining street rights-of-way.

5. NEW SURFACE PARKING

a. New surface parking shall only be allowed to the rear of buildings within the WO District or shall be set back a minimum of forty (40) feet from adjoining street rights-of-way, except where new surface parking areas are enclosed with walls or fences which are between fifty percent (50%) to seventy-five percent (75%) transparent.

b. Such walls shall be constructed of brick or stone and shall be set back two (2) feet from the street right-of-way.

c. A streetyard meeting the requirements of **Section** ~~Error! Reference source not found., Error! Reference source not found.~~, shall be installed between such walls and the right-of-way.

d. Additionally, such wall shall not exceed fifty (50) feet in length along the right-of-way, inclusive of any driveway opening.

6. NEW STRUCTURED PARKING

a. The ground floor of any new parking structure shall contain active land uses along a minimum of fifty percent (50%) of all of its street-facing façades.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

b. No less than fifty percent (50%) of the ground floor (between two (2) and ten (10) feet above street level) street-facing façades of said active land uses shall consist of transparent windows or doors.

c. Active land uses may be commercial, office, residential, or institutional in nature.

d. All street-facing façades above the ground floor of new parking structures shall incorporate decorative design elements such as façade detailing, shimmer walls, or public art.

7. GROUND FLOOR RESIDENTIAL USES

a. Street-adjacent ground floor residential uses in the WO District shall be designed with a finished floor elevation of at least three (3) feet above the average street grade in front of the building or unit.

b. This requirement shall not apply to ground floor residential units which are not street-adjacent.

8. OVER-STREET CONNECTORS

a. The construction of new over-street pedestrian connectors shall be prohibited in the rights-of-way of the following streets in the WO District:

i. Fourth Street;

ii. Fifth Street;

iii. Trade Street;

iv. Liberty Street;

v. Main Street;

vi. Cherry Street;

vii. Marshall Street; and

viii. Spruce Street.

b. This prohibition shall not apply to the repair or reconstruction of existing over-street connectors within these rights-of-way.

- Section 4.9.7.D, District Requirements, is amended as follows:

D. DISTRICT REQUIREMENTS

1. LOCATION OF STRUCTURES

a. Structures within the MLKO District shall have front build-to lines of between five (5) feet and ten (10) feet.

b. Additionally, structures on corner lots shall also have side-street build-to lines of between five (5) feet and ten (10) feet.

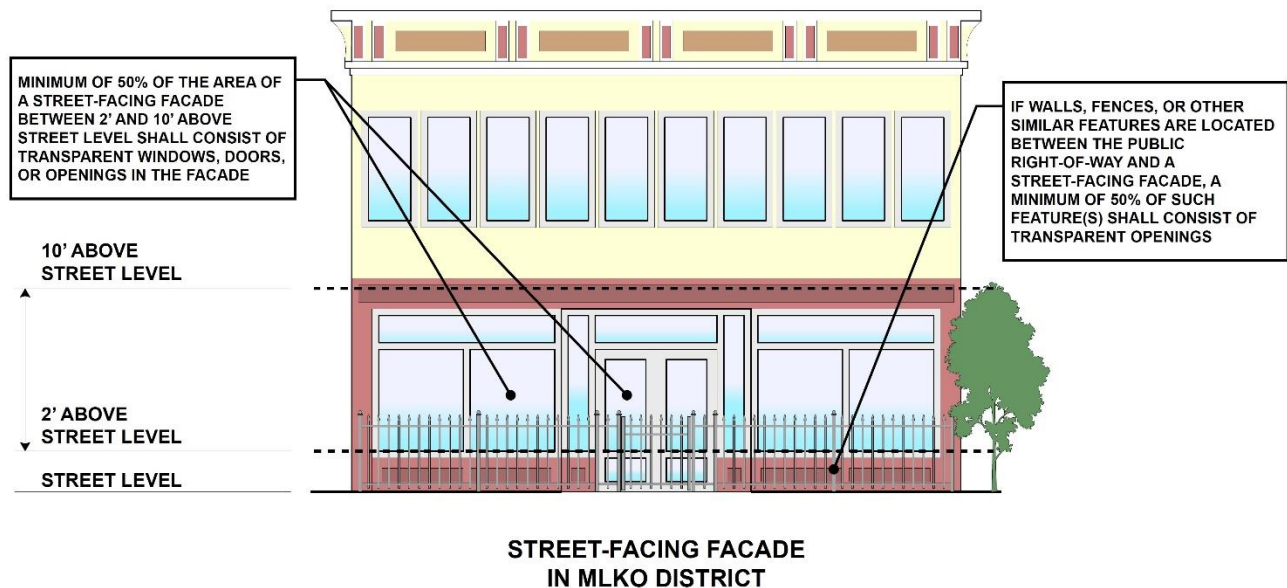
2. GROUND FLOOR FACADE TRANSPARENCY

a. No less than fifty percent (50%) of the ground floor (between two (2) and ten (10) feet above street level) street-facing facades of structures within the MLKO District shall consist of transparent windows, doors, or openings in the facade.

b. Where walls, fences, or other similar features exist between the public right-of-way and the street-facing facade, a minimum of fifty percent (50%) of such feature shall consist of transparent openings.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 4.9.7.D.2 – GROUND FLOOR FACADE
 TRANSPARENCY REQUIREMENTS IN THE MLKO
 DISTRICT**



3. ENTRANCES

- a. Buildings within the MLKO District shall have at least one entrance per one hundred (100) linear feet of street frontage, on each street-facing facade, with a minimum of one entrance per building.
- b. Each entrance shall be able to accommodate a door at least thirty-six inches (36) inches wide and six (6) feet, eight (8) inches tall.

4. SIGNAGE

Freestanding signs in the MLKO District shall have a maximum height of six (6) feet and a maximum area of thirty-six (36) square feet.

5. OFF-STREET PARKING

Off-street parking within the district adjacent to Martin Luther King Jr. Drive shall meet the streetyard requirements of **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, or may be alternatively screened by walls or fences which are between fifty percent (50%) to seventy-five percent (75%) transparent. Such walls shall be constructed of brick or stone.

6. ALTERNATIVE COMPLIANCE

a. Alternative compliance may be granted by the Planning Board for development whose practical difficulties in meeting the specific requirements of this section are determined to exist through the Planning Board review process as prescribed in **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

b. Such development may include public, institutional, or assembly facilities such as churches and theaters, as well as uses which have vehicle drive-through or stacking lanes located between the street and the street-facing building façade, which have design characteristics and considerations that are inconsistent

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

with the standards of **Section 4.1.1D, District Requirements**, but are designed to minimize that inconsistency and complement the intended urban form.

c. Additionally, as part of its review, the Planning Board shall consider recommendations by the Historic Resources Commission for properties located within a National Register Historic District or for properties listed individually on the National Register.

7. APPEAL

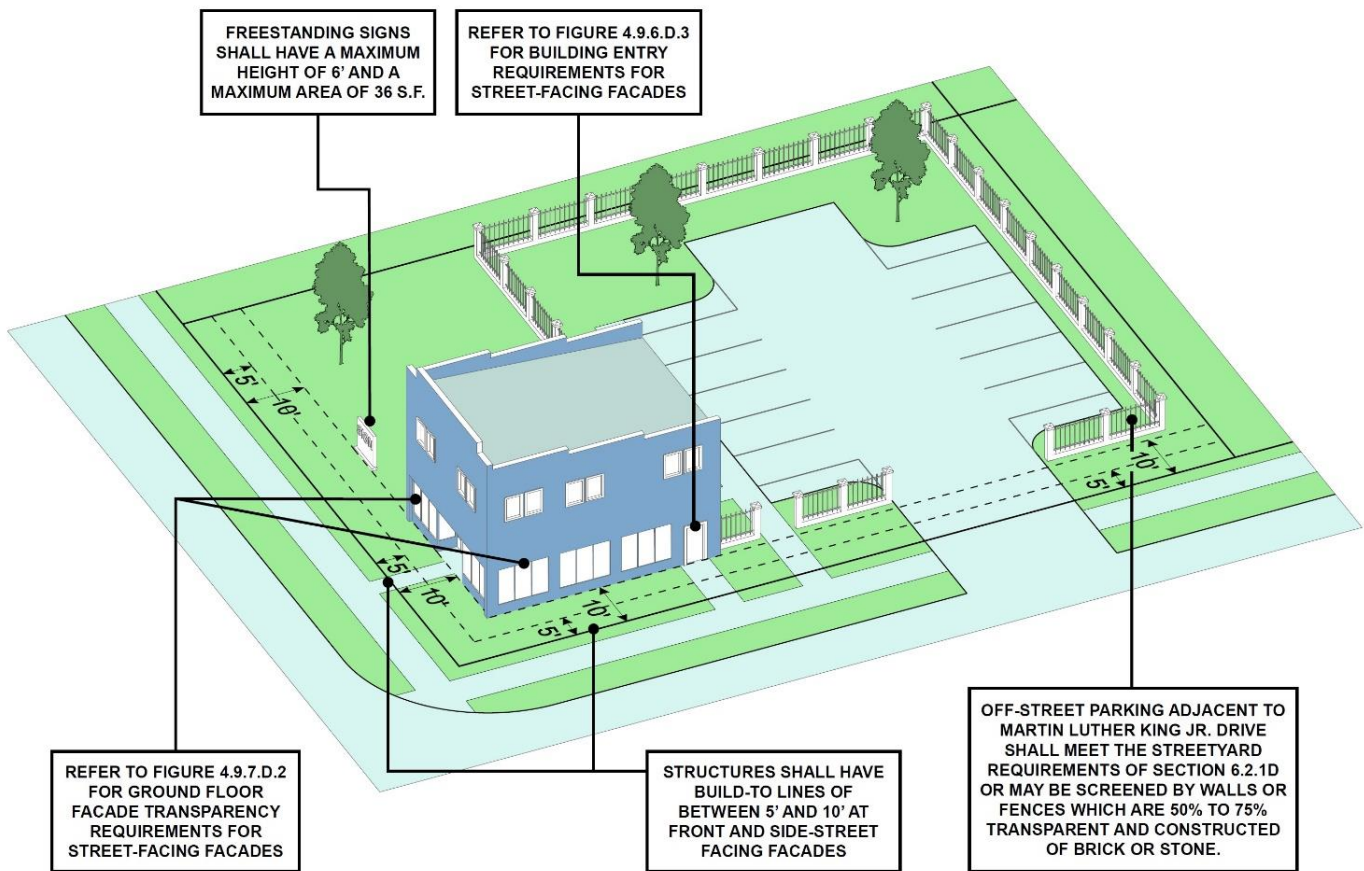
a. An applicant for alternative compliance may appeal the decision of the Planning Board to the Elected Body by filing with the City secretary a notice of appeal within sixty (60) days of said decision.

b. The Elected Body shall make its decision based upon the standards and purposes of the Martin Luther King Overlay District.

c. Any building permit issued for the development shall state that development must comply with the decision of the Planning Board or Elected Body, as applicable.

d. There shall be no additional fees for filing an appeal under this section.

FIGURE 4.9.7.D – CERTAIN DISTRICT REQUIREMENTS – MLKO DISTRICT



Section 2. Chapter 5, USE STANDARDS, is amended as follows:

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 5.2.9, *Asphalt and Concrete Plant in the GI Zoning District (W)*, is amended as follows:

A. **GENERALLY**

1. *Asphalt and concrete plants located within the processing area of an active quarry in GI zoning are exempt from special use permit requirements, but must meet all other conditions of this section.*
2. *For the purposes of this section, "processing area" is the area contained within the inside boundary of the exterior buffer for the quarry in which mining, rock processing, and storage is taking place.*
3. *Also for the purposes of this section, "active quarry" is a quarry which has all necessary state permits and which has maintained its conformity with the continuing operation limitations detailed in **Section Error! Reference source not found.**, **Error! Reference source not found.***

B. **SETBACKS**

Setbacks for buildings and related operations which may include: storage and processing areas; loading areas; truck operation; and parking areas.

1. *All buildings and operations must be a minimum of one hundred (100) feet from any adjacent property.*
2. *All buildings and operations must be a minimum of five hundred (500) feet from any school, library, or church zoning lot or from any property zoned RS, RM, AG, YR, IP, or C.*

C. **BUFFERYARD**

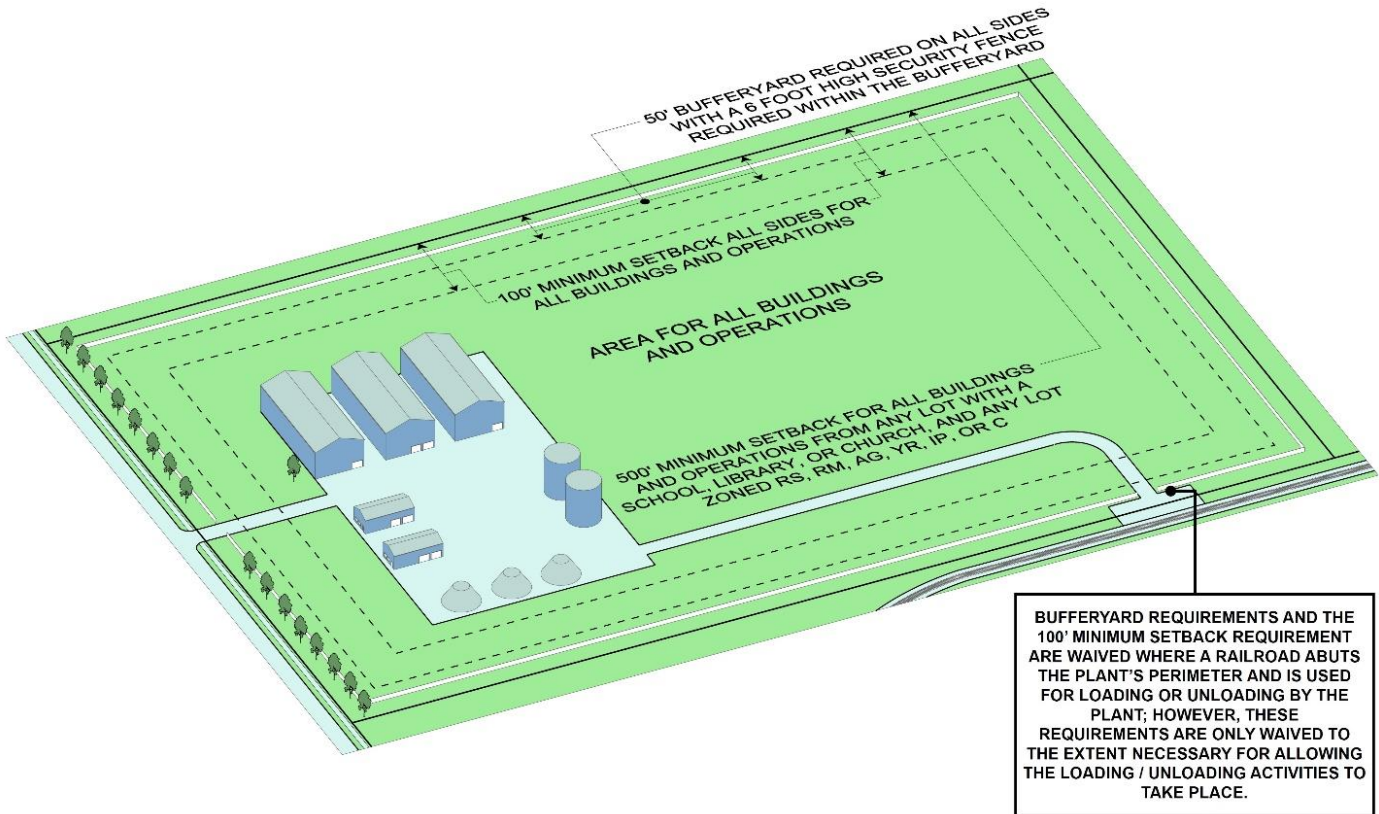
1. *There shall be a minimum fifty (50) foot wide undisturbed bufferyard, which shall be augmented if necessary to meet type I bufferyard requirements around the perimeter of the property.*
2. *Within said buffer shall be a six (6) foot security fence.*
3. *Said fence shall not have any barbed wire, razor wire, or electrification.*
4. *Bufferyard requirements and the building/operations set back referred to in **Section 4.1.1B.1** shall be waived where a railroad siding used for loading/unloading purposes for an asphalt and concrete plant is located at the perimeter of the property.*
5. *In that instance, the bufferyard and set back waiver shall be no more than necessary to allow the loading/unloading activity to take place.*

D. **ACCESS**

1. *The site shall be accessed by a major or minor thoroughfare or another access route approved by WSDOT or NCDOT.*
2. *Any expansions of existing asphalt and concrete plants in the GI zoning district shall be subject to these requirements, including the requirement for a Special Use Permit from the elected body.*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 5.2.9 – CERTAIN REQUIREMENTS FOR ASPHALT AND CONCRETE PLANTS IN THE WINSTON-SALEM ZONING JURISDICTION



- Section 5.2.15, Cemetary, is amended as follows:

A. PROHIBITED DISTRICTS

Except as otherwise permitted herein, cemeteries shall not be permitted as a principal or accessory use in RS Districts in GMAs 1, 2 and 3.

B. REQUIREMENTS

Licensed cemeteries shall meet all licensing requirements of State law.

C. BUILDING SETBACKS (F)

Any building, except a gate house, shall be set back not less than one hundred (100) feet from any exterior property line.

D. GRAVE OR BURIAL PLOT SETBACKS (F)

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

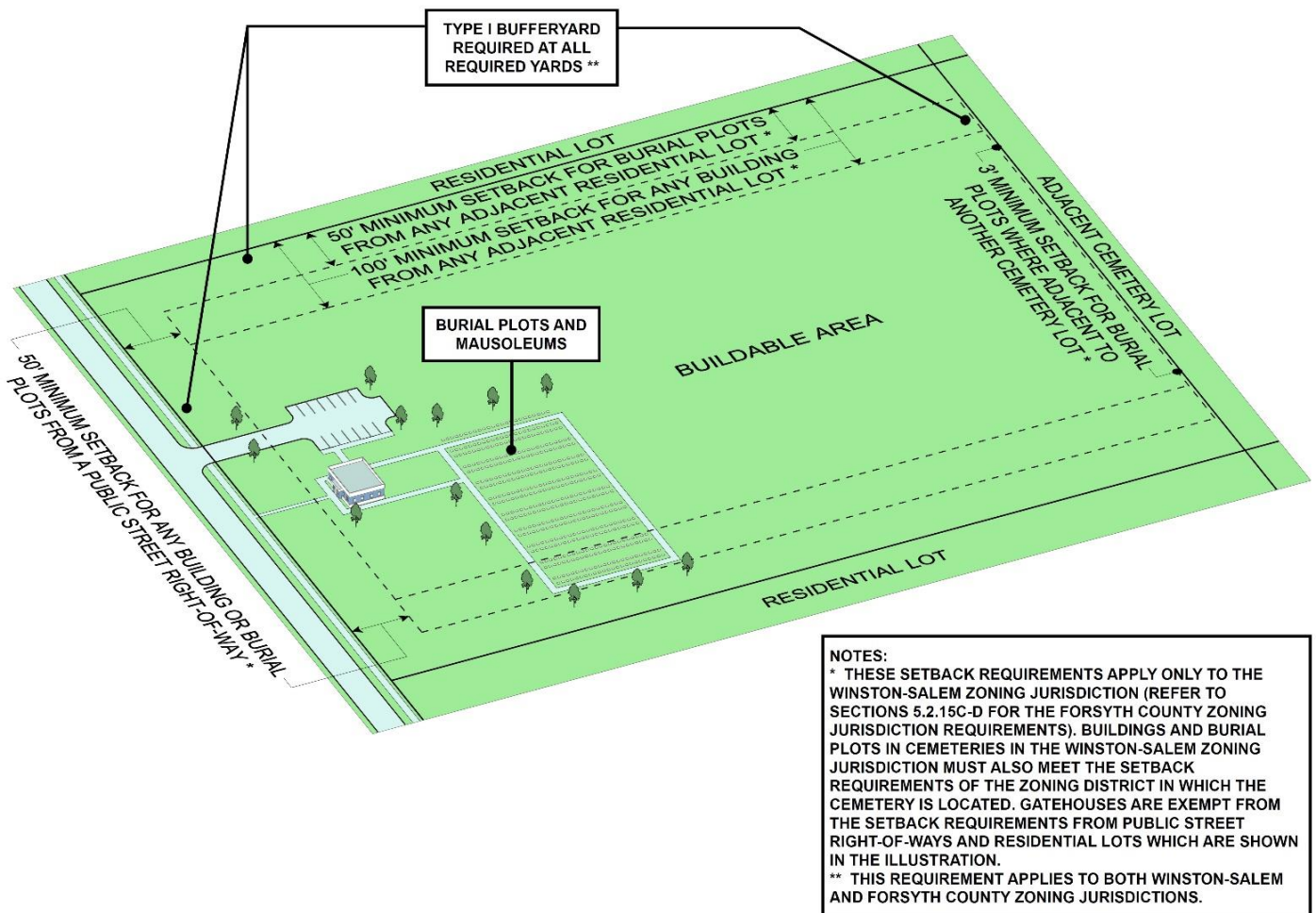
Any grave or burial plot shall be set back not less than fifty (50) feet from any exterior property line, except that any grave or burial plot shall be set back not less than three (3) feet from any property line of an adjacent licensed or unlicensed cemetery.

E. SETBACKS (W)

Buildings and burial plots shall meet the setbacks of the district except:

1. Any building except a gate house shall be set back a minimum of fifty (50) feet from any public street right-of-way and a minimum of one hundred (100) feet from the property line of any adjacent residentially zoned property.
2. Any burial plot or mausoleum shall be set back a minimum of fifty (50) feet from any public street right-of-way and from any residentially zoned property, except that any grave or burial plot shall be set back not less than three (3) feet from any property line of an adjacent licensed or unlicensed cemetery.

FIGURE 5.2.15.E – SETBACK REQUIREMENTS FOR CEMETARIES IN THE WINSTON-SALEM ZONING JURISDICTION



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

F. REQUIRED YARDS

All required yards shall be landscaped with a type I bufferyard and adequately maintained.

G. ACCESS

1. Licensed cemeteries shall have direct access to a major or minor thoroughfare.
2. Municipal and animal cemeteries containing more than five (5) acres shall have direct access to a major or minor thoroughfare.

H. SUBDIVISION

1. Cemeteries shall meet the platting and other requirements of the subdivision regulations.
2. Unlicensed cemeteries existing at the time of adoption of this Ordinance which have not been platted shall be recorded prior to the issuance of any permit for the property, except cemeteries accessory to and located on the main campus of churches.

I. ENTRANCE AND INTERNAL ROADS

The entrance to and access within the cemetery shall be maintained by the property owner.

J. RELIGIOUS INSTITUTIONS

Cemeteries are permitted as an accessory use to religious institutions in all districts where religious institutions are permitted.

K. PROHIBITIONS

Cemeteries are not permitted as accessory uses to residential uses, or on lots less than one acre in size.

- Section 5.2.19.B, Conditions, is amended as follows:

B. CONDITIONS

Child day care centers must meet the following conditions in all districts when operated as a principal or an accessory use:

1. INDOOR SPACE

At least twenty-five (25) square feet of inside space shall be provided for each child enrolled.

2. OUTDOOR SPACE

a. Outdoor play area of one hundred (100) square feet for each child enrolled, with four thousand (4,000) square feet minimum, shall be provided, except that in the CB, CB-S, PB, and PB-S Districts the outdoor play area requirements shall be the same as that required by the North Carolina Day Care Licensing Bureau.

b. Such outdoor play area shall be enclosed by a minimum four (4) foot tall security fence.

c. Outdoor activities are limited to the fenced area between 8:00 a.m. and 10:00 p.m.

3. PASSENGER LOADING SPACE

a. At least one off-street passenger loading/unloading space separate from parking shall be provided for each twenty (20) children enrolled, plus adequate turnaround area.

b. The loading/unloading spaces and turnaround areas are required in all districts, including the CB and CI Districts.

4. SAFETY

The review and approval of site plans by the staff and approving authorities should give special consideration to internal traffic circulation and safety of the children on the site.

5. LICENSING

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

Licensing by the State is required.

FIGURE 5.2.19.B – CERTAIN ADDITIONAL CONDITIONS FOR CHILD DAY CARE CENTERS

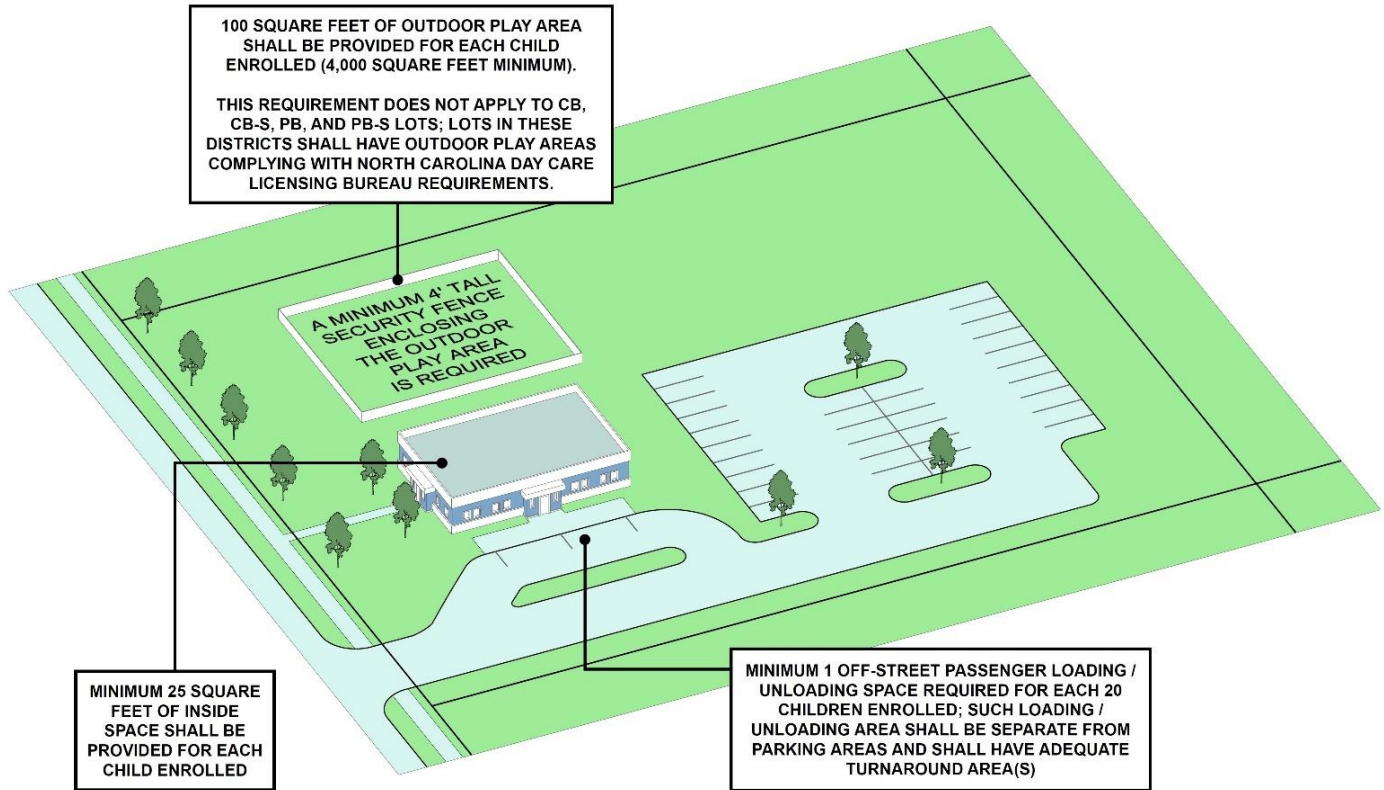


FIGURE 5.2.19.C – CERTAIN ADDITIONAL CONDITIONS FOR CHILD DAY CARE CENTERS

- Section 5.2.21, Child Day Care (Small Home), is amended as follows:

A. LOCATION

This use is permitted only in a private residence occupied by the licensed operator or as an accessory use operated by a religious institution on the same zoning lot and within buildings also used for religious activities in all zoning districts.

B. INDOOR SPACE

At least twenty-five (25) square feet of inside space shall be provided for each child enrolled.

C. OUTDOOR SPACE

1. Outdoor play area of one hundred (100) square feet for each child enrolled, with an eight hundred (800) square feet minimum, shall be provided.
2. Such outdoor play area shall be enclosed by a minimum four (4) foot tall security fence.

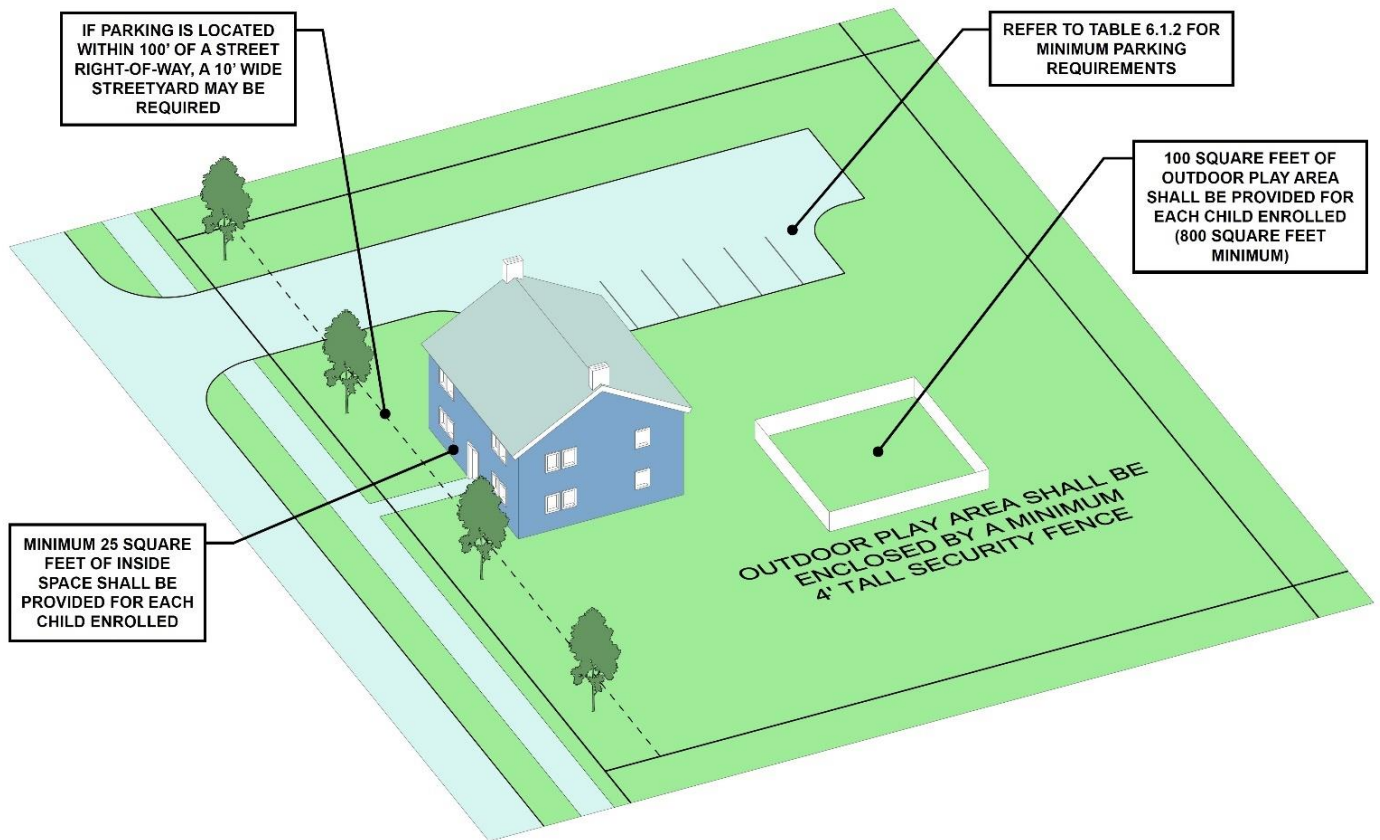
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Outdoor activities shall be limited to the fenced area between 8:00 a.m. and 8:00 p.m.

D. REGISTRATION

Registration with the State is required.

FIGURE 5.2.21 – CERTAIN REQUIREMENTS FOR CHILD DAY CARE (SMALL HOME) USES



- Section 5.2.41, Kennels, Indoor, is amended as follows:

A. LOCATION AND SETBACKS

- Indoor kennel services may be permitted in attached buildings or in freestanding buildings; however, any portion of a building or any freestanding building containing such a use must be set back at least twenty (20) feet from any side lot line and forty (40) feet from any rear lot line.
- Any portion of a building or any freestanding building containing such a use abutting a residential district shall be set back not less than forty (40) feet from any residential boundary.
- These setbacks may be reduced by the Elected Body through the issuance of a special use permit (**Section** Error! Reference source not found., Error! Reference source not found.).

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

B. ENCLOSURE OF FACILITIES

1. The kennel, indoor use shall be fully enclosed.
2. There shall be no outside runs or exercise areas for animals or pets.
3. Any outside use of the property for the animals of pets must be supervised and on leashes.

C. OUTDOOR ENCLOSURES

The Elected Body may approve a special use permit for an outdoor enclosure connected to a kennel, indoor use upon the following conditions:

1. ENCLOSURE

- a. Kennel, indoor services may have one outdoor enclosure.
- b. Individual outdoor enclosures, such as cages, crates, or runs for individual animals, are prohibited.

2. FENCING

An outdoor enclosure must be enclosed with an opaque fence at least five (5) feet high.

3. HOURS OF USE

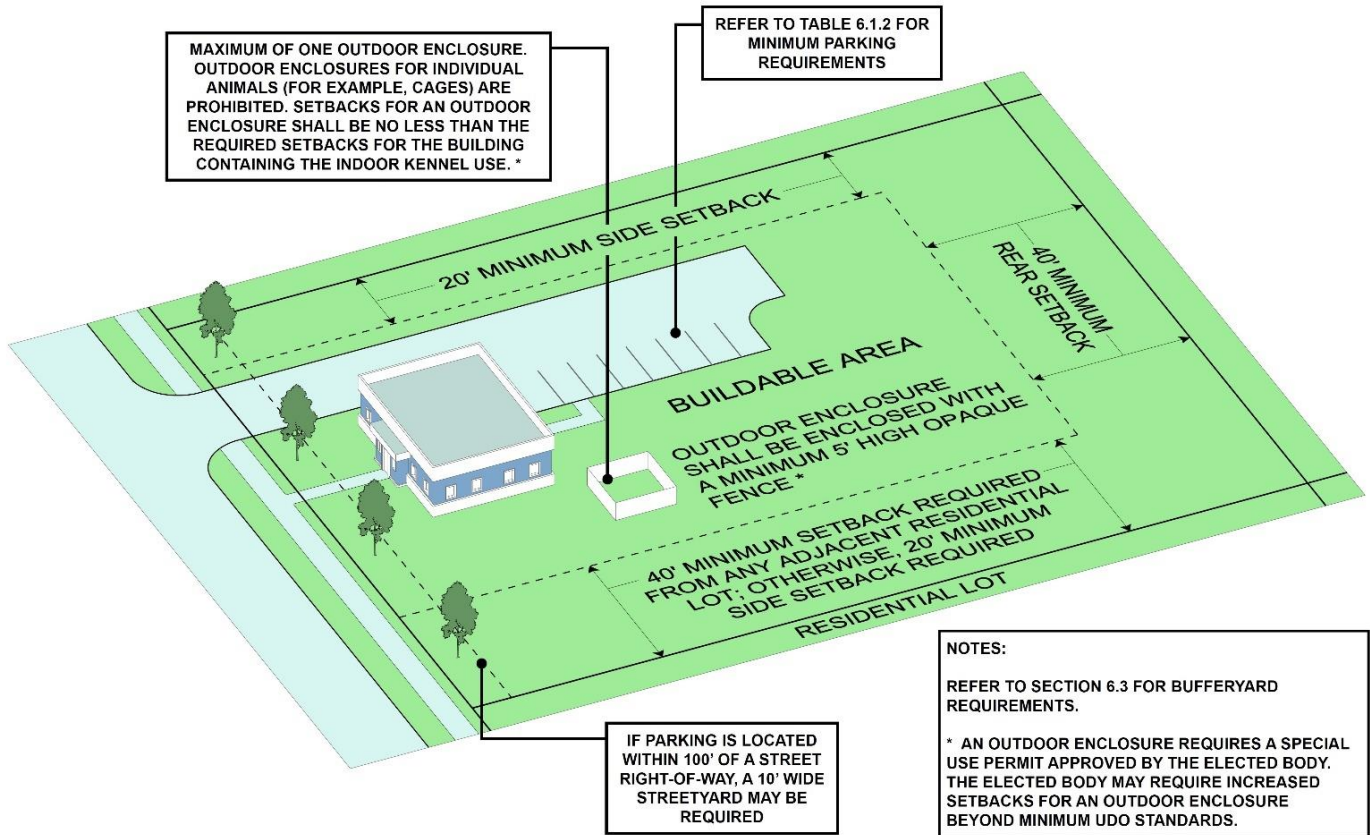
- a. Any use of the outdoor enclosure for animals or pets is restricted to the hours of 8:00 a.m. through 6:00 p.m.
- b. Any use of the outdoor enclosure for animals or pets during this time must be supervised by a person or persons present within the outdoor enclosure, with animal waste being managed daily as per applicable sanitation codes and ordinances.
- c. Any use of the outdoor enclosure for animals or pets other than during the hours of 8:00 a.m. through 6:00 p.m. must be supervised and pets must be on leashes.

4. SETBACKS

- a. An outdoor enclosure shall be set back from any property line no less than the required setback for the building containing the accompanying kennel, indoor use.
- b. The Elected Body may require increased setbacks of a kennel outdoor enclosure beyond minimum UDO standards.
- c. These setbacks shall be applied on a case-by-case basis where such setbacks will facilitate better integration of the proposed use and existing development.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 5.2.41 – CERTAIN REQUIREMENTS FOR INDOOR KENNEL USES



- Section 5.2.42, Kenel, Outdoor (F), is amended as follows:

A. LOT SIZE

Any kennel shall occupy a zoning lot of not less than five (5) acres.

B. SETBACKS AND BUFFERYARDS

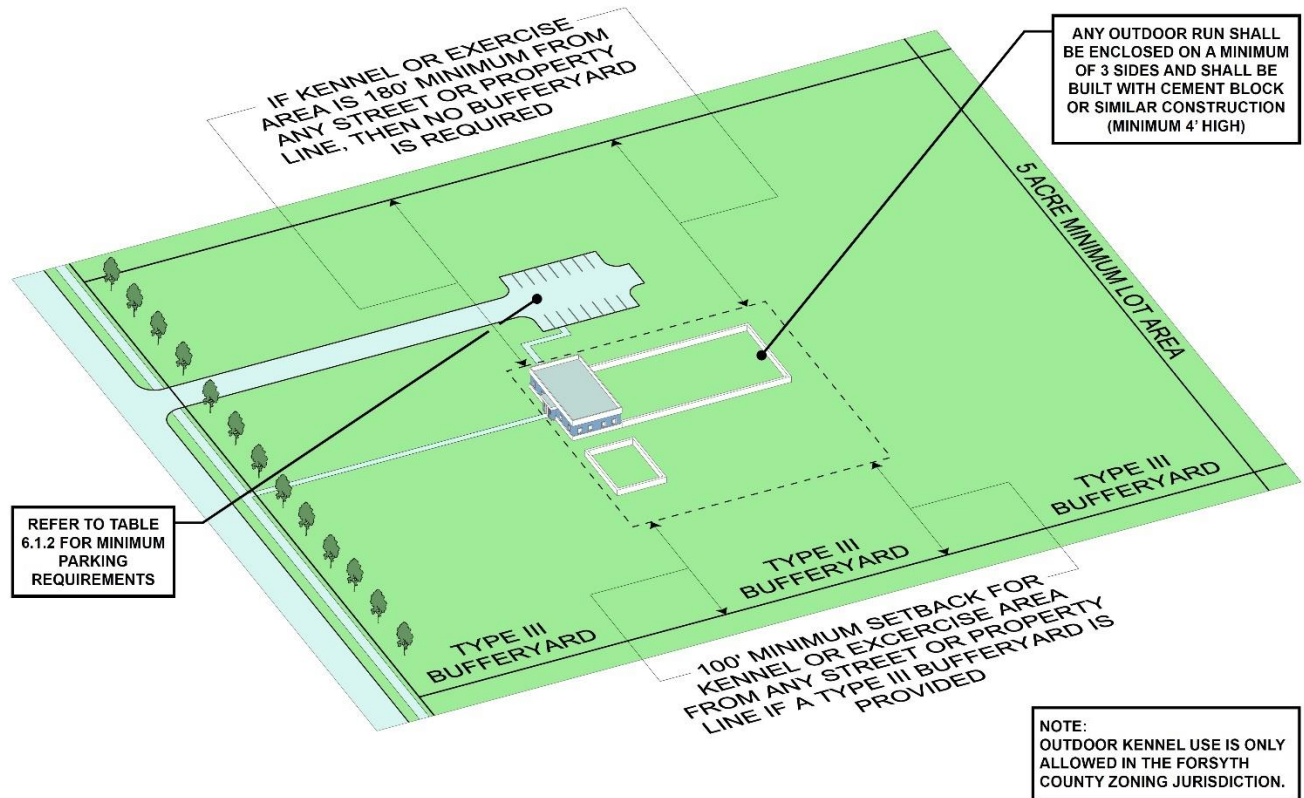
1. Kenel or exercise area may be located within one hundred (100) feet of any street or property line with the installation of a type III bufferyard as required in **Section** Error! Reference source not found., Error! Reference source not found..
2. No bufferyard will be required if the kennel or exercise area is setback at least one hundred eighty (180) feet from any street or property line.

C. OUTSIDE RUNS

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

Any outside run for animals or pets shall be enclosed on a minimum of three (3) sides with a wall of cement block or similar construction not less than four (4) feet in height.

FIGURE 5.2.42 – REQUIREMENTS FOR OUTDOOR KENNEL USES IN THE FORSYTH COUNTY ZONING JURISDICTION



- Section 5.2.45, Landfill, Sanitary, is amended as follows:

Approval of a Special Use Permit by the Elected Body shall be subject to the following conditions:

A. PROHIBITED DISTRICTS

Landfills, sanitary, shall not be permitted as a principal or accessory use in RS Districts in GMAs 1, 2 and 3.

B. COMPLIANCE WITH STATE AND FEDERAL LAWS

The establishment and operation of any landfill must comply with all applicable federal and State laws.

C. WATERSHEDS, FLOODPLAINS, AND WETLANDS

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

1. No landfill disposal areas shall be located in a floodplain or wetland area, nor block a natural drainage way so that water is impounded.
2. No new landfills shall be located in a designated water supply watershed.
3. Expansion of legally existing landfills in water supply watersheds shall be permitted.
4. The expansion is limited to contiguous land area and must be in accordance with North Carolina Solid Waste Rules and other provisions of this Ordinance.

D. BUFFERYARD

1. A minimum one hundred (100) foot bufferyard area is required along all property lines and public rights-of-way.
2. No landfill activities, including parking, access roads, buildings, or disposal shall occur in the bufferyard area.
3. Roads for access to the site may cross the one hundred (100) foot area and monitoring wells may be located within the one hundred (100) foot area.
4. All existing trees within the bufferyard area shall be preserved, except to allow for construction of necessary road crossings and monitoring wells.

E. LANDSCAPE PLANTINGS

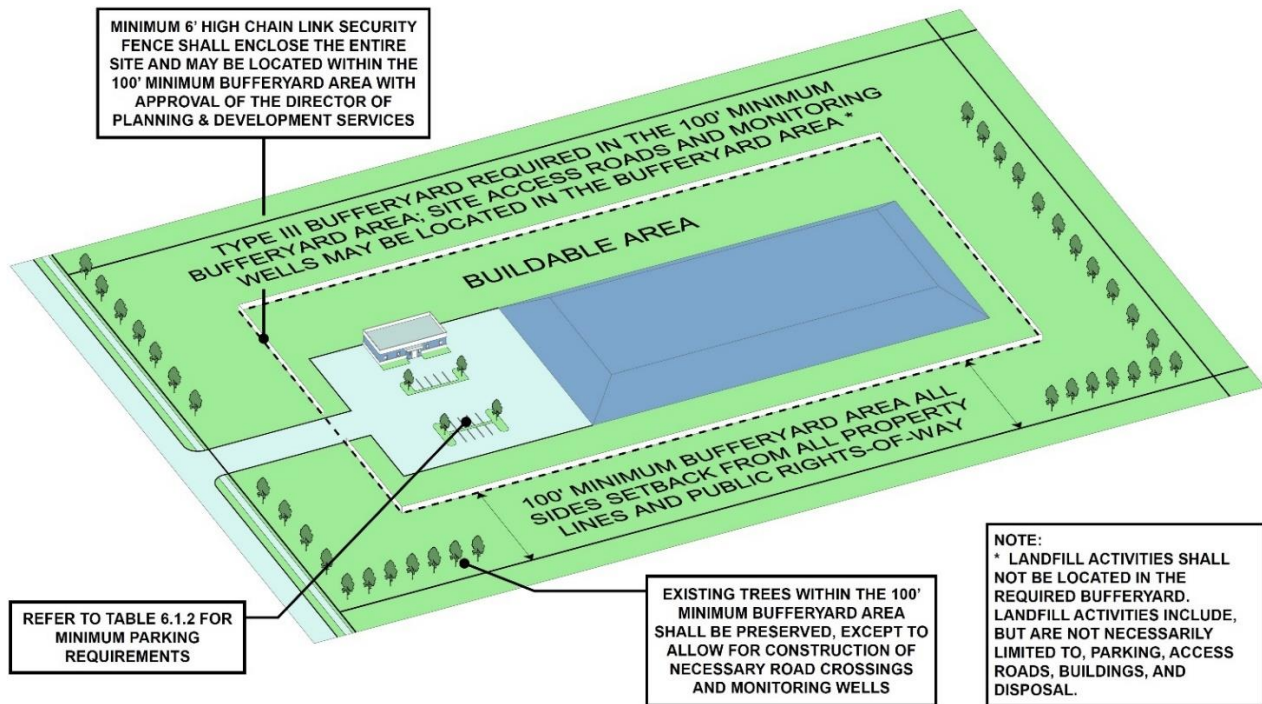
1. Landscape plantings meeting the standards of the type III bufferyard, defined in **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, are required in the bufferyard area along all property lines and public rights-of-way regardless of the adjacent zoning.
2. Existing plant material may be included in the computation of the required plantings with approval of the Director of Planning and Development Services or designee.

F. FENCING

1. A chain link security fence, minimum six (6) feet in height, shall enclose the entire site.
2. The fence may be placed inside the one hundred (100) foot bufferyard area with approval of the Director of Inspections.

FIGURE 5.2.45 – CERTAIN REQUIREMENTS FOR SANITARY LANDFILL USES

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



G. ACCESS

Vehicular access to the landfill site shall be provided on a major or minor thoroughfare or on a road improved to necessary industrial capacity as determined by the Director of Public Works for the City of Winston-Salem or the North Carolina Department of Transportation for Forsyth County.

H. RECLAMATION PLAN

1. Developer shall file in the office of the Register of Deeds, prior to issuance of a certificate of occupancy, a reclamation plan for the reuse of the site.
2. Such plan shall indicate that the developer, or other entity approved by the Elected Body, shall remain the owner and be liable for the site forever or until the Elected Body approval is given to release this requirement.

- Section 5.2.59, Motor Vehicle Dismantling and Wrecking Yard, is amended as follows:

A. WITHIN THE GI DISTRICT

All motor vehicle dismantling operations located in the GI District shall comply with the following:

1. FENCING

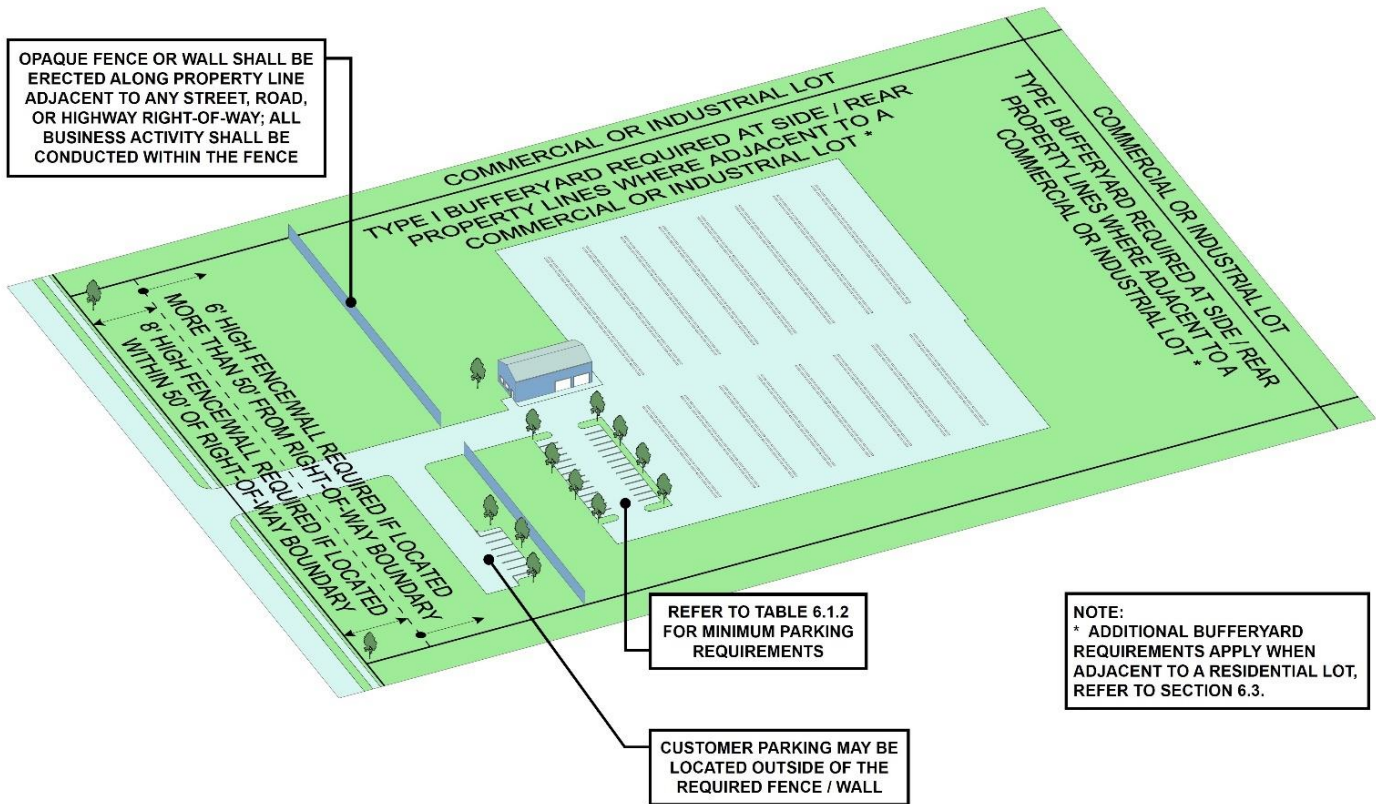
a. LOCATION

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- i. An opaque fence or wall shall be erected along any property line which is adjacent to any street, road, or highway; and all business activity, including storage of vehicles or other materials, shall be conducted within the fence.
- ii. Fencing requirements shall be one of the following:
 1. **WITHIN FIFTY (50) FEET OF RIGHT-OF-WAY**
An eight (8) foot high opaque fence is required if located within fifty (50) feet of the right-of-way boundary; or
 2. **MORE THAN FIFTY (50) FEET FROM RIGHT-OF-WAY**
A six (6) foot high opaque fence is required if located more than one hundred (100) feet from the right-of-way boundary.
- b. **CONDITIONS**
Such fencing shall meet the following conditions:
 - i. **CONSTRUCTION**
The fence and screening shall be constructed of materials manufactured, sold and used exclusively as fencing materials with consistent height, materials, and color;
 - ii. **MAINTENANCE**
All fences shall be maintained in sound condition at all times; and
 - iii. **ADVERTISING**
Fences shall not contain advertising or other lettering other than lettering or a sign which identifies the operation carried on within the enclosure.
- c. **PARKING**
Customers of the business may park their personal vehicles outside the fence, but not within the right-of-way of the street, provided the vehicles of customers are not parked in such a manner as to impair the view of motorists using the street.
- d. **BUFFERYARDS**
In addition to the bufferyard requirements of **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, a type I bufferyard shall be provided alongside and rear lot lines adjacent to property zoned for commercial or industrial use.
- e. **EFFECTIVE DATE**
Automobile dismantling operations lawfully existing on the effective date of this Ordinance shall install fencing and buffering, as herein specified, within a period of three (3) years after the effective date of this Ordinance.

FIGURE 5.2.59.A – CERTAIN REQUIREMENTS FOR MOTOR VEHICLE DISMANTLING AND WRECKING YARDS WITHIN THE GI DISTRICT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



2. OPEN BURNING

Open burning is prohibited.

3. ABANDONED VEHICLES

In the event that wrecked automobiles or other materials are abandoned or appear to be abandoned upon any property, the real property owner and/or occupant shall, upon notification, remove or cause the removal of such automobiles or other materials, or conduct the operation in full compliance with the requirements of this Ordinance, provided that such use is permitted.

4. HOURS OF OPERATION

No dismantling, disassembling, salvaging, wrecking, or processing operation on the premises shall be carried on between the hours of 9:00 p.m. and 7:00 a.m.

5. HAZARDOUS MATERIALS

Any gasoline, oil, or other materials spilled or collected on the site shall be contained and disposed of in accordance with State and federal laws.

B. OUTSIDE THE GI DISTRICT

1. FENCING

a. LOCATION

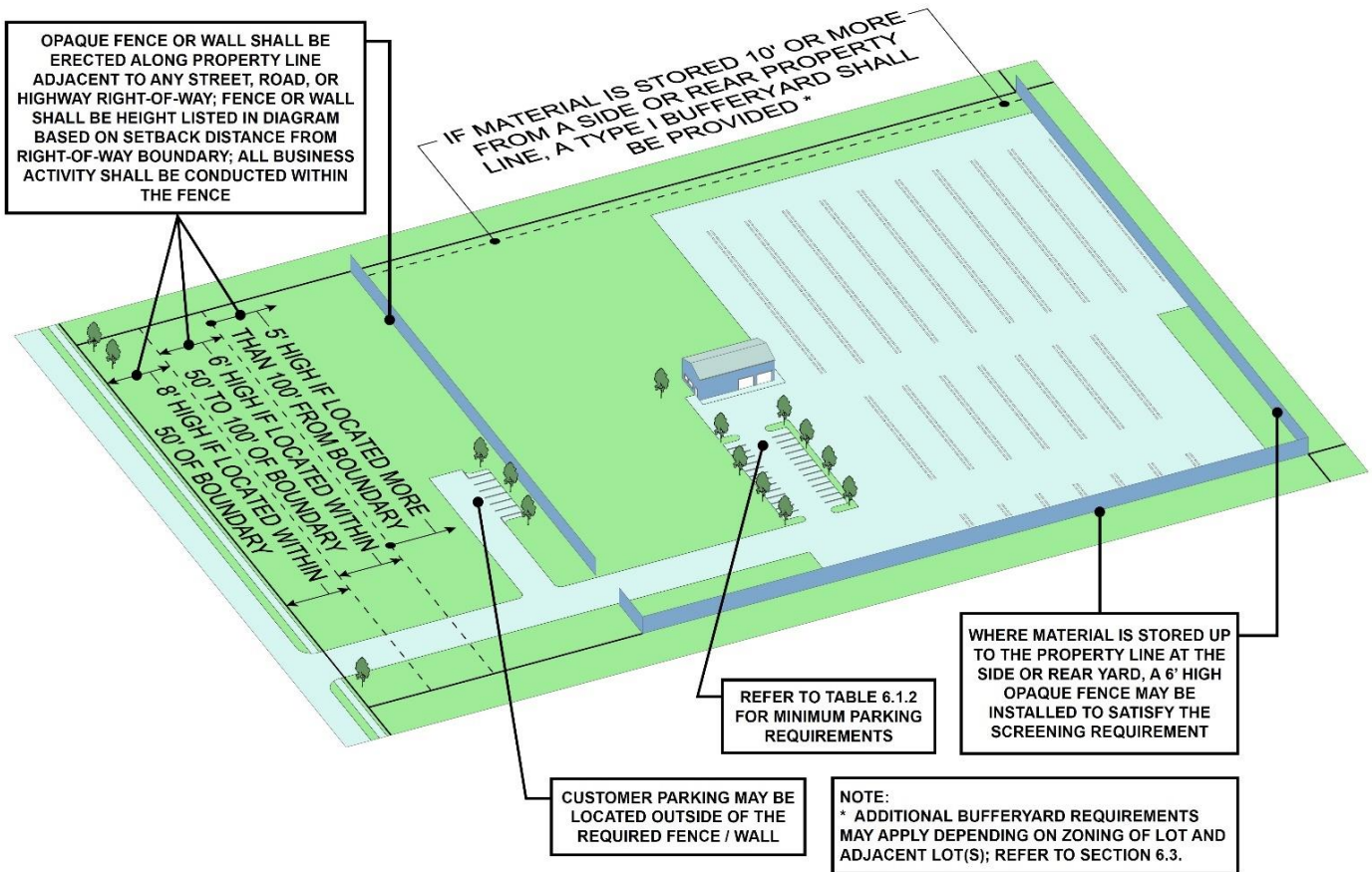
An opaque fence or wall shall be erected along any property line which is adjacent to any street, road, or highway; and all business activity, including storage of vehicles or other materials, shall be conducted within the fence. Fencing requirements shall be one of the following:

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- i. WITHIN FIFTY (50) FEET OF RIGHT-OF-WAY**
An eight (8) foot high opaque fence is required if located within fifty (50) feet of the right-of-way boundary;
- ii. WITHIN FIFTY (50) TO ONE HUNDRED (100) FEET FROM RIGHT-OF-WAY**
A six (6) foot high opaque fence is required if located fifty (50) feet or more from the right-of-way boundary; or
- iii. MORE THAN ONE HUNDRED (100) FEET FROM RIGHT-OF-WAY**
A five (5) foot high opaque fence is required if located more than one hundred (100) feet from the right-of-way boundary.
- b. CONDITIONS**
Such fencing shall meet the following conditions:
 - i. CONSTRUCTION**
The fence shall be constructed of materials sold and used as fencing materials with consistent height, materials, and color;
 - ii. MAINTENANCE**
All fences shall be maintained in sound condition at all times; and
 - iii. ADVERTISING**
Fences shall not contain advertising or other lettering other than lettering or a sign which identifies the operation carried on within the enclosure.
- c. PARKING**
Customers of the business may park their personal vehicles outside the fence but not within the right-of-way of the street; provided the vehicles of customers are not parked in such a manner as to impair the view of motorists using the street.
- d. SCREENING REQUIREMENTS**
Screening requirements alongside and rear property lines shall be one or both of the following:
 - i. MATERIAL STORED UP TO PROPERTY LINE**
 1. A six (6) foot high opaque fence may be installed along the side and rear property lines.
 2. Storage of motor vehicles or materials is permitted up to the fence line.
 3. Said fence shall have the same requirements as **Section 4.1.1A.1, Fencing**.
 - ii. MATERIAL STORED TEN (10) FEET OFF PROPERTY LINE**
 1. A type I bufferyard shall be installed along the side or rear property lines.
 2. Storage of motor vehicles or materials is permitted up to the bufferyard line which is ten (10) feet off the property line.
- e. NONCONFORMING USE STATUS**
All operators of this use must certify to the Director of Inspections' satisfaction that the use is legally nonconforming as specified in **Chapter** Error! Reference source not found., Error! Reference source not found., before an application may be accepted by the Planning Board for a site plan review.
- f. EFFECTIVE DATE**
Any motor vehicle dismantling operation existing as a legal nonconforming use on the effective date of this Ordinance shall install fencing and buffering, as herein specified, within a period of one year after the effective date of this Ordinance.

FIGURE 5.2.59.B – CERTAIN REQUIREMENTS FOR MOTOR VEHICLE DISMANTLING AND WRECKING YARDS OUTSIDE THE GI DISTRICT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



2. OPEN BURNING

Open burning is prohibited.

3. ABANDONED VEHICLES

In the event that wrecked motor vehicles or other materials are abandoned or appear to be abandoned upon any property, the real property owner and/or occupant shall, upon notification, remove or cause the removal of such motor vehicles or other materials, or conduct the operation in full compliance with the requirements of this Ordinance, provided that such use is permitted.

4. HOURS OF OPERATION

No dismantling, disassembling, salvaging, wrecking, or processing operation on the premises shall be carried on between the hours of 9:00 p.m. and 7:00 a.m.

5. HAZARDOUS MATERIALS

Any gasoline, oil, or other materials spilled or collected on the site shall be contained and disposed of in accordance with State and federal laws.

- Section 5.2.61, Motor Vehicle Storage Yard, is amended as follows:

A. MAXIMUM SIZE

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

1. A motor vehicle storage yard created or expanded after the adoption date of this Ordinance shall have an enclosed storage area which shall not exceed the following area requirements for the zoning district in which the yard is located:

TABLE ERROR! REFERENCE SOURCE NOT FOUND.: MOTOR VEHICLE STORAGE YARD SIZE	
DISTRICT	MAXIMUM SIZE (SQUARE FEET)
NB	3,000
NSB	3,000
GB	6,000
HB	11,000
CB	11,000
LI	20,000
GI	no maximum

2. Accessory motor vehicle storage yards in the LB and PB Districts shall have a maximum size of three thousand (3,000) square feet.

B. REPAIR WORK OR SALE OF VEHICLES

1. No repair work shall be done on motor vehicles while stored in the storage yard.
2. No parts or other articles may be removed from the vehicles except for security purposes, nor shall any parts or articles be sold.
3. The sale of whole vehicles shall be permitted only to satisfy a mechanics lien or by order of a law enforcement agency.

C. RIGHT-OF-WAY SCREENING AND ACCESS - NEW OR EXPANDED STORAGE YARDS

A motor vehicle storage yard or expansion of an existing storage yard created after the effective date of this Ordinance shall meet the following:

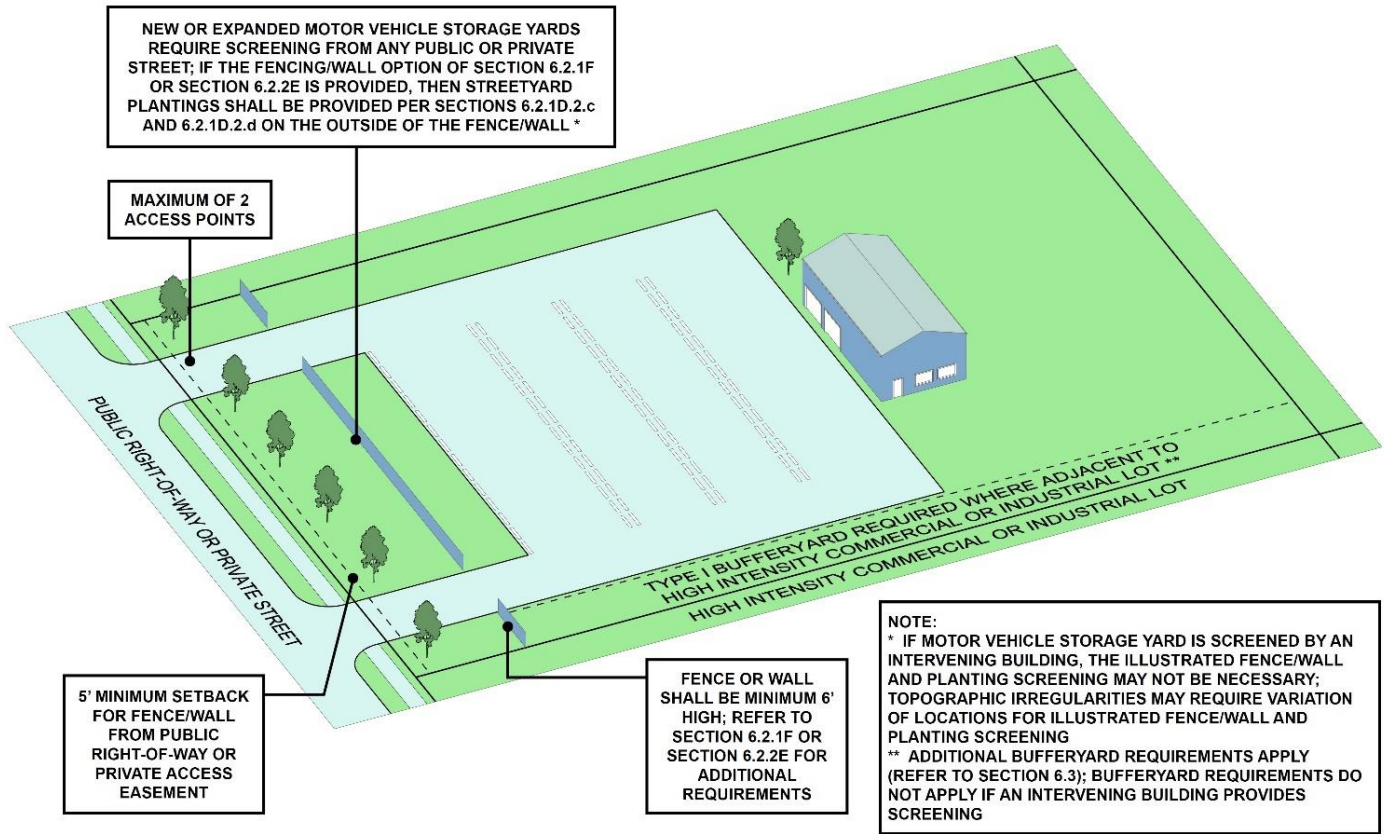
1. OUTDOOR STORAGE AREA STANDARDS

A motor vehicle storage yard not screened by an intervening building from any public or private street, whether or not such streets provide access to the site, shall meet the outdoor storage area screening standards of **Section** Error! Reference source not found., Error! Reference source not found., or **Section** Error! Reference source not found., Error! Reference source not found..

- a. If the fencing option of **Section** Error! Reference source not found., Error! Reference source not found. or **Section** Error! Reference source not found., Error! Reference source not found., as appropriate is selected, streetyard plantings as specified in **Section** Error! Reference source not found., Error! Reference source not found., and **Section** Error! Reference source not found., Error! Reference source not found., are required on the outside of the fence.

FIGURE 5.2.61.C.1.a – CERTAIN REQUIREMENTS FOR MOTOR VEHICLE STORAGE YARDS IF THE FENCE/WALL SCREENING OPTION IS SELECTED

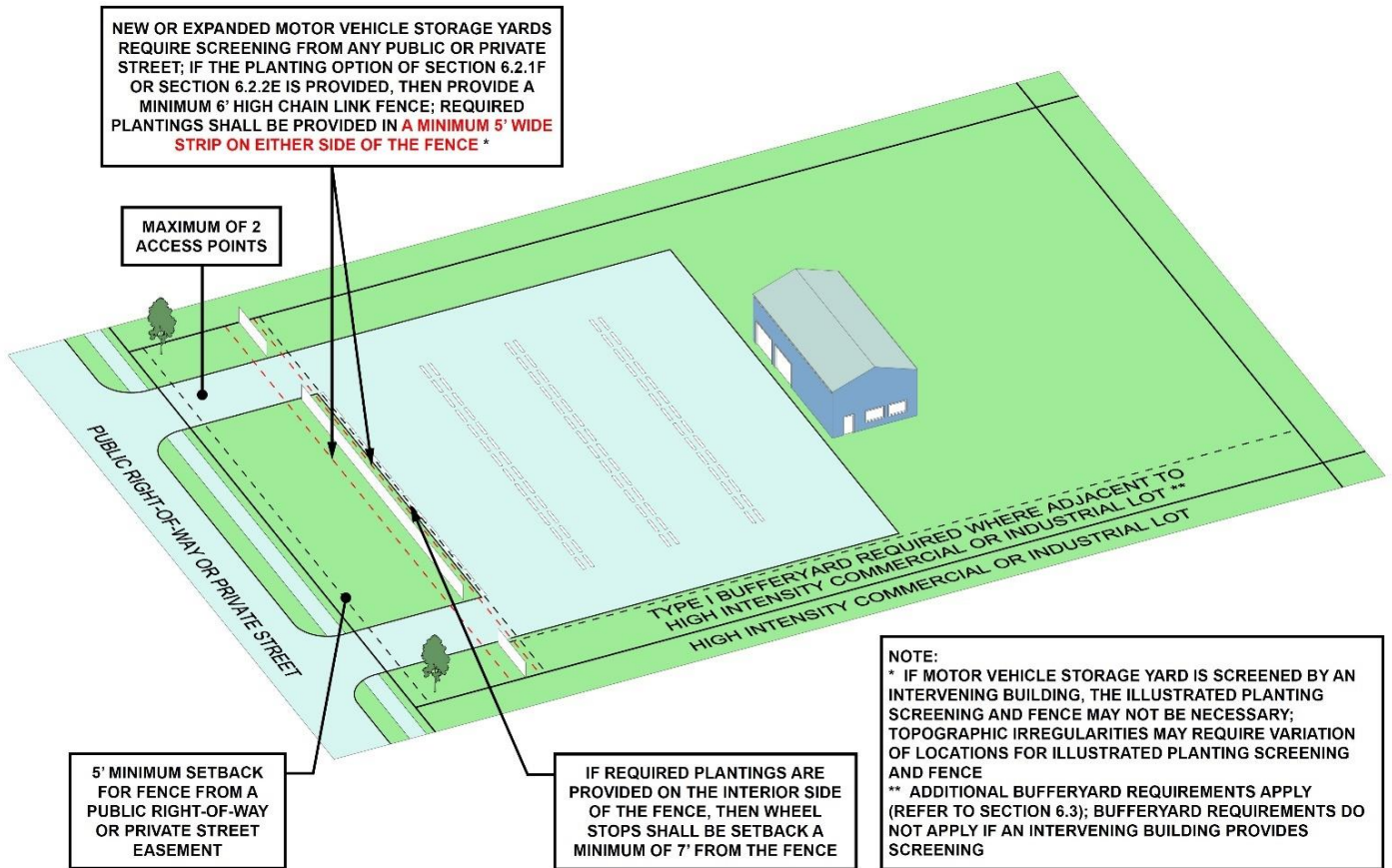
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



b. If the planting option of **Section** Error! Reference source not found., Error! Reference source not found., or **Section** Error! Reference source not found., Error! Reference source not found., as appropriate, is selected and chain link fencing is installed in conjunction with the plantings, said fencing shall be a minimum six (6) feet in height and black or dark green in color.

FIGURE 5.2.61.C.1.b – CERTAIN REQUIREMENTS FOR MOTOR VEHICLE STORAGE YARDS IF THE PLANTING SCREENING OPTION IS SELECTED

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



c. The plantings may be installed within a minimum five (5) foot strip either on the exterior of the fence or on the property owner's side of the fencing, in which case wheel stops shall be placed a minimum seven (7) feet from the fence.

2. VISIBILITY

Fencing and plantings must not obstruct traffic visibility at driveways.

3. MAINTENANCE

Fencing and vegetation shall be maintained in good condition throughout the life of the use.

4. TOPOGRAPHIC IRREGULARITIES

Where topographic irregularities require a different location to meet the intent of this section, the location of the landscaping or fencing may be varied with approval of the Director of Inspections.

5. FENCING SETBACK

Fencing shall be set back a minimum five (5) feet from the public right-of-way or private street easement.

6. ACCESS

The maximum number of access points to a motor vehicle storage yard shall be two (2).

D. RIGHT-OF-WAY SCREENING AND ACCESS - EXISTING STORAGE YARDS

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

Motor vehicle storage yards existing prior to the adoption date of this Ordinance shall meet the following:

1. OUTDOOR STORAGE AREA STANDARDS

a. For sites in GMA 2, the requirements of **Section Error! Reference source not found., Error! Reference source not found.,** shall be met; in all other Growth Management Areas, the requirements of (b) and (c) below may be met instead of the requirements of **Section Error! Reference source not found., Error! Reference source not found..** (W)

b. The requirements of **Section Error! Reference source not found., Error! Reference source not found.,** shall be met; or chain link fencing with wood, metal, or vinyl slats of a single color shall be installed. (F)

c. No other plastic or fiberglass cloth or other sheeting materials is permitted unless said material is constructed of materials manufactured, sold, and used exclusively as fencing materials with consistent height, materials, and color. (F)

d. Streetyard landscaping area in accordance with **Section Error! Reference source not found., Error! Reference source not found..**

2. OTHER REQUIREMENTS

The additional provisions of **Section 4.1.1C, Right-of-Way Screening and Access - New or Expanded Storage Yards,** shall be met.

E. BUFFERYARD REQUIREMENTS - NEW OR EXPANDED STORAGE YARDS

a. BUFFERYARD STANDARDS

i. A motor vehicle storage yard or expansion of an existing storage yard created after the effective date of this Ordinance shall meet the requirements of **Section Error! Reference source not found., Error! Reference source not found..**

ii. In addition, a type I bufferyard shall be provided adjacent to property designated as High Intensity Commercial (HIC) or Industrial (IND).

b. INTERVENING BUILDING

No bufferyard is required where the motor vehicle storage yard is screened from view of an adjacent zoning lot by an intervening building.

c. BUFFERING INTERNAL TO THE ZONING LOT

No bufferyard is required along an edge of the motor vehicle storage yard internal to the same zoning lot, unless such edge is clearly visible from a street or an adjacent zoning lot.

F. BUFFERYARD REQUIREMENTS - EXISTING STORAGE YARDS

1. BUFFERYARD STANDARDS AND ALTERNATIVES

Motor vehicle storage yards existing prior to the adoption date of this Ordinance shall select one of the following alternative buffer requirements:

a. The bufferyard requirements of **Section Error! Reference source not found., Error! Reference source not found..** In addition, a type I bufferyard shall be provided adjacent to property designated as High Intensity Commercial (HIC) or Industrial (IND).

b. An opaque fence at least six (6) feet in height.

c. A chain link fence at least six (6) feet in height with wood, metal, or vinyl slats of a single color.

d. No other plastic or fiberglass cloth or other sheeting material is permitted.

2. INTERVENING BUILDING

No bufferyard is required where the motor vehicle storage yard is screened from view of an adjacent zoning lot by an intervening building.

3. BUFFERING INTERNAL TO THE ZONING LOT

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

No bufferyard is required along an edge of the motor vehicle storage yard internal to the same zoning lot, unless such edge is clearly visible from a street or an adjacent zoning lot.

G. VERTICAL STACKING

Vertical stacking of motor vehicles is prohibited.

H. HAZARDOUS SUBSTANCE

1. CONTAINMENT

Any gasoline, oil, or other materials spilled or collected on site shall be contained and disposed of in accordance with State and federal laws.

2. STORAGE OF VEHICLES CARRYING HAZARDOUS SUBSTANCES

a. Tractor trailers, tankers and/or any vehicle carrying a hazardous material shall be stored only in motor vehicle storage yards located in the HB, LI, or GI Districts.

b. A motor vehicle storage yard which stores a tanker which has contained a hazardous substance shall be enclosed by a minimum six (6) foot high fence which shall be locked during non-operating hours.

c. In addition, a spill containment structure certified by a registered professional engineer as being adequate for spill containment is required.

d. No tanker shall be stored closer than two hundred (200) feet from any residential zoning district.

I. SCHEDULE FOR IMPROVEMENTS

Such uses shall meet all requirements of this section by June 30, 2000.

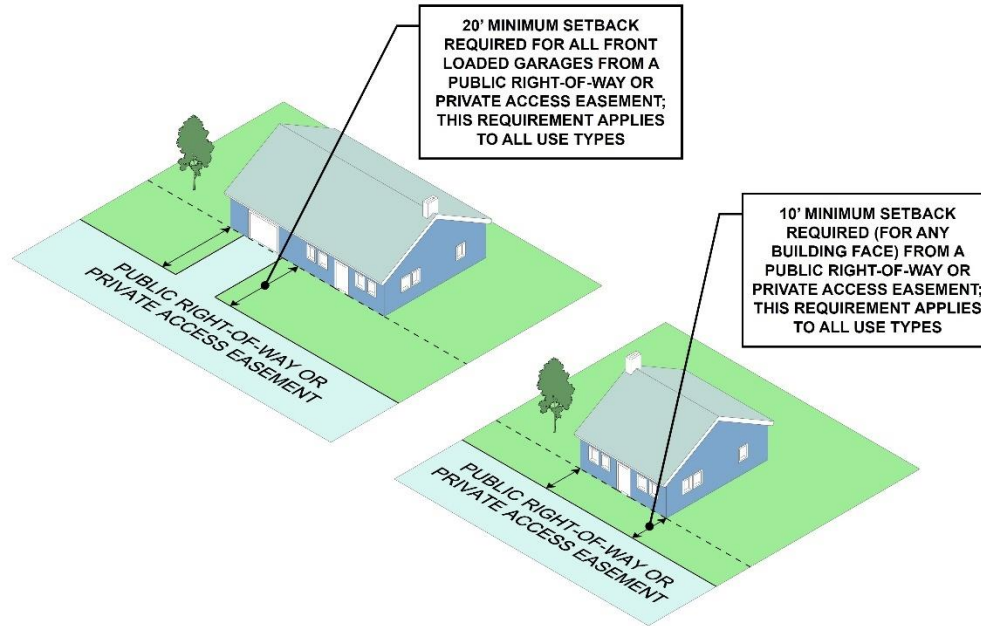
- Section 5.2.66.H.6, Lot Dimensional Requirements and Spacing of Structures, is amended as follows (Section 5.2.66.H.7 is also shown below, but is not amended):

6. LOT DIMENSIONAL REQUIREMENTS AND SPACING OF STRUCTURES

a. The lot and setback dimensional requirements of the zoning district for individual lots within the PRD are waived except for a minimum ten (10) foot building setback from public rights-of-way and private access easements.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 5.2.66.H.6.a – CERTAIN SETBACK REQUIREMENTS FROM
RIGHT-OF-WAYS AND PRIVATE ACCESS EASEMENTS FOR PLANNED
RESIDENTIAL DEVELOPMENTS**



b. Minimum distances between townhouse and multifamily structures shall be those set forth in **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, or **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, as appropriate.

c. Minimum distances between single family, duplex, and twin home structures shall be as follows:

i. **FRONT OR REAR FACING FRONT**

The minimum distance between the front wall of one structure and the rear wall of another structure, or the front walls of structures oriented so as to face each other, shall be not less than thirty (30) feet.

ii. **REAR FACING REAR**

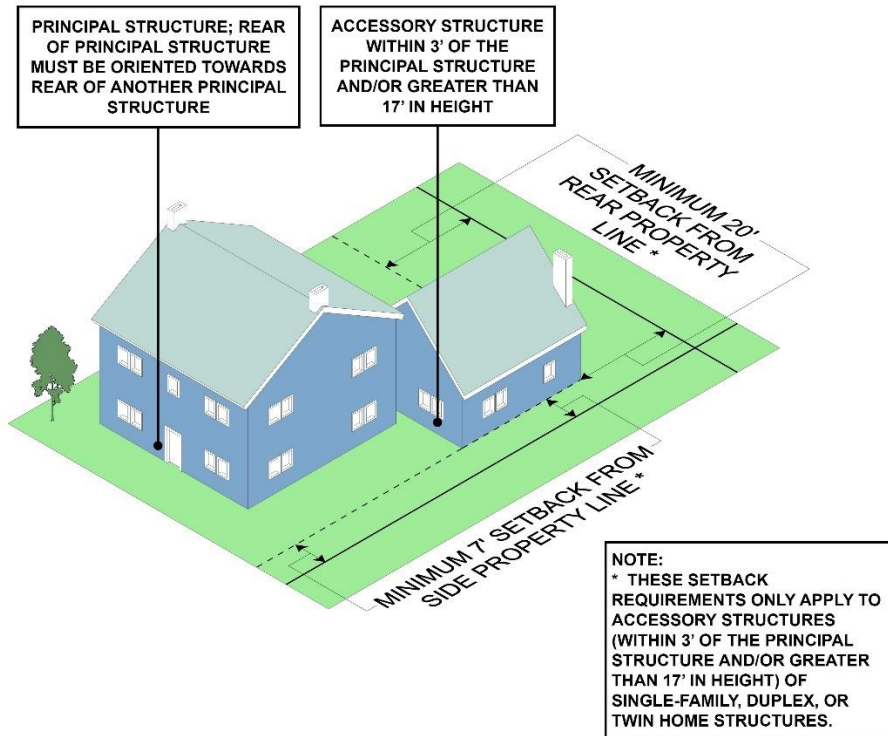
Dwellings oriented back to back shall be subject to the following provisions:

1. The minimum distance between rear walls of the dwellings shall be no less than thirty (30) feet.
2. Accessory structures shall only be permitted in the intervening space between principal dwellings oriented back to back or to the rear yard of the principal dwelling provided the accessory structures meet the provisions of **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, and **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

3. Any accessory structure meeting the requirements of **Section** Error! Reference source not found., Error! Reference source not found., shall be located a minimum of seven (7) feet off the side property line and twenty (20) feet off the rear property line.

FIGURE 5.2.66.H.6.c.ii – SETBACK REQUIREMENTS FOR CERTAIN ACCESSORY STRUCTURES IN PLANNED RESIDENTIAL DEVELOPMENTS



iii. FRONT FACING SIDE

The minimum distance between the front wall of the structure and the side wall of another structure shall not be less than fourteen (14) feet.

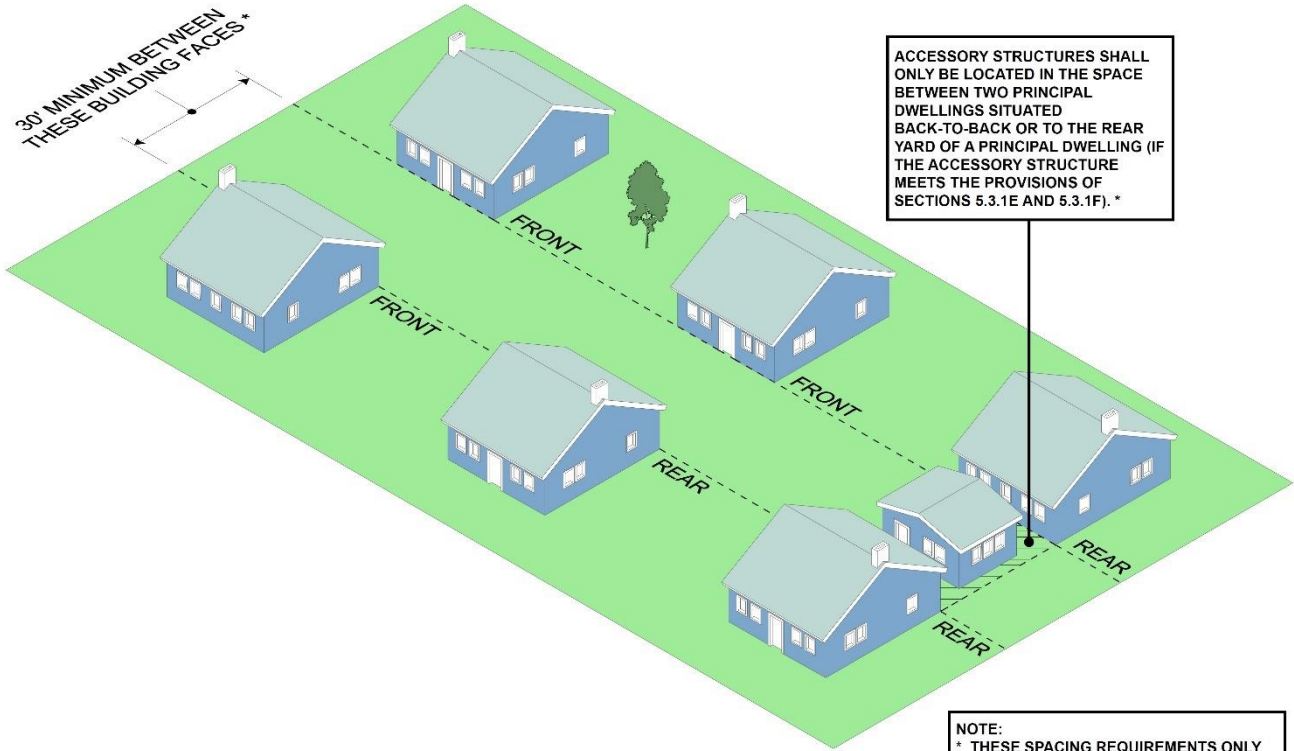
iv. SIDE OR REAR FACING SIDE

The minimum distance between the rear of a structure and side of another structure, or the minimum distance between the side walls of structures, shall not be less than ten (10) feet, provided that no bay window encroachments are allowed for buildings closer than fourteen (14) feet.

FIGURE 5.2.66.H.6.c – CERTAIN STRUCTURE SPACING REQUIREMENTS FOR PLANNED RESIDENTIAL DEVELOPMENTS

1 OF 2

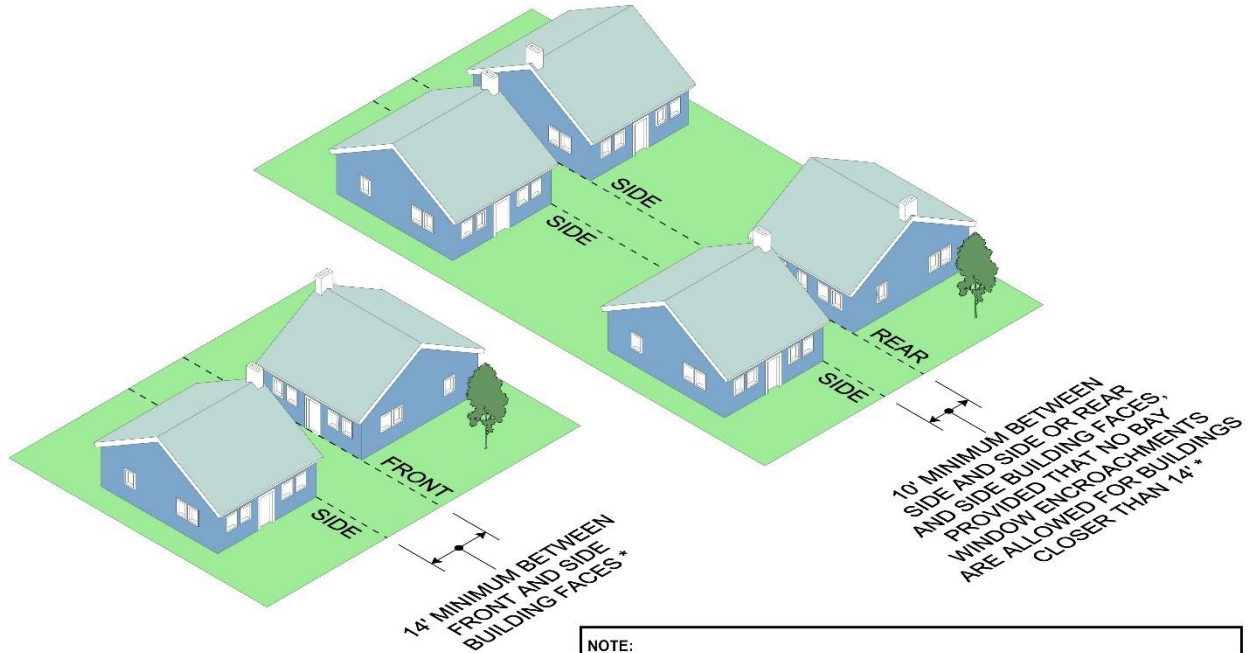
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



ACCESSORY STRUCTURES SHALL ONLY BE LOCATED IN THE SPACE BETWEEN TWO PRINCIPAL DWELLINGS SITUATED BACK-TO-BACK OR TO THE REAR YARD OF A PRINCIPAL DWELLING (IF THE ACCESSORY STRUCTURE MEETS THE PROVISIONS OF SECTIONS 5.3.1E AND 5.3.1F). *

NOTE:
 * THESE SPACING REQUIREMENTS ONLY APPLY TO SINGLE-FAMILY, DUPLEX, AND TWIN HOME STRUCTURES; REFER TO SECTION 5.2.70B.5 OR 5.2.71B.5 FOR SPACING REQUIREMENTS FOR TOWNHOUSE AND MULTIFAMILY STRUCTURES.

2 OF 2



NOTE:
 * THESE SPACING REQUIREMENTS ONLY APPLY TO SINGLE-FAMILY, DUPLEX, AND TWIN HOME STRUCTURES; REFER TO SECTION 5.2.70B.5 OR 5.2.71B.5 FOR SPACING REQUIREMENTS FOR TOWNHOUSE AND MULTIFAMILY STRUCTURES. ADDITIONALLY, ALL STRUCTURES WITHIN THE FORSYTH COUNTY ZONING JURISDICTION SEPARATED BY LESS THAN 14' MUST MEET CERTAIN PUBLIC WATER UTILITY REQUIREMENTS; REFER TO SECTION 5.2.66H.6.d-g FOR THESE UTILITY REQUIREMENTS.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

d. Any PRD with structures separated by less than fourteen (14) feet as allowed above must be provided with a public water system and fire hydrants with a minimum available water flow of one thousand five hundred (1,500) gallons per minute.

e. Fire hydrants shall have a spacing of one per five hundred (500) feet, and hydrant locations must be approved by the County Fire Marshal. (F)

f. Plans submitted for Planning Board approval where the applicant wishes to have structures with spacing of less than fourteen (14) feet shall be so indicated at the time of application.

g. The entire subdivision must be provided with the one thousand five hundred (1,500) gallons per minute fire flow, even if only some structures have spacing of less than fourteen (14) feet. (F)

7. FRONT LOADED GARAGES.

All front loaded garages shall be set back no less than twenty (20) feet from public rights-of-way or private access easements.

- Section 5.2.75.E, Exemptions, is amended as follows:

E. EXEMPTIONS

Exempted from Planning Board or Board of Adjustment review are the following improvements or buildings on school campuses, provided the Director of Inspections consults with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

1. RECREATION IMPROVEMENTS

Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators.

2. ACCESSORY BUILDINGS

Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint).

3. MODIFICATION TO PARKING LOTS

Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable).

4. NEW PARKING

New parking or pavement areas of less than twenty thousand (20,000) square feet.

5. UTILITIES

a. Installation of new utilities or maintenance of existing utilities.

b. Any utility relocations or installations must be approved by the Utilities Commission.

6. MOBILE SCHOOL UNITS (F)

a. A mobile school unit is exempt from a Planning Board Review provided that the mobile school unit meets the following design considerations or the location has previously been approved by the Planning Board.

b. If unable to meet these provisions, the mobile school unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

c. The requirements are as follows:

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

i. **SETBACKS**

A mobile school unit shall be setback no less than forty (40) feet from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

ii. **BUFFERING**

Either the bufferyard specified in **Section** Error! Reference source not found., Error! Reference source not found. shall be installed or the provision of **Section** Error! Reference source not found., Error! Reference source not found., met through the approval of a landscaping plan for the school, private site.

iii. **ACCESSIBILITY AND SAFETY**

1. A hard-surfaced, accessible route with a minimum width of five (5) feet shall be provided between the principal school structure and the mobile school unit(s).
2. Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

iv. **OTHER**

All other standards of this Ordinance shall be met.

7. MOBILE SCHOOL UNITS (W)

a. *A mobile school unit is exempt from a Planning Board or Board of Adjustment Review provided that the mobile school unit meets the following design considerations or the location has previously been approved by the Planning Board.*

b. *If unable to meet these provisions, the mobile school unit must be approved by a special use permit issued by the Board of Adjustment.*

c. *The Board of Adjustment may adjust or waive the specified requirements based on site circumstances, such as:*

- i. Existing buildings and development of the school campus or on adjoining property;*
- ii. Existing utilities; or*
- iii. Natural features, like topography or wooded areas.*

d. *The requirements are as follows:*

i. **SETBACKS**

A mobile school unit shall be setback no less than forty (40) feet from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

ii. **BUFFERING**

*Either the bufferyard specified in **Section** Error! Reference source not found., Error! Reference source not found. shall be installed or the provision of **Section** Error! Reference source not found., Error! Reference source not found., met through the approval of a landscaping plan for the school, private site.*

iii. **LANDSCAPING**

- 1. At a minimum, there shall be one large variety tree planted on the campus for each mobile school unit approved.*
- 2. The tree(s) shall be located within one hundred fifty (150) feet of the mobile school unit(s) or the principal school structure and be planted with a minimum on-center spacing of thirty (30) feet and a maximum on-center spacing of fifty (50) feet.*

iv. **ACCESSIBILITY AND SAFETY**

- 1. A hard-surfaced, accessible route with a minimum width of five (5) feet shall be provided between the principal school structure and the mobile school unit(s).*

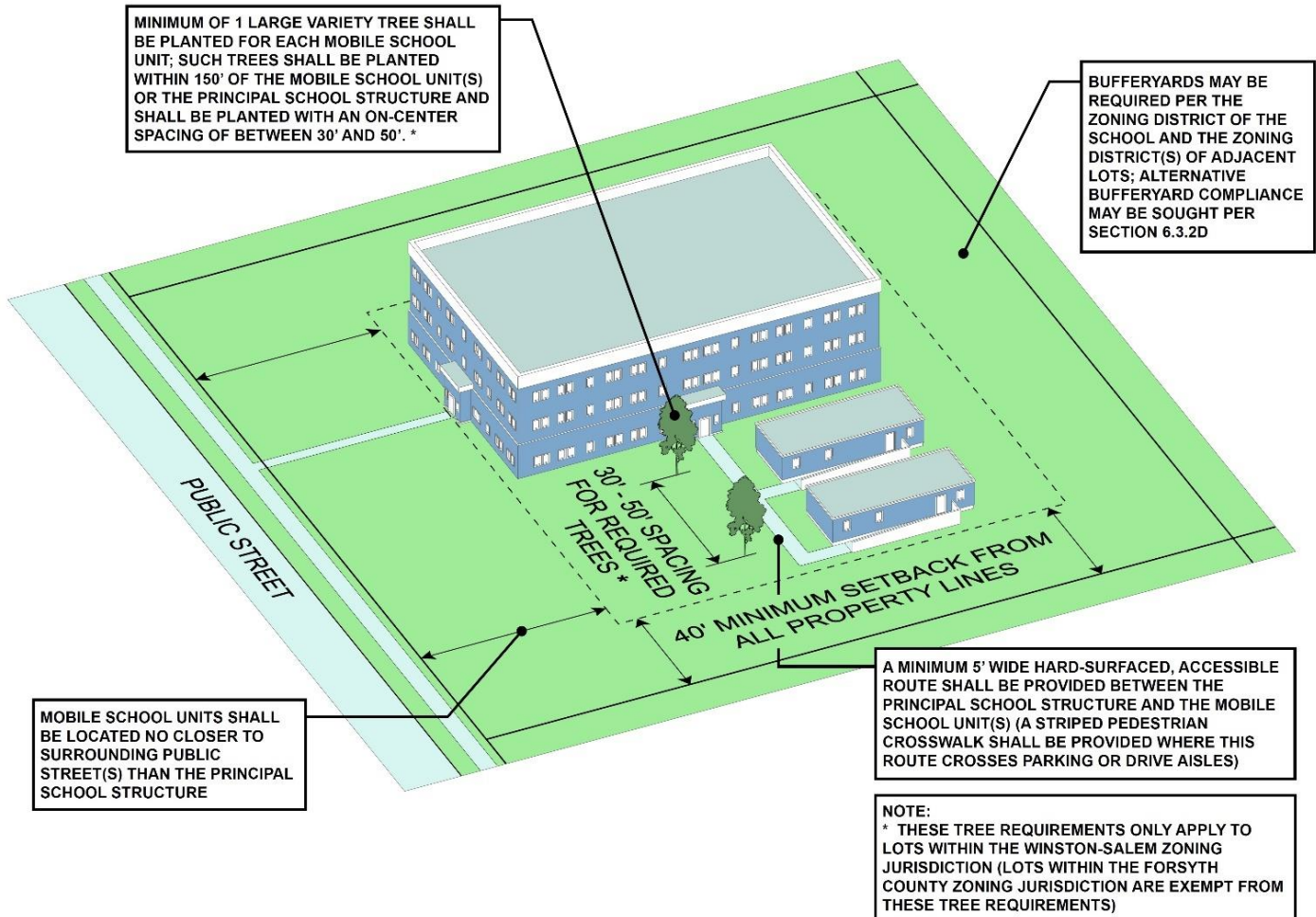
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

2. Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

v. **OTHER**

All other standards of this Ordinance shall be met.

FIGURE 5.2.75.E – CERTAIN REQUIREMENTS FOR MOBILE SCHOOL UNITS FOR PRIVATE AND PUBLIC SCHOOLS



- Section 5.2.79, Shooting Range Outdoor (F), is amended as follows:

A. SKEET OR TRAPSHOOTING RANGE SIZE

Skeet or trapshooting ranges shall be located on a site of not less than fifteen (15) acres, and such ranges shall be so designed and constructed that the distance to any adjacent property measured from the firing point or points in the direction of fire shall be not less than three hundred (300) yards.

B. RIFLE OR PISTOL RANGE SIZE

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

A rifle or pistol range must be located on a site of not less than twenty (20) acres.

C. RIFLE OR PISTOL RANGE BACKSTOP

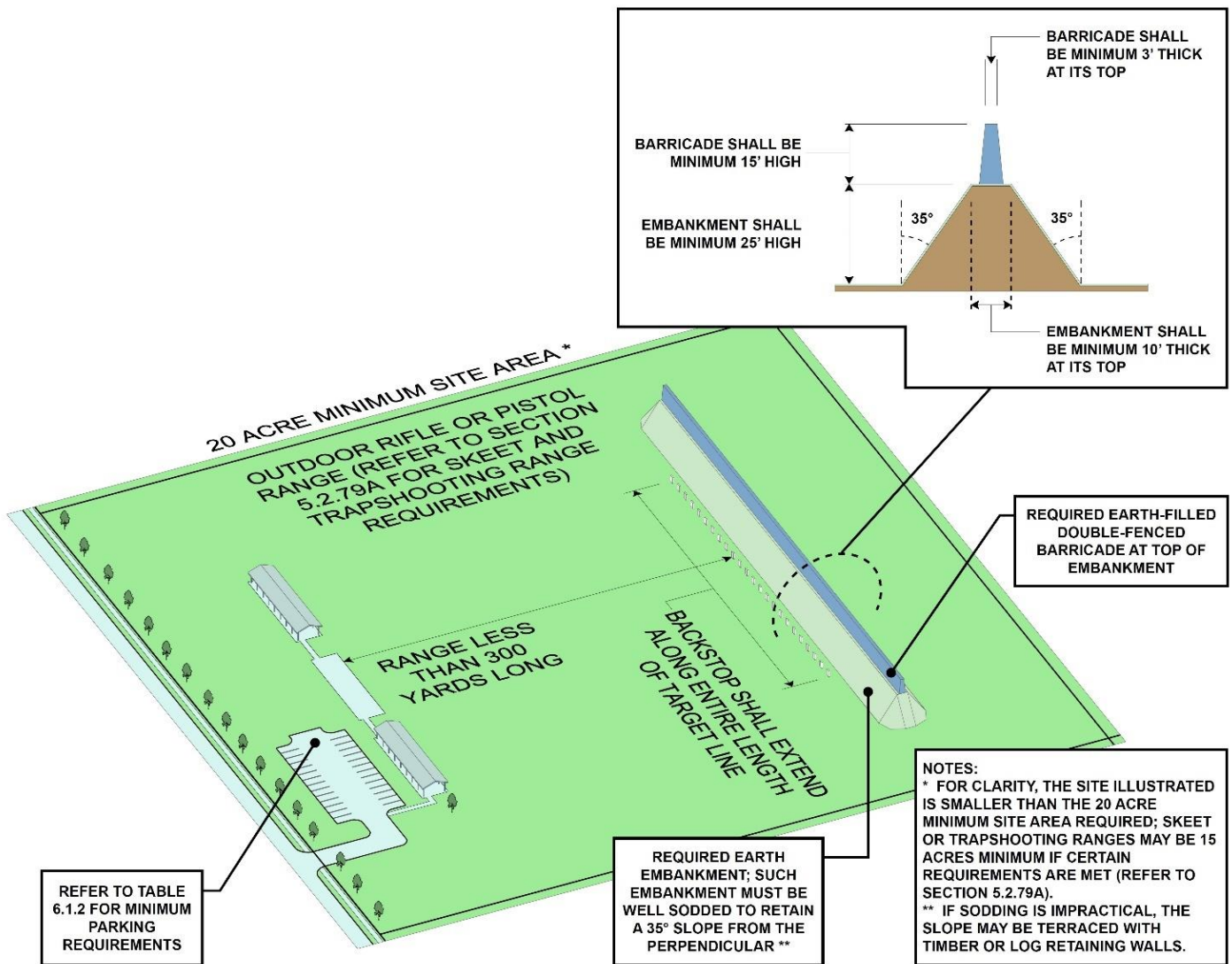
A rifle or pistol range must have a backstop along the entire length of the target line meeting the following specifications:

1. RANGES LESS THAN THREE HUNDRED (300) YARDS IN LENGTH

- a.** For ranges less than three hundred (300) yards in length: an earth embankment not less than twenty-five (25) feet in height and not less than ten (10) feet in thickness at the top.
- b.** Such earth embankment shall be well sodded to retain a slope of thirty-five (35) degrees from the perpendicular, or, if sodding is impractical, the slope may be terraced with timber or log retaining walls.
- c.** Such embankment shall be topped with an earth filled, double-fenced barricade no less than fifteen (15) feet in height and not less than three (3) feet in thickness at the top.

FIGURE 5.2.79.C.1 – CERTAIN REQUIREMENTS FOR OUTDOOR RIFLE OR PISTOL RANGES SHORTER THAN 300 YARDS IN THE FORSYTH COUNTY ZONING JURISDICTION

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

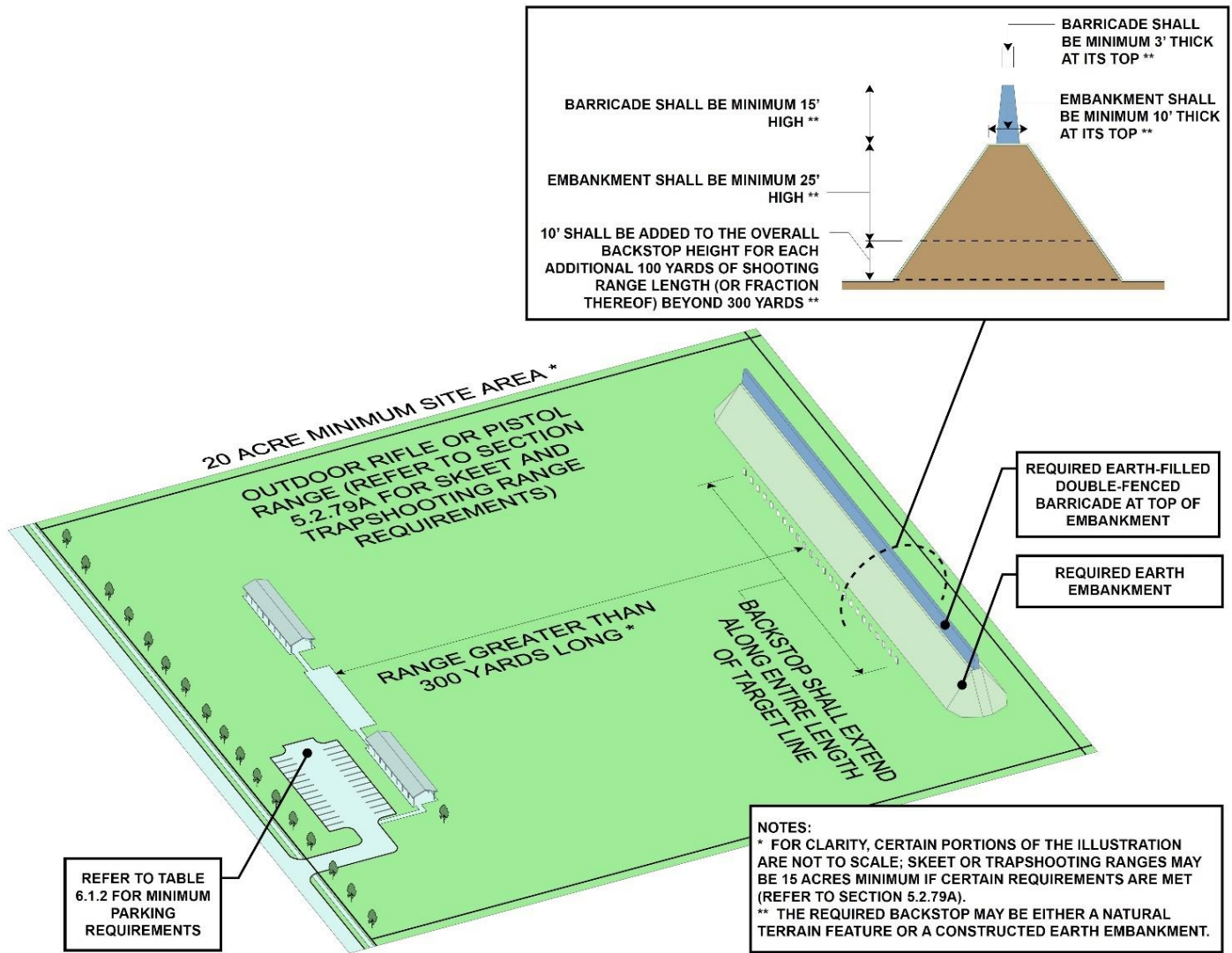


2. RANGES GREATER THAN THREE HUNDRED (300) YARDS IN LENGTH

- a. For ranges greater than three hundred (300) yards in length: ten (10) feet in overall height shall be added to the backstop for each additional one hundred (100) yards or fraction thereof in additional range.
- b. In no case shall the earth embankment be less than ten (10) feet in thickness at the top, nor shall the double fenced barricade be less than three (3) feet in thickness at its top.
- c. The required backstop may be either a natural terrain feature or a constructed earth embankment.
- d. In the case of a natural terrain feature, a topographic map at a scale of not less than one inch represents two hundred (200) feet (1" to 200') and two (2) foot contour intervals showing the terrain feature shall be submitted with the request for a special use permit.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 5.2.79.C.2 – CERTAIN REQUIREMENTS FOR OUTDOOR RIFLE OR PISTOL RANGES GREATER THAN 300 YARDS IN THE FORSYTH COUNTY ZONING JURISDICTION



D. HOURS OF OPERATION

The use of firearms shall be limited to between the hours of 7:00 a.m. and 9:30 p.m.

- Section 5.2.92.A.2, *Types of New Telecommunications Towers*, is amended as follows:

2. TYPES OF NEW TELECOMMUNICATIONS TOWERS

a. TOWERS WITH CONCEALED ANTENNAE (STEALTH TOWERS)

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

Towers with concealed antennae (stealth towers) shall be designed to complement the physical landscape in which they are intended to be located. Examples of stealth towers include but are not limited to faux pine trees, unipoles/slick sticks (unipoles shall not have any appurtenances), bell towers, etc. New stealth towers shall be configured and located in a manner that minimizes adverse effects, including visual impacts on the landscape and adjacent properties.

i. Towers with concealed antennae with a height up to one hundred eighty (180) feet in the IP district, and up to one hundred ninety-nine (199) feet for all lots in other nonresidential districts shall receive approval from the Zoning Officer.

ii. Towers with concealed antennae with a height of up to one hundred fifty (150) feet located in residential zoning districts shall be approved through the Elected Body special use permit process.

iii. Additionally, such towers may be located on vacant lots in residential districts or lots in residential districts containing a residential structure in GMAs 3, 4, and 5, but not in GMAs 1 or 2.

1. Where proposed towers with concealed antennae are not located within an existing stand of trees, monopine towers shall be prohibited.

2. Where proposed towers with concealed antennae will be located within an existing stand of trees comprised of fifty (50) percent or greater evergreen trees, unipole, or monopine towers may be allowed.

3. Unipole towers are preferred in such locations, and monopine towers may only be approved where petitioners demonstrate such towers will be compatible with the surrounding area.

4. Where proposed towers with concealed antennae will be located within an existing stand of trees comprised of greater than fifty (50) percent deciduous trees, unipole, or monopole towers may be allowed.

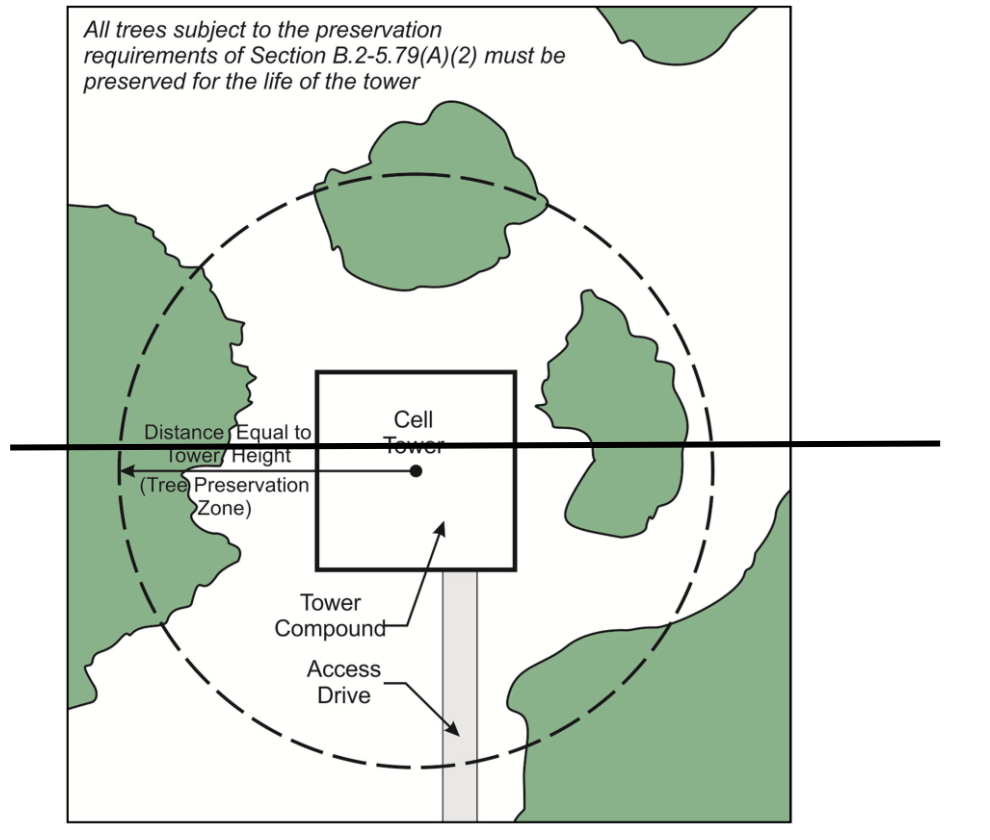
5. Unipole towers are preferred in such locations, and monopole towers may only be approved where petitioners demonstrate such towers will be compatible with the surrounding area.

iv. Monopine towers or any tower designed with the appearance of a tree shall only be located within existing stands of trees comprised of fifty (50) percent or greater evergreen trees.

v. Where existing trees exist within a distance equal to tower height from any towers with concealed antennae, regardless of whether such towers are monopines or unipoles, such trees shall be retained for the life of the tower save and except trees necessary to be removed to construct any access and utility easements and tower compound.

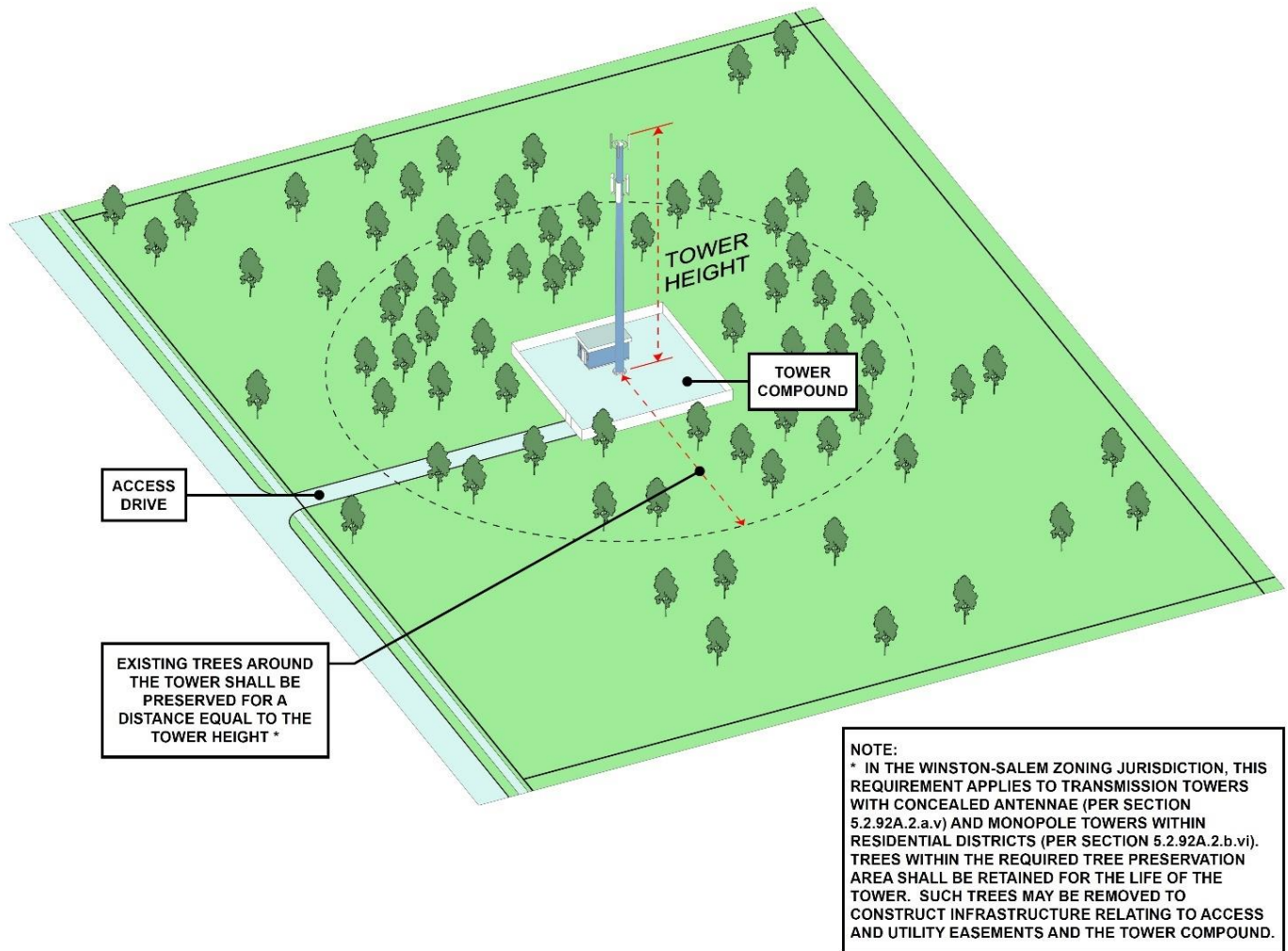
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 5.2.92: TRANSMISSION TOWER TREE
PRESERVATION ZONE**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 5.2.92.A.2 – REQUIRED TREE PRESERVATION
AREA FOR CERTAIN TRANSMISSION TOWERS IN THE
WINSTON-SALEM ZONING JURISDICTION**



vi. Photo simulations depicting a proposed concealed tower within its surrounding context will be required where concealed towers over one hundred twenty (120) feet requiring Elected Body special use permit review are proposed.

b. MONOPOLE TOWERS WITH EXPOSED ANTENNAE

New monopole towers with exposed antennae shall be configured and located in a manner that minimizes adverse effects, including visual impacts on the landscape and adjacent properties.

i. Monopole towers with exposed antennae with a height up to one hundred eighty (180) feet in the IP district shall be approved through the Board of Adjustment special use permit process.

ii. Monopole towers with exposed antennae with a height up to one hundred ninety-nine (199) feet in nonresidential districts shall receive approval from the Zoning Officer.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

iii. *Monopole towers with exposed antennae with a height up to one hundred fifty (150) feet in residential districts shall be approved through the Elected Body special use permit process.*

iv. *Monopole towers may only be allowed in residential districts where such towers will be located within an existing stand of trees comprised of greater than fifty (50) percent deciduous trees, and only where petitioners demonstrate said towers will be compatible with the surrounding area.*

v. *Photo simulations for such towers shall be required and shall depict the proposed tower within its surrounding context. This photo simulation shall depict the monopole with the maximum number of antennae it is designed to hold.*

vi. *Where existing trees exist within a distance equal to tower height from any monopole towers within residential districts, such trees shall be retained for the life of the tower save and except trees necessary to be removed to construct any access and utility easements and tower compound.*

c. FREESTANDING LATTICE TOWERS

Lattice towers and other freestanding telecommunications facilities not described in sections a, b above shall be configured and located in a manner that minimizes adverse effects including visual impacts on the landscape and adjacent properties.

i. *Lattice towers, up to three hundred (300) feet in height, shall receive approval from the Zoning Officer in general use nonresidential districts, except for LO, CPO, PB, LB, and NSB.*

ii. *Such towers in the aforementioned districts shall be approved through the Board of Adjustment Special Use Permit Process.*

iii. *New lattice towers shall not be permitted in IP or residential districts.*

- Section 5.2.93.A, Applicability, is amended as follows:

A. APPLICABILITY

Transmission towers which are principal or accessory uses shall meet the following requirements.

1. TOWERS WITH CONCEALED ANTENNAE (STEALTH TOWERS)

a. Towers with concealed antennae (stealth towers) shall be designed to complement the physical landscape in which they are intended to be located.

b. Examples of stealth towers include but are not limited to faux pine trees, unipoles/slick sticks (unipoles shall not have any appurtenances), bell towers, etc.

c. New stealth towers shall be configured and located in a manner that minimizes adverse effects including visual impacts on the landscape and adjacent properties.

i. Towers with concealed antennae with a height up to one hundred fifty (150) feet located on lots containing nonresidential uses including but not limited to churches and schools in residential districts, up to one hundred eighty (180) feet in the IP district, and up to one hundred ninety-nine (199) feet for all lots in other nonresidential districts shall receive approval from the Zoning Officer.

ii. Towers with concealed antennae with a height of between one hundred fifty (150) and one hundred eighty (180) feet located in residential zoning districts on lots containing nonresidential uses, including but not limited to churches and schools, shall be approved through the Board of Adjustment special use permit process.

iii. Towers with concealed antennae with a height up to one hundred eighty (180) feet on vacant lots in residential districts or lots in residential districts containing a residential structure shall be approved

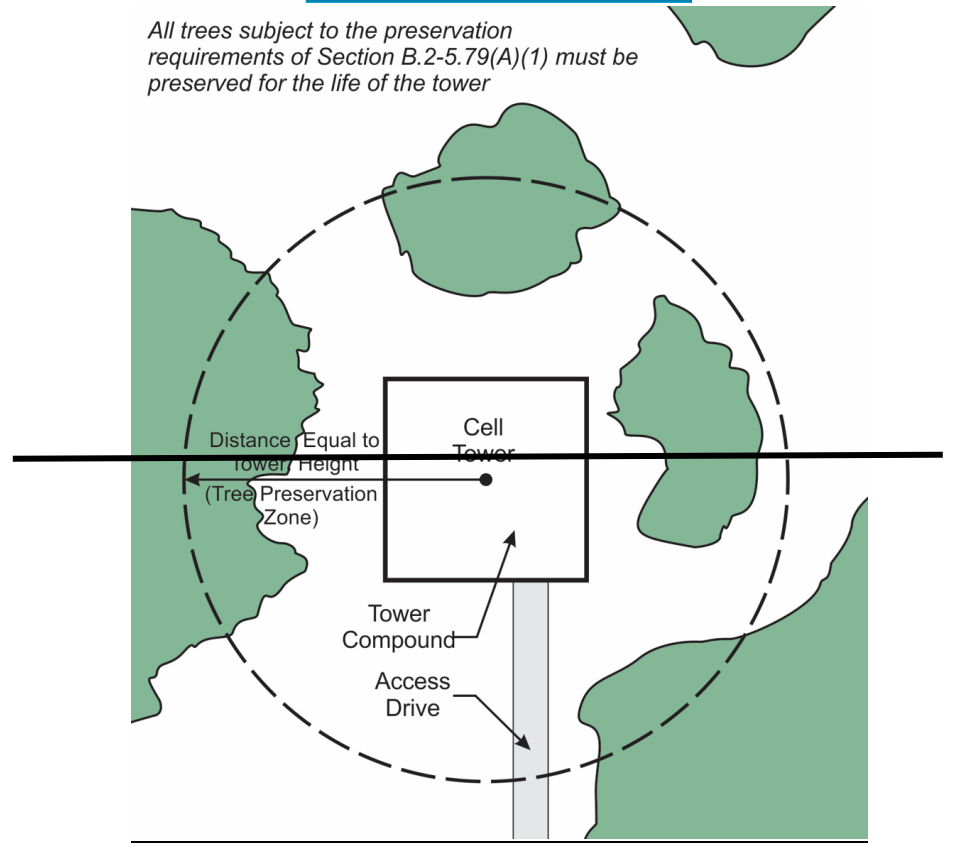
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

through the Board of Adjustment special use permit process. In addition, such towers may be located in GMAs 3, 4, and 5, but not in GMAs 1 or 2.

iv. Monopine towers or any tower designed with the appearance of a tree shall only be located within existing stands of trees. Where existing trees exist within a distance equal to tower height from any towers with concealed antennae, regardless of whether such towers are monopines or unipoles, such trees shall be retained for the life of the tower.

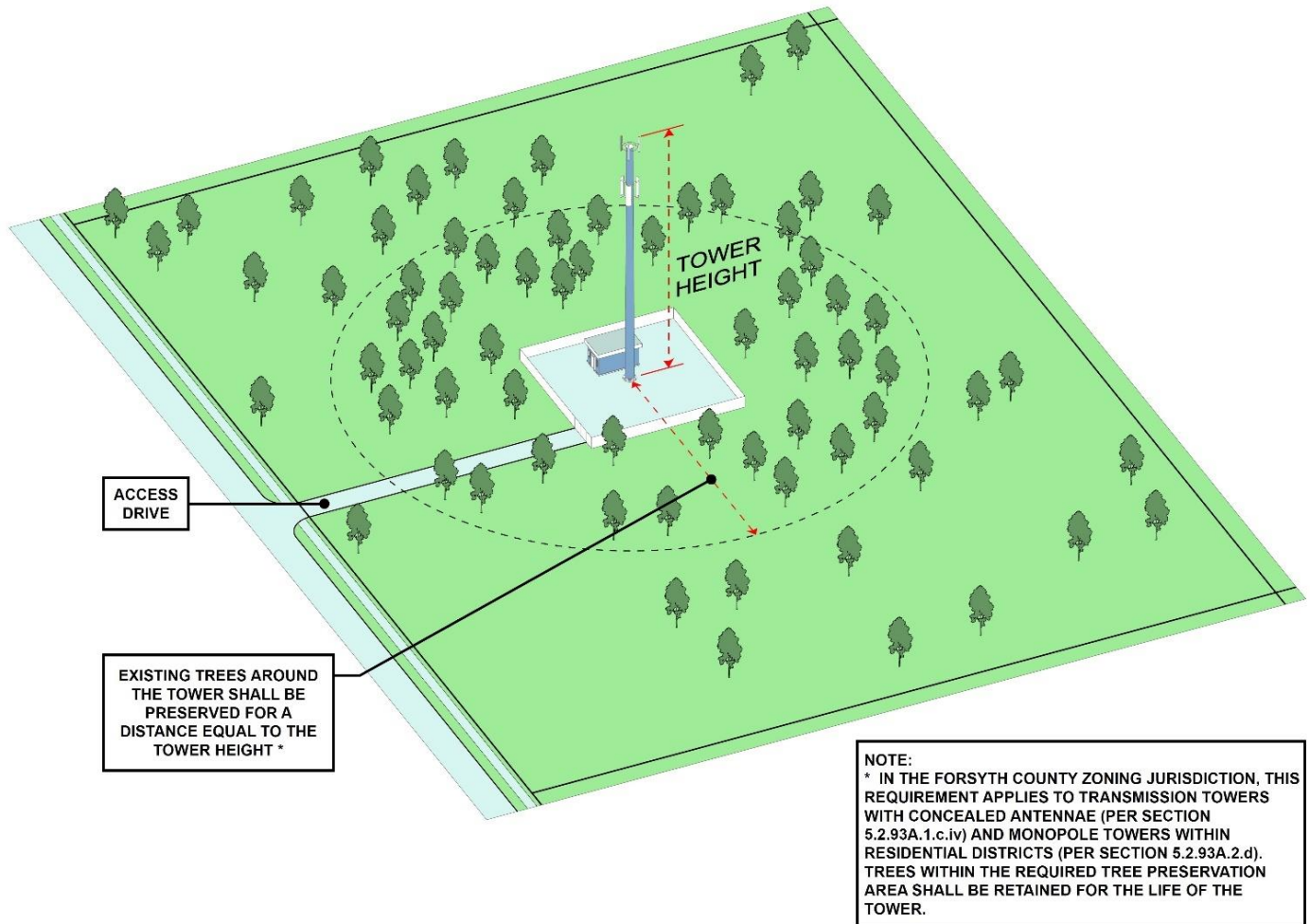
FIGURE 5.2.93: TRANSMISSION TOWER TREE PRESERVATION ZONE

All trees subject to the preservation requirements of Section B.2-5.79(A)(1) must be preserved for the life of the tower



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 5.2.93.A – REQUIRED TREE PRESERVATION
AREA FOR CERTAIN TRANSMISSION TOWERS IN THE FORSYTH
COUNTY ZONING JURISDICTION**



2. MONOPOLE TOWERS WITH EXPOSED ANTENNAE

- a. New monopole towers with exposed antennae shall be configured and located in a manner that minimizes adverse effects, including visual impacts on the landscape and adjacent properties.
- b. Monopole towers with exposed antennae with a height up to one hundred eighty (180) feet in the IP district or residential districts shall be approved through the Board of Adjustment special use permit process. Such towers shall only be allowed in residential districts on lots containing nonresidential uses such as schools, churches, and similar facilities.
- c. Monopole towers with exposed antennae with a height up to one hundred ninety-nine (199) feet in nonresidential districts shall receive approval from the Zoning Officer.

NOTE: Items to be removed are indicated with a ~~strikethrough~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

d. Where existing trees exist within a distance equal to tower height from any monopole towers within residential districts, such trees shall be retained for the life of the tower.

3. **FREESTANDING LATTICE TOWERS**

a. Lattice towers and other freestanding telecommunications facilities not described in sections a or b above shall be configured and located in a manner that minimizes adverse effects including visual impacts on the landscape and adjacent properties.

b. Lattice towers, up to three hundred (300) feet in height, shall receive approval from the Zoning Officer in general use nonresidential districts, except for LO, CPO, PB, LB, NSB, and IP.

c. Such towers in the aforementioned districts shall be approved through the Board of Adjustment special use permit process.

d. New lattice towers shall not be permitted in residential districts.

- Section 5.2.94, Utilities, is amended as follows:

A. SETBACKS

Any structure erected or use instituted shall be set back not less than forty (40) feet from property lines of any adjacent residentially zoned property.

B. SOLAR FARMS

The following additional conditions apply to solar farms:

1. SCREENING

Adjacent to residentially zoned property and public rights-of-way, natural evergreen plant materials shall be required along the property line (suggested plant materials are listed in **Section Error! Reference source not found., Error! Reference source not found.,** or **Section Error! Reference source not found., Error! Reference source not found.,** as appropriate.

a. MINIMUM HEIGHT

The minimum height of the plant material shall be six (6) feet at installation; and

b. SPACING

The spacing of the planting shall be in a double row configuration, staggered, with five (5) foot spacing between the centers of the main trunks.

2. ALTERNATIVE COMPLIANCE

One of the following can serve as an alternative to the evergreen screening requirement described in subsections **a** and **b** above:

a. If an undisturbed area of mature trees with overlapping drip lines exists that is at least forty (40) feet wide between the property line and the ground mounted components and subsystems, that area, if retained in its undisturbed condition, may be used to meet the above screening requirement.

b. Any gaps in the overlapping drip line within the forty (40) foot wide area shall meet the requirements of subsections **a** and **b** above.

c. A buffer area of at least forty (40) feet in width may be sequentially planted with seedlings in a recognized forestry management plan as defined in Section 160D-921 of the North Carolina General Statutes, in two (2) managed timber segments, each having a width of at least twenty (20) feet, allowing for the second and subsequent planting(s)/harvest(s) to occur after the previous planting reaches a minimum height of twelve (12) feet.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

d. Any gaps in the overlapping drip line within the forty (40) foot wide area shall meet the requirements of subsections **a** and **b** above.

3. TERMINATION OF USE

The components and subsystems of a solar farm that are no longer used to convert solar energy into electric energy must be removed within twelve (12) months of the date it is taken out of service.

C. RESIDENTIAL DISTRICTS

The following conditions apply in residential districts:

1. HEALTH OR SAFETY HAZARDS

a. All uses which may produce health or safety hazards shall be enclosed by a fence a minimum of six (6) feet in height.

b. Any required buffers or screening shall be installed between the fence and the property line.

2. BUFFERYARD

a. All uses which may be potential nuisances by creating glare, dirt, noise or other adverse impacts shall be screened, except for driveways, with a type I bufferyard as specified in **Section Error! Reference source not found.**, Error! Reference source not found..

b. Solar farms require screening described in **Section 4.1.1B.1, Screening**, above.

3. EXEMPTIONS

a. GENERAL

i. Exempt from the provisions of this section are lines for the transportation, transmission, and distribution of the various utilities.

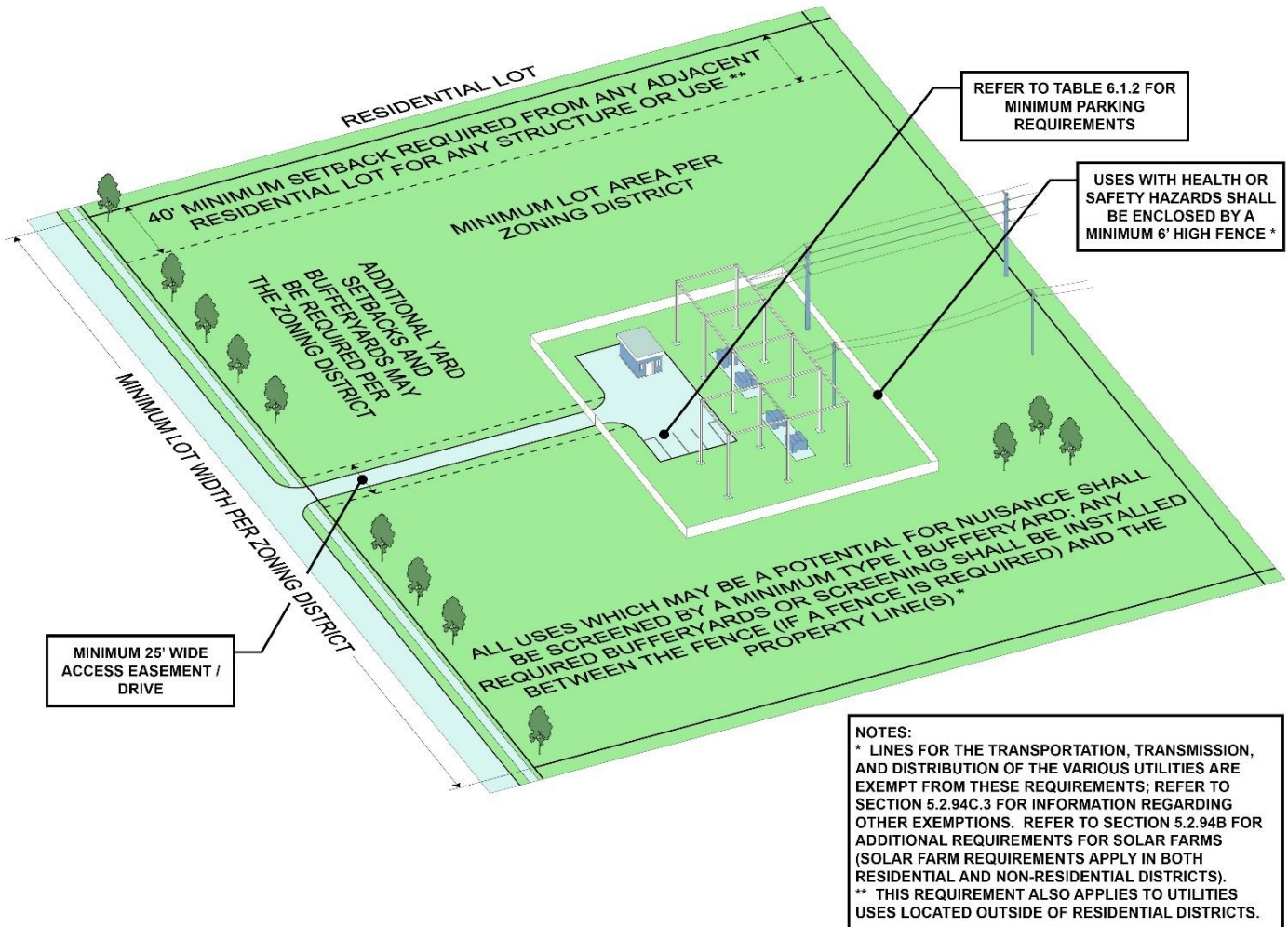
ii. This category includes but is not limited to electricity, telegraph, and telephone services and their supporting structures, other than buildings; the lines related to sewerage, water, oil, steam and gas; and rail tracks.

b. FENCING AND SCREENING

Exempt from the above fencing and screening requirements are reservoirs, water treatment plants, and wastewater treatment plants.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 5.2.94.C – CERTAIN REQUIREMENTS FOR UTILITIES USES IN RESIDENTIAL DISTRICTS

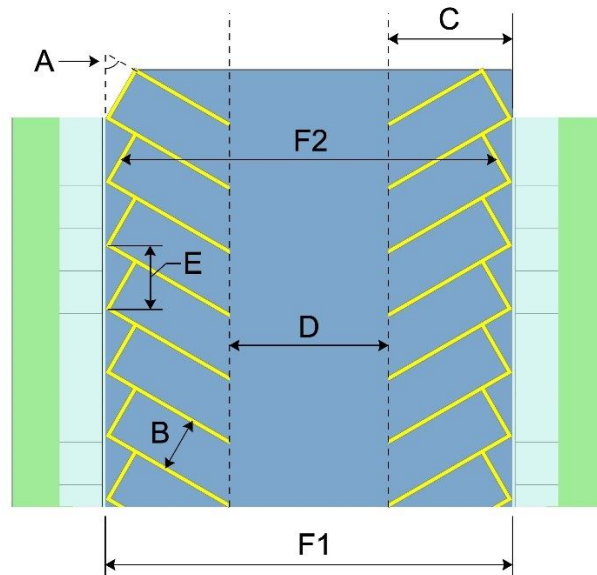
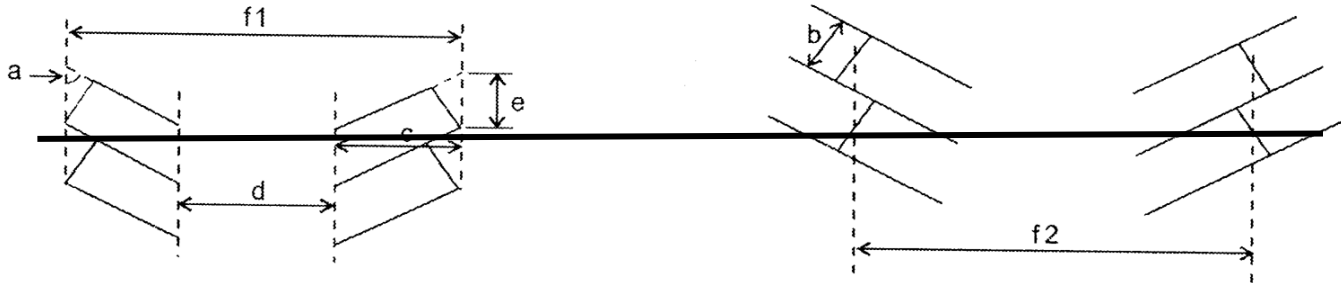


NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

Section 3. Chapter 6, DEVELOPMENT STANDARDS, is amended as follows:

- Existing Figure 6.1.3.B.1, Parking Dimensions, shall be replaced with the revised figure as shown below.

FIGURE 6.1.3.B.1: PARKING DIMENSIONS



A. PARKING ANGLE (DEGREES)
 B. STALL WIDTH
 C. STALL TO CURB
 D. AISLE WIDTH
 E. CURB LENGTH
 F1. CURB TO CURB
 F2. OVERLAP CENTER-TO-CENTER

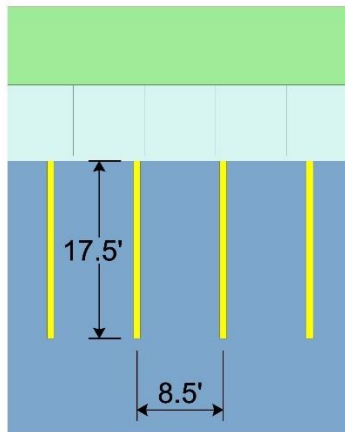
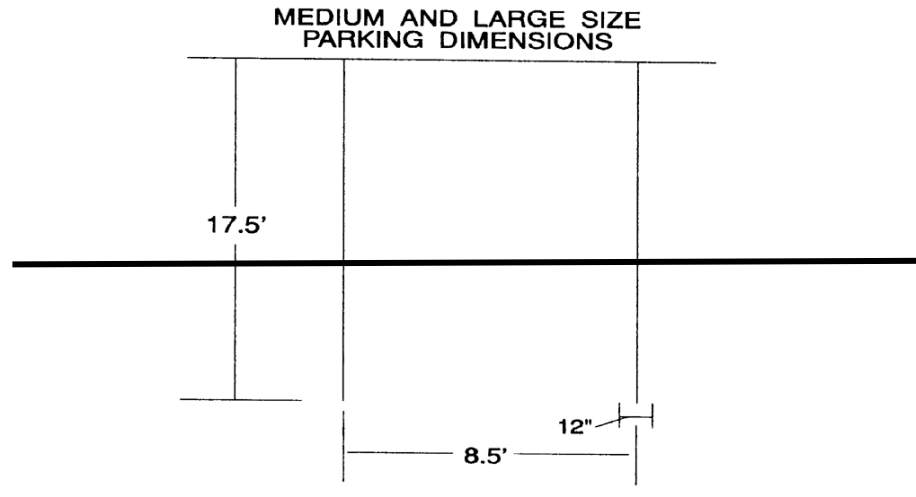
NOTES: REFER TO TABLE 6.1.3.B FOR MINIMUM DIMENSIONS. F1 AND F2 APPLY IN SITUATIONS IN WHICH THERE ARE TWO ROWS OF PARKING WITH AN ACCESS DRIVE AISLE IN BETWEEN THE TWO ROWS.



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Existing Figure 6.1.3.B.2, Medium and Large Parking Spaces, shall be replaced with the revised figure as shown below.

FIGURE 6.1.3.B.2: MEDIUM AND LARGE PARKING SPACES



NOTE: DIMENSIONS
SHOWN ARE
MINIMUM VALUES



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 6.1.3.E, Driveways, is amended as follows:

E. DRIVEWAYS

1. APPROVALS

a. Except for individual single family dwellings, the design and location of all entrance or exit driveways to parking or loading areas of any use from a public street or highway shall be approved by the appropriate jurisdiction as provided herein.

b. *Within the zoning jurisdiction of the City of Winston-Salem the Assistant City Manager for Public Works, or a designee, shall approve all driveways prior to the issuance of a zoning or building permit. (W)*

c. For all driveways outside the zoning jurisdiction of the City of Winston-Salem, the District Engineer for the North Carolina Department of Transportation shall approve all driveway designs and locations prior to the issuance of a zoning or building permit. (F)

2. COMBINED DRIVEWAYS AND CROSS-ACCESS DRIVES

a. APPLICABILITY

i. The following provisions shall apply to all new office or commercial buildings (or expansions, replacements or redevelopments of ten thousand (10,000) square feet or greater of building area) in the LO, GO, GB, PB, LB, HB, or IP zoning districts along designated collector, minor thoroughfare, or major thoroughfare streets.

ii. Residential uses shall be exempt from these provisions.

iii. Residential buildings being converted to office or commercial use in the aforementioned zoning districts shall be subject to these provisions.

iv. For all other districts, the owners of adjoining properties are encouraged to provide combined driveways, cross-access drives, and connections whenever practical.

v. See **Section** ~~Error! Reference source not found.~~, ~~Error! Reference source not found.~~, for the incentive to provide combined driveways and connections in these instances.

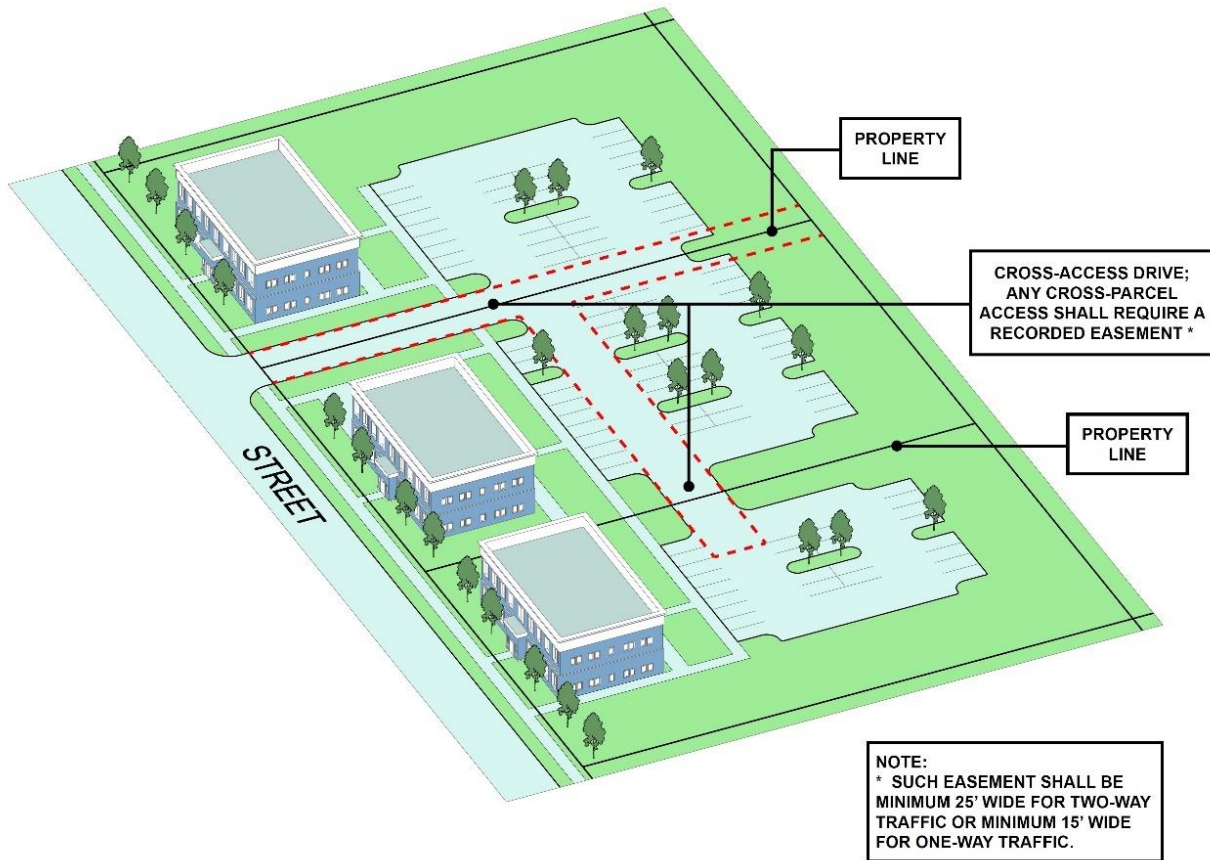
vi. Any cross-parcel access shall be formalized through the recordation of an easement.

b. CROSS-ACCESS DRIVES

Cross-access drives shall be constructed within a designated cross-access easement (minimum twenty-five (25) foot wide for two-way traffic and minimum fifteen (15) foot wide for one-way traffic) and shall be required to connect to no more than two (2) adjoining properties except when the waivers specified in **Section 4.1.1E.2.e, Cross-access Waivers**, below apply.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 6.1.3.E.2.B – CERTAIN CROSS ACCESS DRIVE REQUIREMENTS



c. PARKING REQUIREMENT RELIEF

Parking spaces may be reduced accordingly where the approved location of a cross-accessway otherwise eliminates required parking spaces.

d. BUFFERYARD RELIEF

Bufferyard plantings are not required in the area affected by the cross-accessway and cross-access easement.

e. CROSS-ACCESS WAIVERS

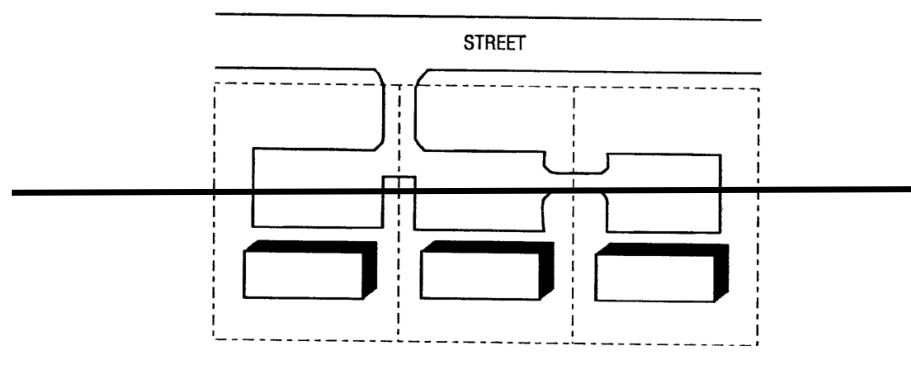
i. The cross-access requirement may be waived by the Director of Planning and Development Services, or a designee, upon a finding of one (1) or more of the following conditions with adjoining properties:

1. Existing cross-access drives, service roads, or side streets provide sufficient access to the subject property and adjoining property;

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

2. There are incompatible land uses on adjoining properties that should not be connected by a cross-access drive (e.g. commercial or industrial uses adjoining areas intended for future residential uses);
 3. The subject property does not have an average minimum depth of one hundred twenty-five (125) feet;
 4. The adjoining property does not abut the subject property for at least sixty (60) continuous feet;
 5. There are existing building or utility obstructions on the subject property, or the adjoining property, that block connection of the cross-access drive;
 6. The cross-access drive cannot avoid crossing significant natural or man-made features (e.g. a stream or stormwater management pond);
 7. An unimpeded motor vehicle connection cannot be made through the subject property to the adjoining property within the required cross-access drive easement;
 8. The cross-access drive cannot connect to existing cross-access drive stubs on adjoining property, or there is not sufficient undeveloped land on the adjoining property to allow room for a future building and accompanying parking area, with a connecting drive to the subject property;
 9. Existing topographic grades changes with adjoining properties are greater than ten percent (10%) and drive connections cannot be made to adjoining property without creating unsafe vertical vehicular grades, or impeding necessary traffic circulation on the subject property; and
 10. Proposed building(s) on the subject property cannot be reasonably relocated to allow for a cross-access drive connection to adjoining property.
- ii. Applicants shall provide supplemental information to determine whether or not the above criteria cannot be met.
- iii. Appeals of planning staff denials, or the occurrence of similar but unlisted circumstances, may be considered for a waiver by the Board of Adjustment.

~~FIGURE 6.1.3.D.2: CROSS-ACCESS DRIVES~~



f. MAINTENANCE

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

When a cross-access easement is created to serve more than one lot, a binding contract or an owner's association agreement is required for maintenance and shall be recorded by separate instrument.

g. EASEMENT RECORDATION

A cross-access easement shall be recorded on a final plat, or recorded by separate instrument when no plat is proposed.

3. DIMENSIONAL REQUIREMENTS FOR ACCESS DRIVES

a. Internal circulation driveways and access drives that do not provide direct access to parking spaces shall be a minimum of twenty (20) feet in width for two-way traffic and twelve (12) feet in width for one-way traffic unless otherwise specified by the Director of Planning and Development Services, or a designee.

b. Residential uses containing six (6) or fewer dwelling units or having parking areas designed and clearly marked for one-way traffic shall have access drives a minimum of twelve (12) feet in width.

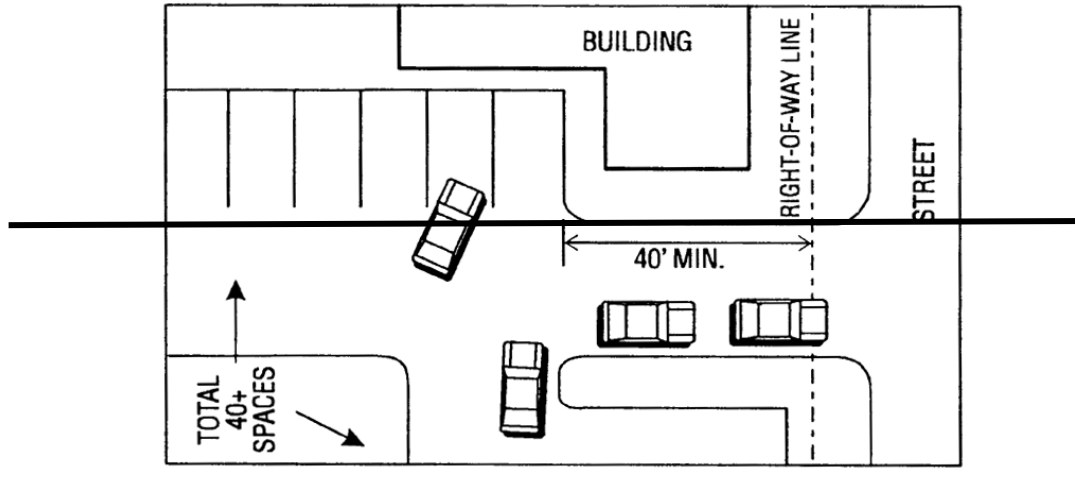
4. DRIVEWAYS FOR LARGE PARKING AREAS (ONE HUNDRED (100) OR MORE SPACES)

For each zoning lot containing parking areas with one hundred (100) or more required spaces, a minimum forty (40) foot deep unobstructed driveway shall be provided from the right-of-way line to a traffic aisle or access to a parking space to accommodate the ingress and egress of at least two (2) vehicles without interference to parking maneuvers or access drives, unless:

a. FRONTAGE ROAD ACCESS

Internal access to the parking area is provided by a private frontage road which parallels the public street, provided no parking is provided along the access drive or frontage road and a minimum forty (40) foot distance without left turn movements is provided along the access drive;

FIGURE 6.1.3.D.4: FRONTAGE ROAD ACCESS



b. SPACES PER DRIVEWAY RATIO

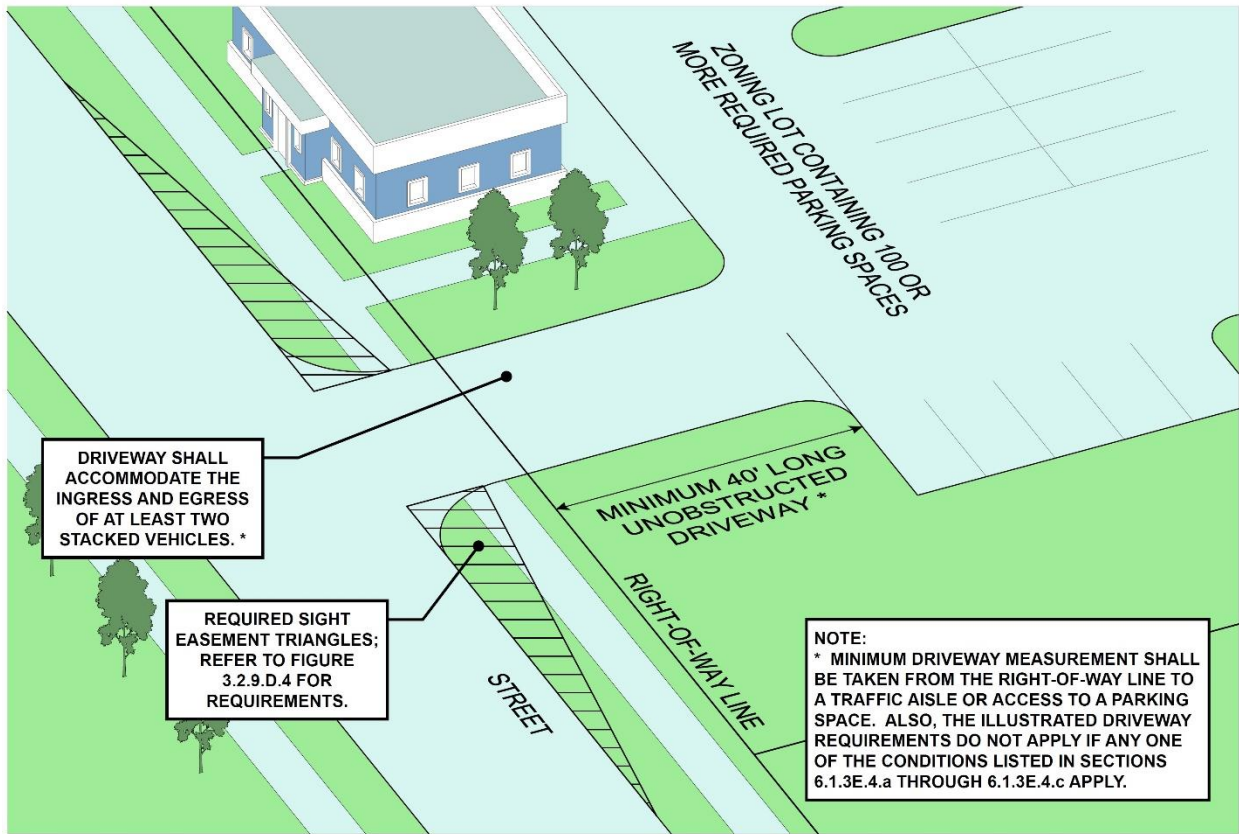
The ratio of parking spaces to driveway access points does not exceed 100:1, where multiple driveways provide access to the zoning lot; or

c. OTHER STACKING AREA

Adequate unobstructed off-street stacking area to accommodate two (2) vehicles is otherwise provided.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 6.1.3.E.4 – CERTAIN DRIVEWAY REQUIREMENTS FOR PARKING AREAS WITH 100 OR MORE SPACES



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Existing Figure 6.1.5.E, Compact Parking Space Marking, shall be replaced with the revised figure as shown below.

FIGURE 6.1.5.E: COMPACT PARKING SPACE MARKING

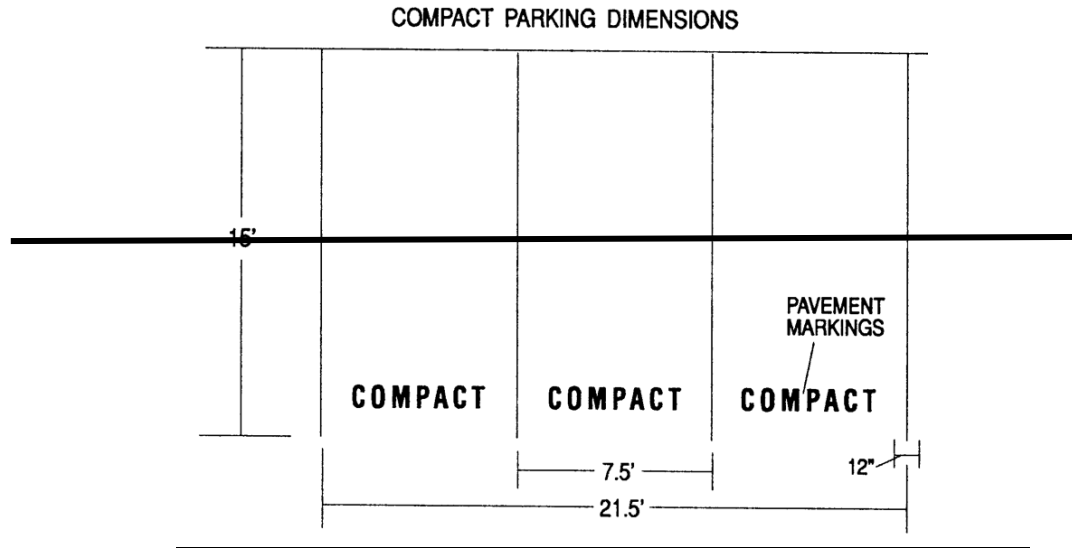
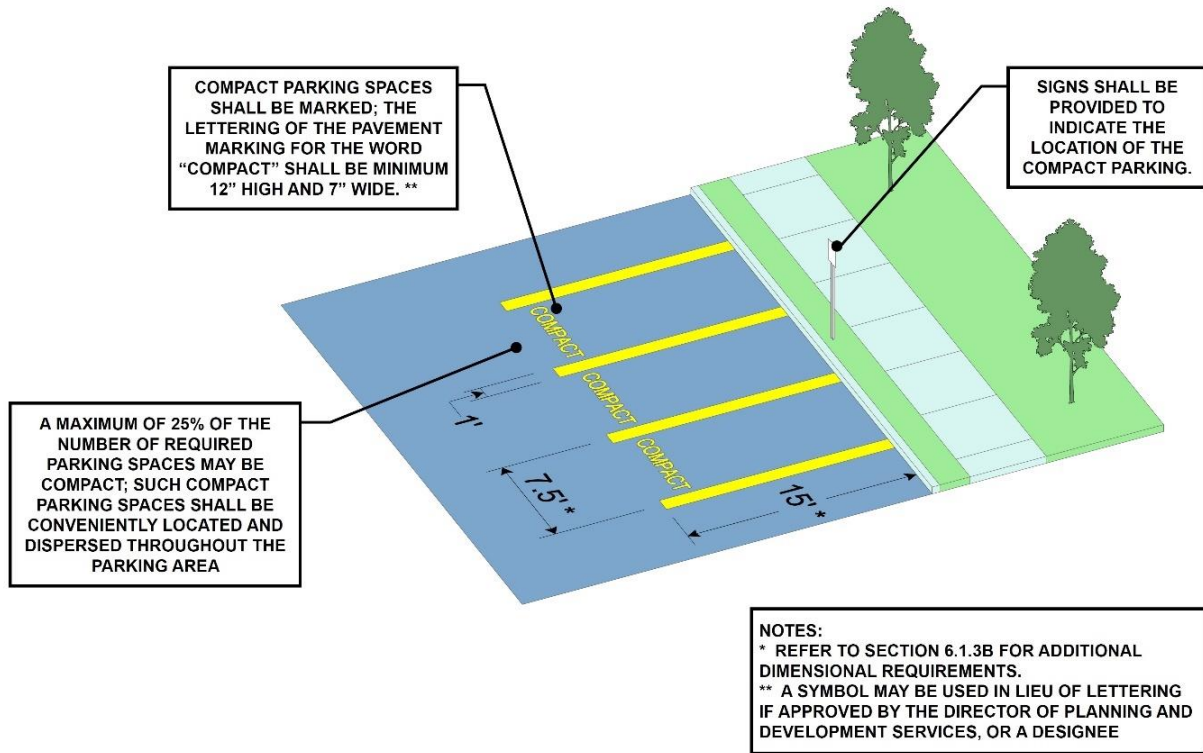


FIGURE 6.1.5.E – COMPACT PARKING SPACE REQUIREMENTS

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Existing Figure 6.1.5.F, Motorcycle Parking Space Marking, shall be replaced with the revised figure as shown below.

FIGURE 6.1.5.F: MOTORCYCLE PARKING SPACE MARKING

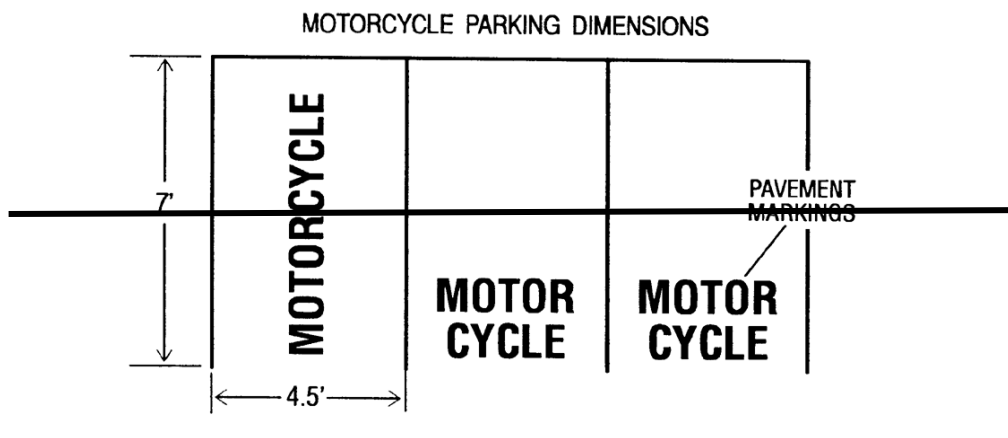
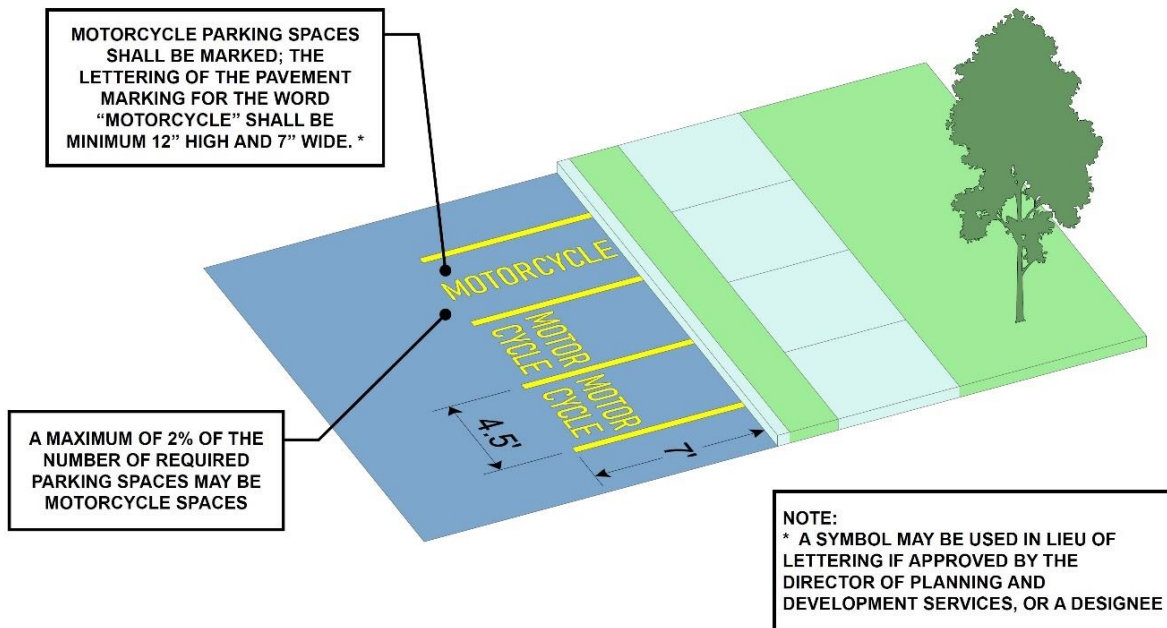


FIGURE 6.1.5.F – MOTORCYCLE PARKING SPACE REQUIREMENTS

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Section 6.1.6.C, Design Standards, is amended as follows:

C. DESIGN STANDARDS

1. DIMENSIONAL REQUIREMENTS

Each loading area shall be at least twelve (12) feet wide, sixty-five (65) feet long, and shall have a minimum height clearance of fifteen (15) feet.

2. REDUCTION

a. The Director of Planning and Development Services, or a designee, may reduce the required stall length and maneuvering length if the property owner demonstrates that known delivery vehicles can park and maneuver within the proposed loading and maneuvering spaces such that no part of the vehicle projects into a public right-of-way, access easement, private road, or required landscaping.

b. The reduction shall be based on the nature of the use, or combination of uses, as well as the specific design characteristics of the project.

3. MANEUVERING AREA

Loading areas shall be designed and located such that commercial vehicles shall not back into a public street or alley.

4. ALLEY ACCESS

a. When the lot upon which loading areas are located abuts upon an alley, such loading areas may have access from the alley.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

b. Where such loading area is parallel with the alley and the lot is sixty (60) feet or less in width, the loading area shall extend across the full width of the lot.

5. INDUSTRIAL DEVELOPMENTS

Industrial developments shall be designed with the following loading area design standards:

a. LOCATION

i. Loading facilities shall be located either to the rear or side of the industrial structure(s) to alleviate unsightly appearances often created by loading facilities.

ii. Where such location is not feasible, a streetyard according to the standards of **Section** Error! Reference source not found., Error! Reference source not found., shall be installed along the entire length of road which the loading docks face.

FIGURE 6.1.6.C: LOADING AREAS IN INDUSTRIAL DISTRICTS

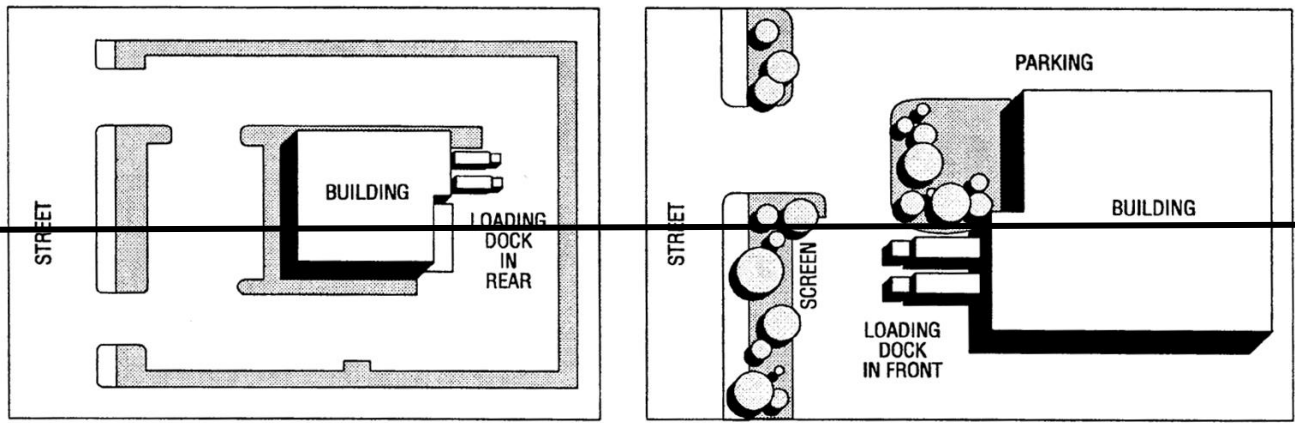
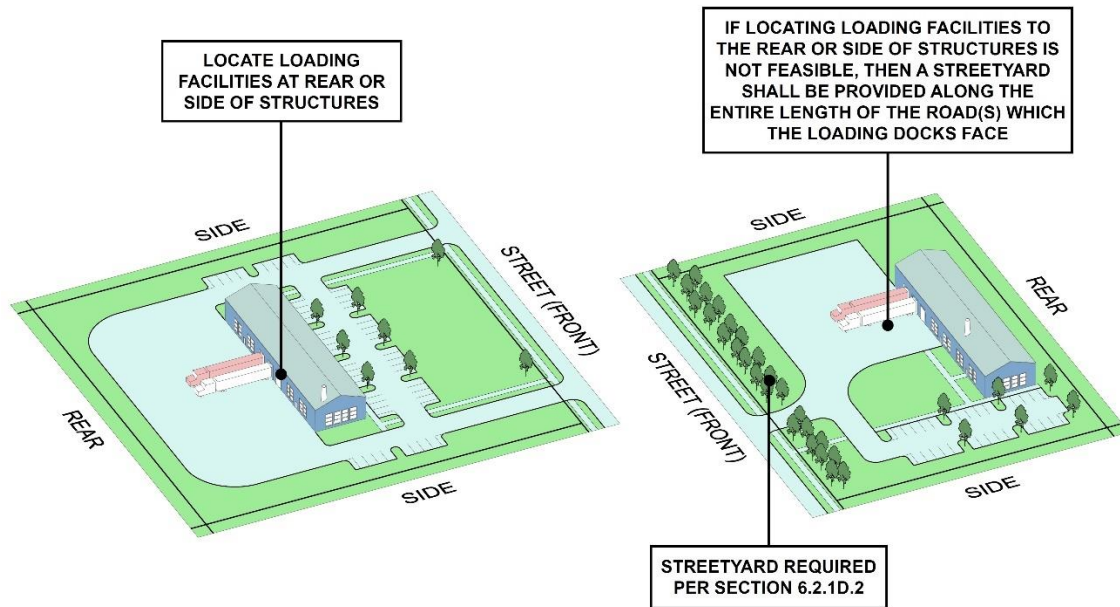


FIGURE 6.1.6.C.5.A – LOCATION OF LOADING AREAS IN INDUSTRIAL DISTRICTS

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



b. MANEUVERING

- i. Each industrial site shall be self-contained and capable of handling its own truck maneuvering and docking requirements.
- ii. The use of public streets for commercial vehicles staging and/or maneuvering is prohibited.

c. DEPTH

Minimum depth of eighty-five (85) feet is required for commercial vehicle docking and maneuvering.

d. TURNING RADIUS

At least one driveway approach capable of accommodating a forty-eight (48) foot wheel track turning radius and at least one on-site maneuvering area which provides a forty-eight (48) foot wheel track turning radius through the parking area shall be provided for each industrial site.

- Section 6.2.1.D.1.d, *Expansion, Redevelopment or Replacement of Existing Buildings*, is amended as follows:

d. EXPANSION, REDEVELOPMENT OR REPLACEMENT OF EXISTING BUILDINGS

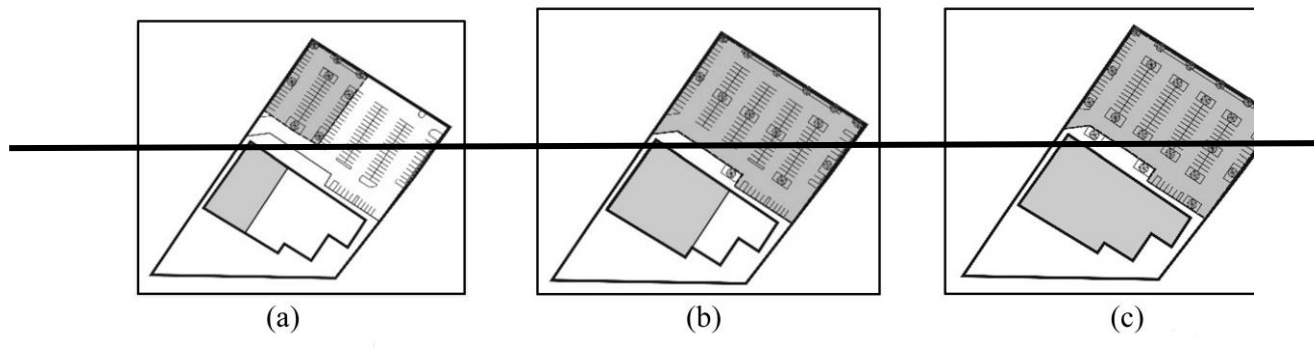
- i. *When fifty percent (50%) or less of the original gross floor area of an existing building is expanded, or replaced, the developer shall install motor vehicle surface area plantings at a rate corresponding to the area of the expansion, redevelopment, or replacement.*
- ii. *One (1) large variety tree shall be required in all cases.*
- iii. *For expansion or redevelopment areas between fifty-one percent (51%) and eighty percent (80%) of the original gross floor area of an existing building, the developer shall install fifty percent (50%)*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

of required motor vehicle surface area plantings in accordance with **Section** Error! Reference source not found., Error! Reference source not found..

iv. For expansion or redevelopment areas greater than eighty percent (80%) of the original gross floor area of an existing building, the developer shall fully install required motor vehicle surface area plantings in accordance with **Section** Error! Reference source not found., Error! Reference source not found..

FIGURE 6.2.1.D: LANDSCAPING REQUIREMENTS FOR EXPANSIONS

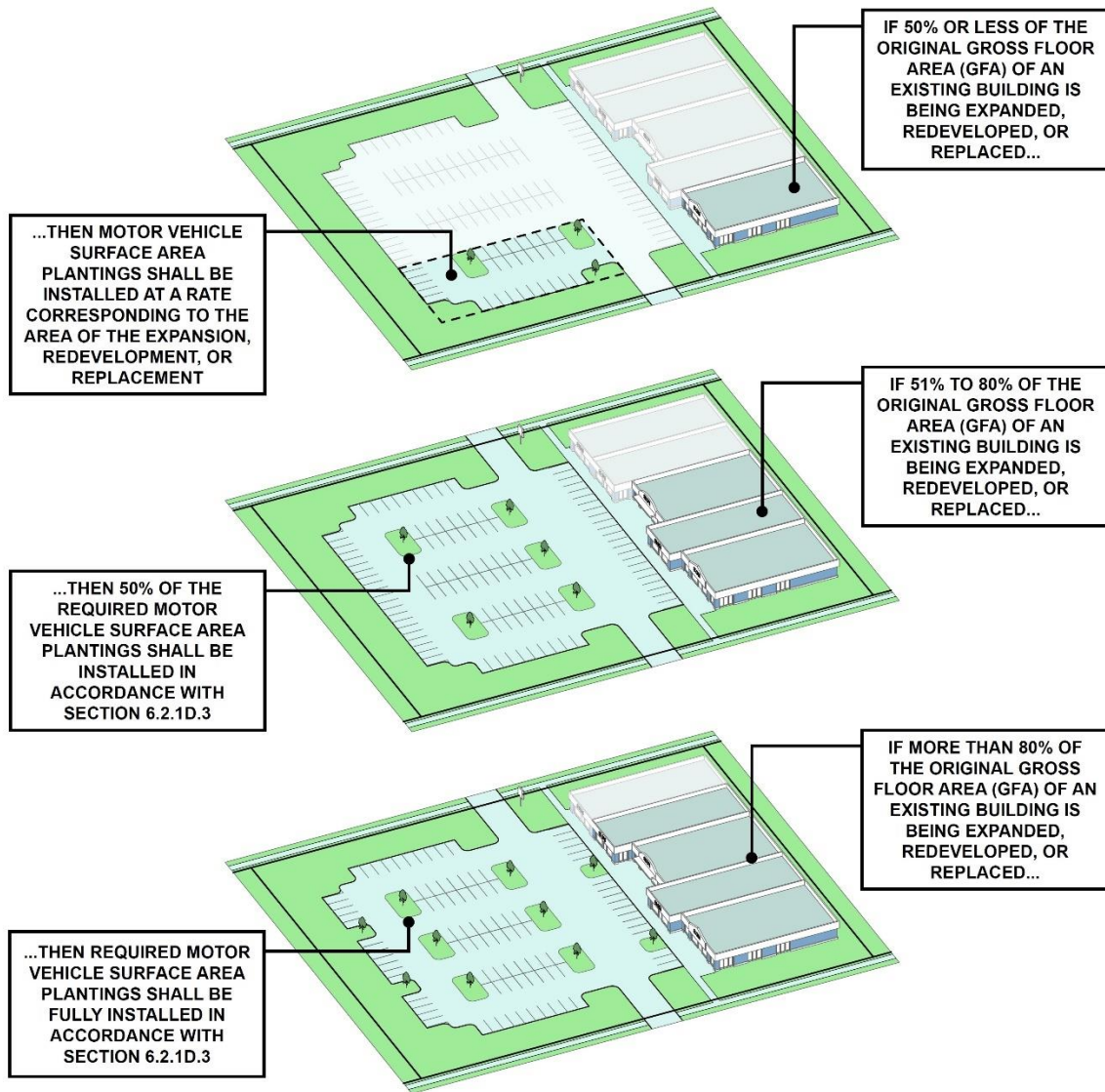


v. Plantings for the above requirements may be dispersed throughout the entire motor vehicle surface area.

vi. The provisions of this section shall preempt the spacing requirement contained in **Section** Error! Reference source not found., Error! Reference source not found..

FIGURE 6.2.1.D.1.D – CERTAIN LANDSCAPING REQUIREMENTS FOR THE EXPANSION, REDEVELOPMENT, OR REPLACEMENT OF EXISTING BUILDINGS

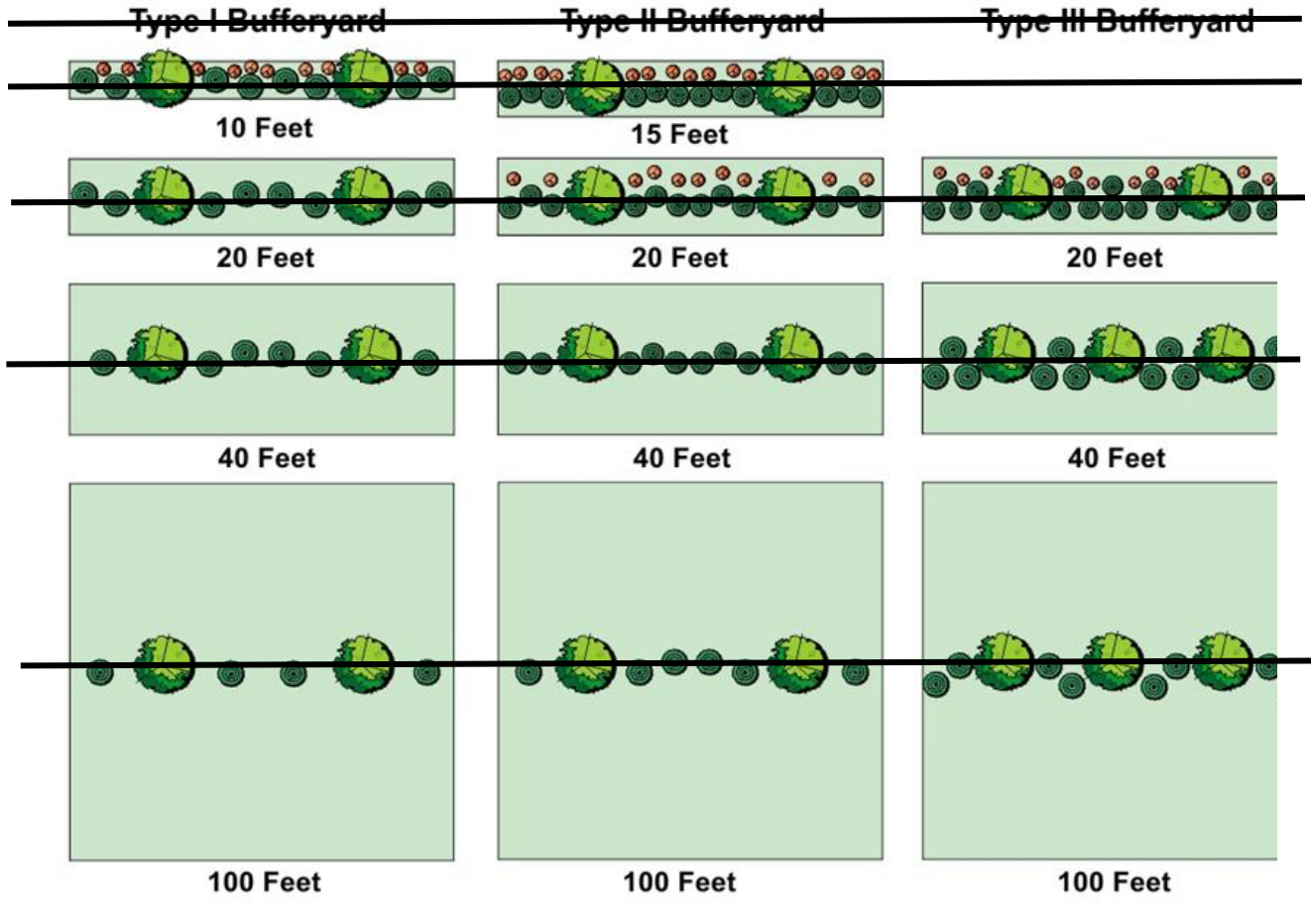
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.



- Existing Figure 6.3.2.A.5, Bufferyard Planting Requirements, shall be replaced with the revised figure as shown below.

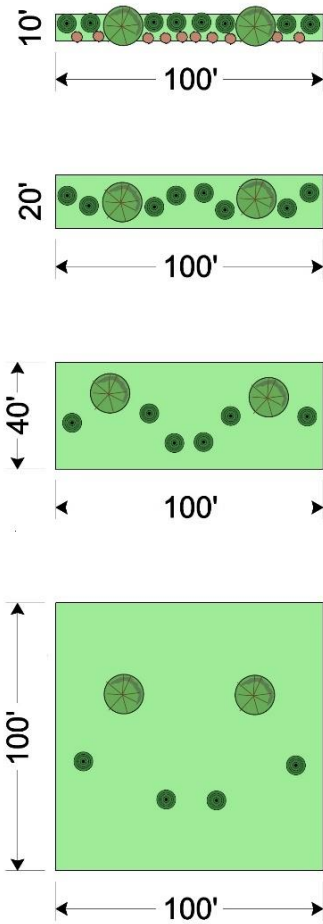
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 6.3.2.A.5: BUFFERYARD PLANTING REQUIREMENTS

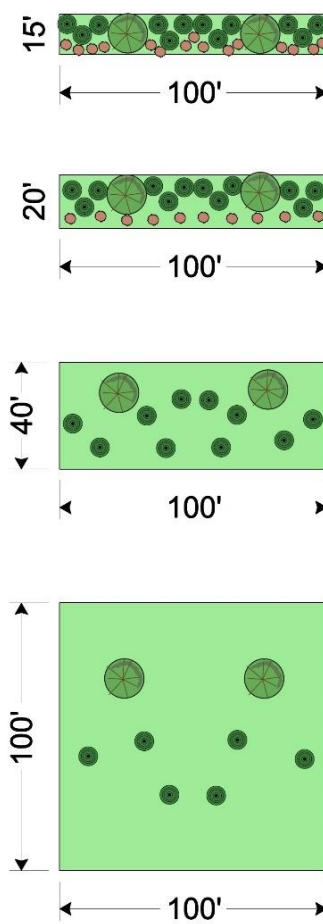


NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

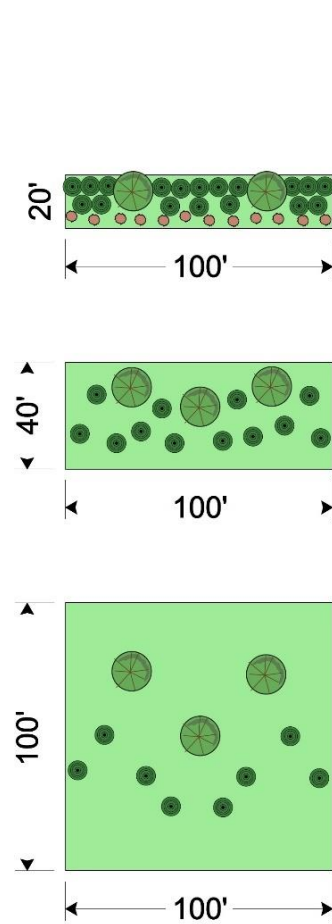
**TYPE I
 BUFFERYARDS**



**TYPE II
 BUFFERYARDS**



**TYPE III
 BUFFERYARDS**



NOTE: ALL BUFFERYARDS SHOW THE MINIMUM REQUIRED PLANTINGS PER 100 LINEAR FEET OF BUFFERYARD LENGTH; REFER TO SECTION 6.3.2A FOR WHICH TYPE OF BUFFERYARD IS REQUIRED (I.E., I, II, OR III), IF ANY.

LEGEND:



**DECIDUOUS
 TREE**



**PRIMARY
 EVERGREEN
 PLANT**



**SUPPLEMENTAL
 EVERGREEN
 SHRUB**

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

- Section 6.4.1.B, Alternative Setbacks and Standards, is amended as follows:

B. ALTERNATIVE SETBACKS AND STANDARDS

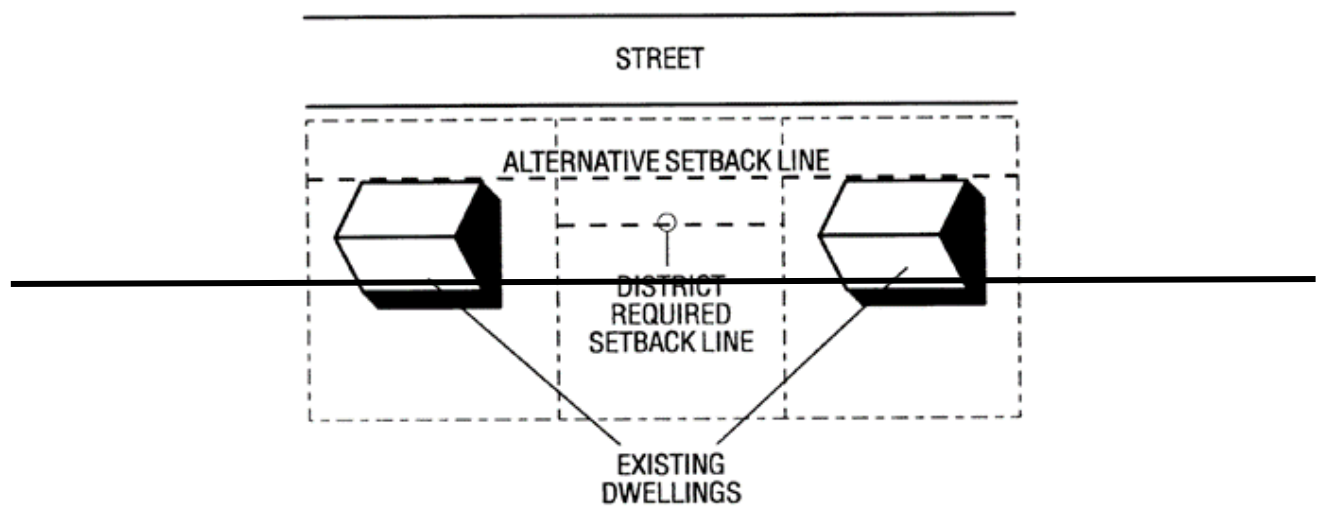
1. ALTERNATIVE SETBACKS

In older neighborhoods the required setbacks for the underlying zoning district may be replaced by the following alternative method of compliance:

a. No building or part of a building, other than steps, open porches, overhanging eaves and cornices, shall extend nearer to the front, side, or rear property lines than the average distance of the respective setbacks of the principal buildings on the same block and on the same side of the street within one hundred (100) feet from the zoning lot in either direction.

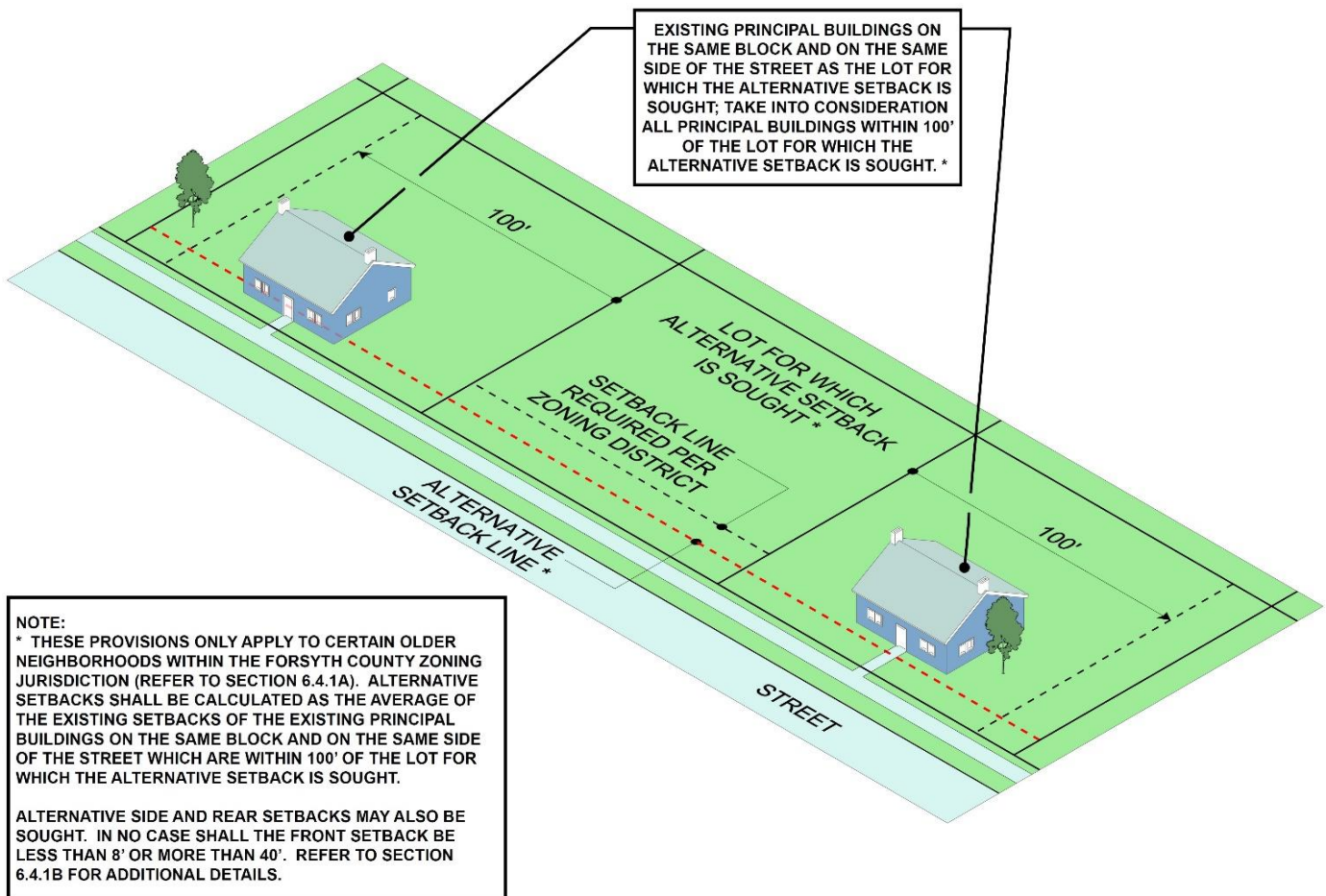
b. Any fractional amounts calculated shall be rounded up. However, in no case shall the front setback be less than eight (8) feet or more than forty (40) feet.

FIGURE 6.4.1.B: ALTERNATIVE SETBACKS



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

FIGURE 6.4.1.B – ALTERNATIVE SETBACKS FOR CERTAIN OLDER NEIGHBORHOODS WITHIN THE FORSYTH COUNTY ZONING JURISDICTION



2. DEVELOPMENT STANDARDS

If the alternative method of compliance is used, the following development standards apply:

- a. **IMPERVIOUS SURFACE COVER**
 - i. For new construction on vacant lots, impervious surface cover is limited to a maximum of sixty percent (60%).
 - ii. Impervious surface cover is otherwise limited to seventy percent (70%).
- b. **BUILDING HEIGHT**

No building shall exceed a height of forty (40) feet.
- c. **BUFFERYARD**

Bufferyard requirements of **Section** ~~Error! Reference source not found., Error! Reference source not found.~~, **must be met for multifamily developments containing more than four (4) units, or for nonresidential uses.**

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

d. **OFF-STREET PARKING**

i. **NUMBER OF SPACES**

Off-street parking for multifamily uses shall meet the standards for efficiency units, if applicable, or urban residential building in **Table** Error! Reference source not found., **Motor Vehicle and Bicycle Parking Space Requirements.**

ii. **PARKING IN REAR**

All off-street parking shall be provided to the rear of the principal building(s) unless the Planning Board determines that, due to lot size, shape or topographic features, some or all parking cannot be placed to the rear.

iii. **REDUCTION IN BUFFERYARD**

A side or rear bufferyard width may be reduced to allow a driveway to the rear of the property which accesses the off-street parking if the provisions of **Section** Error! Reference source not found., Error! Reference source not found., are met.

iv. **LANDSCAPED SEPARATION FROM BUILDING**

A minimum three (3) foot wide landscaped area shall be provided between any parking area and building wall providing access into the unit(s).

e. **VEHICULAR USE LANDSCAPING REQUIREMENTS**

Vehicular use landscaping requirements of **Section** Error! Reference source not found., Error! Reference source not found., must be met for multifamily developments containing more than four (4) units or nonresidential uses.

f. **BUILDING SIZE**

For projects located on two (2) acres or less, multifamily buildings shall contain no more than six (6) units.

g. **ROOFS**

A roof having a pitch with a minimum vertical rise of four (4) feet for each twelve (12) feet of horizontal run is required on all buildings.

- Section 6.4.3.D, *Design Standards*, is amended as follows:

D. DESIGN STANDARDS

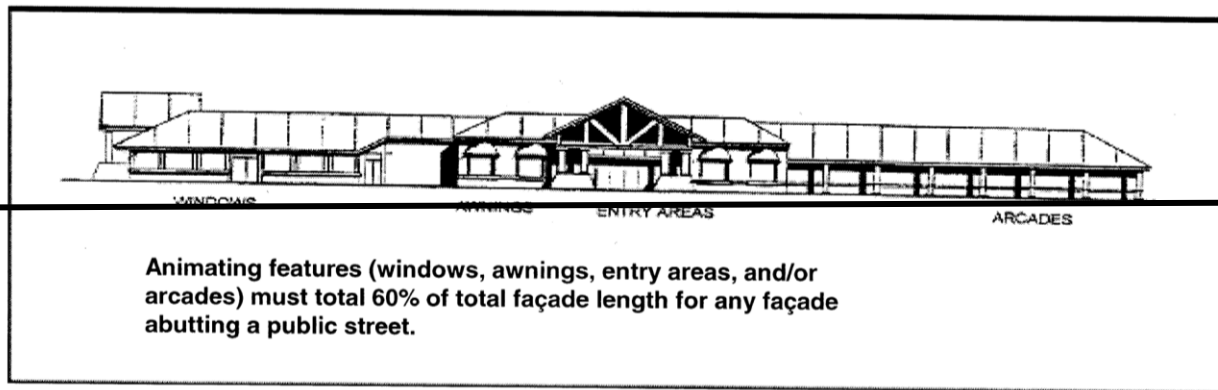
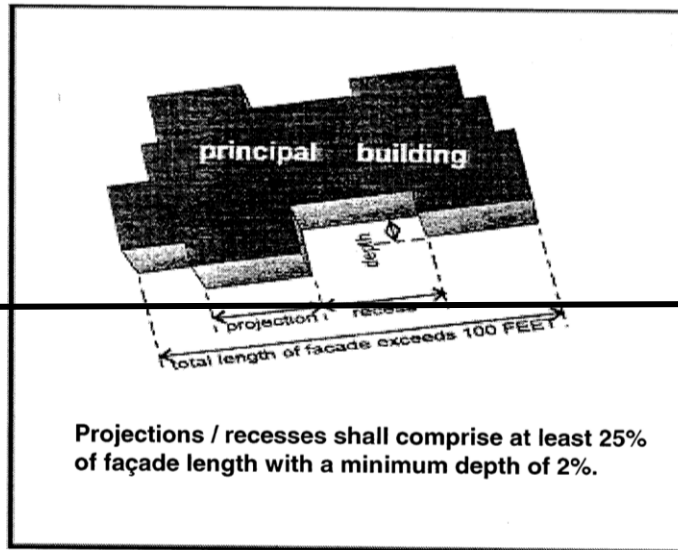
Design standards shall include the following:

1. *All design standards contained within this section shall be applicable unless otherwise specified.*
2. *Pre-fabricated metal building facades are prohibited.*
3. *Corrugated metal, unfinished smooth face concrete block or tilt-up concrete panels, pre-fabricated steel panels, and vinyl siding may not be used unless approved by the Director of Planning as complementary to the overall design of the development.*
4. *Predominant exterior building materials may include wood, brick, limestone, granite, other native stone, or tinted, textured concrete masonry units, or stucco.*
5. *Facades greater than one hundred (100) feet in linear length shall be articulated with recesses or projections, which total at least twenty-five percent (25%) of that facade.*
6. *Recesses or projections shall be a minimum of two percent (2%) of the length of that facade.*
7. *No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet. **See Figure 4.1.1D.***
8. *Ground floor facades that face public streets or public ways shall have arcades, display windows, entry*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

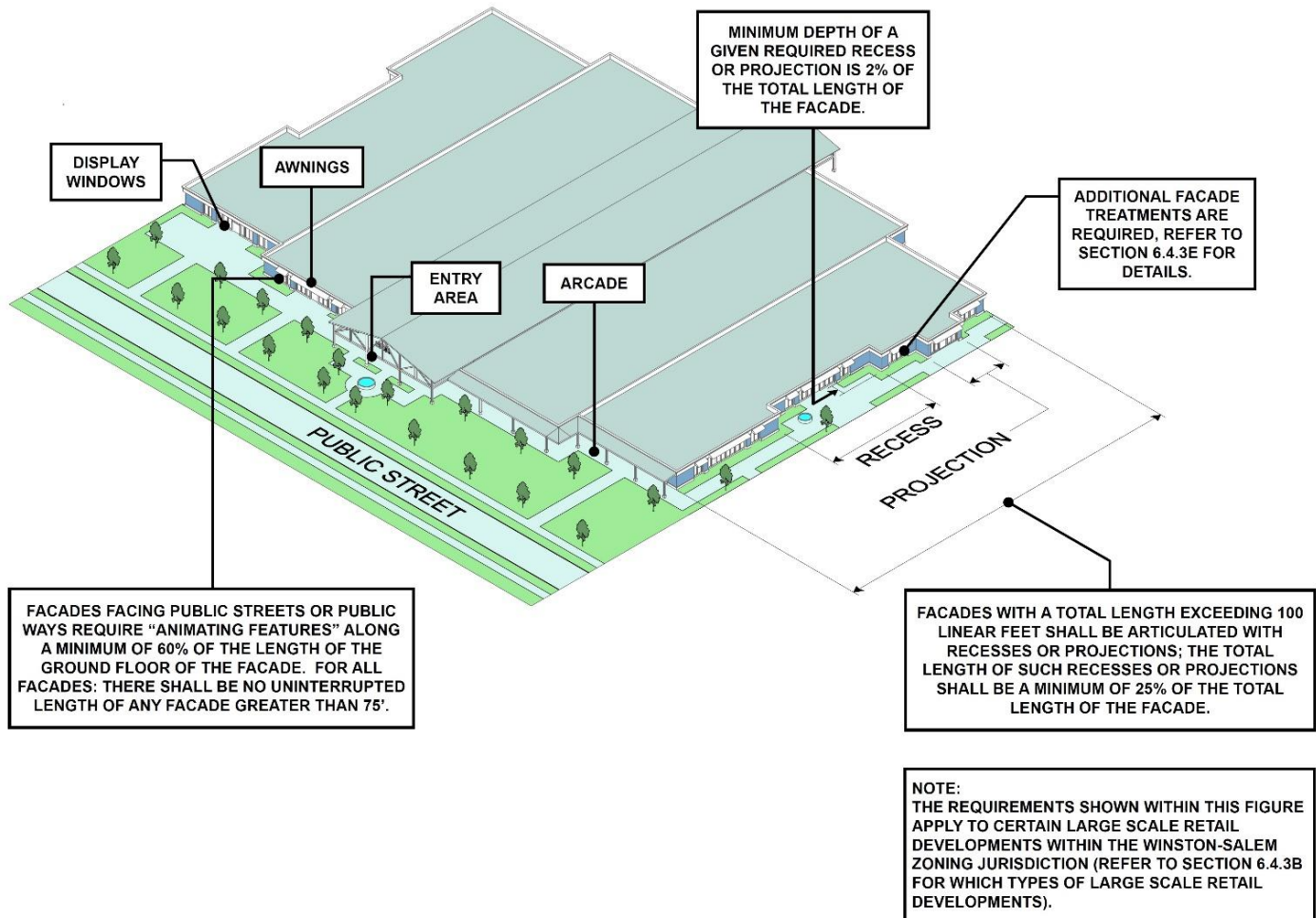
areas, awnings and other such design features along no less than sixty percent (60%) of that facade. This requirement includes the facade of the building that functions as the rear, yet faces a street. **See Figure 4.1.1D.**

FIGURE 6.4.3.D: LARGE SCALE RETAIL BUILDING FACADES



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 6.4.3.D – CERTAIN FACADE REQUIREMENTS
FOR CERTAIN LARGE SCALE RETAIL DEVELOPMENTS
IN THE WINSTON-SALEM ZONING JURISDICTION**



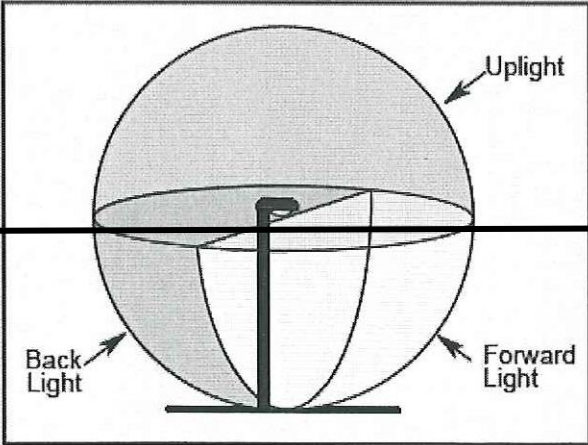
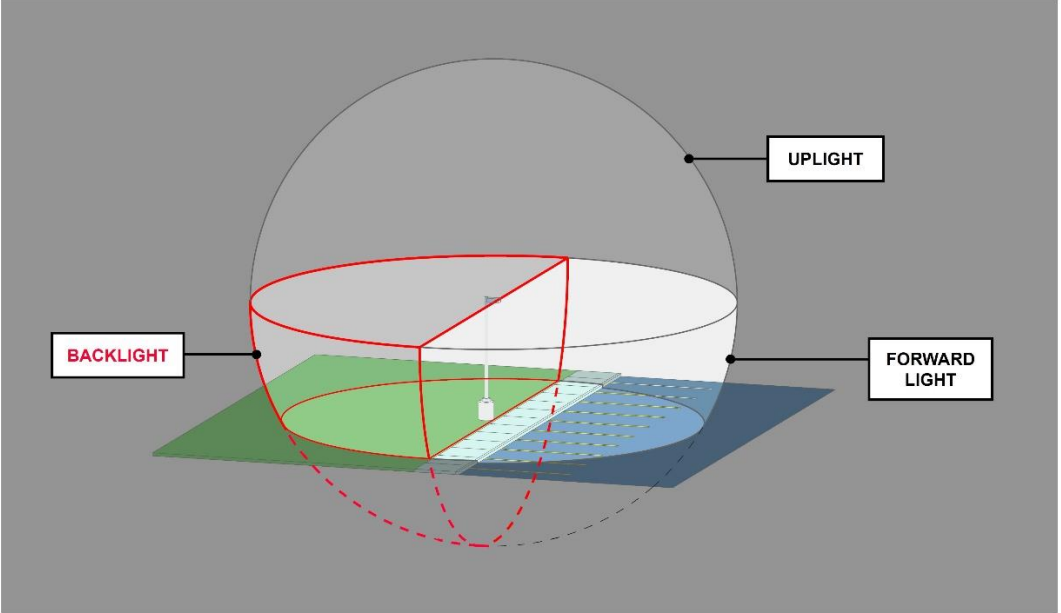
9. *If the site development or a street widening or relocation associated with the development involves the relocation of existing overhead utilities, all existing utility and electrical lines thirty thousand (30,000) volts or less and located on the site and/or along the site's frontage and within the public right-of-way shall be placed underground.*

10. *In circumstances when Duke Power determines that the undergrounding will be detrimental to the overall safety and/or reliability of the circuit, the Planning Board may waive this requirement in part or in whole. For multiple frontage sites that are not corner lots, the Director of Planning, in consultation with the Engineering Department and Duke Power, may allow for the retention of the existing overhead lines in whole or in part, based upon circuit reliability and safety, and/or the frontage's length, topography, and/or visibility, or excessive cost.*

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

Section 4. Chapter 11, MEASUREMENT & DEFINITIONS, is amended as follows:

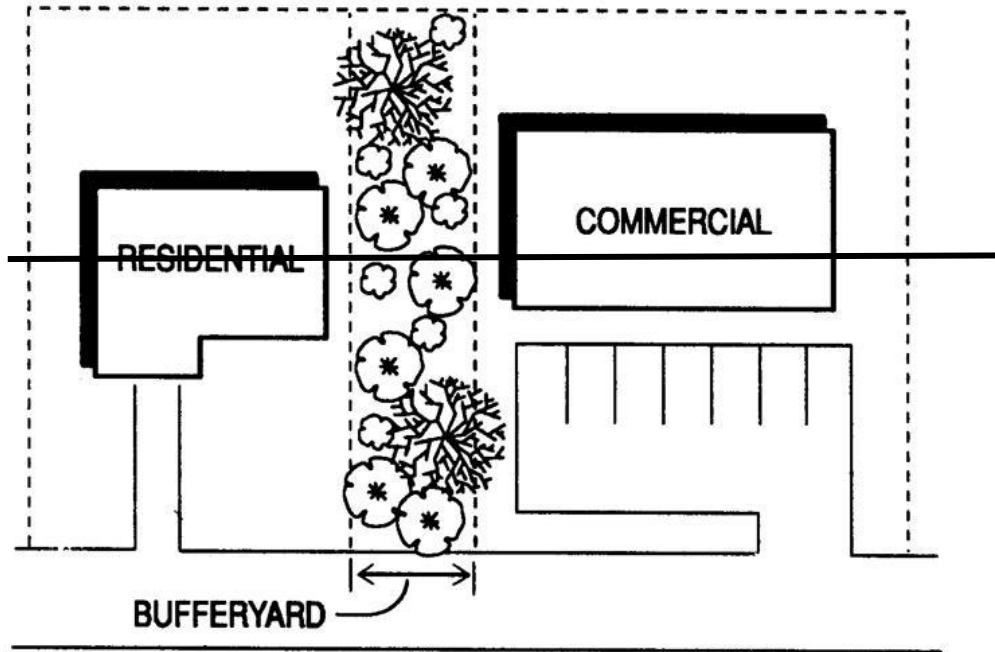
- Table 11.2.2, Definitions, is amended as follows:

TABLE 11.2.2: DEFINITIONS	
B	
	<p>For an exterior fixture, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the fixture. For fixtures with symmetric distribution, backlight will be the same as front or forward light.</p> 
BACKLIGHT	

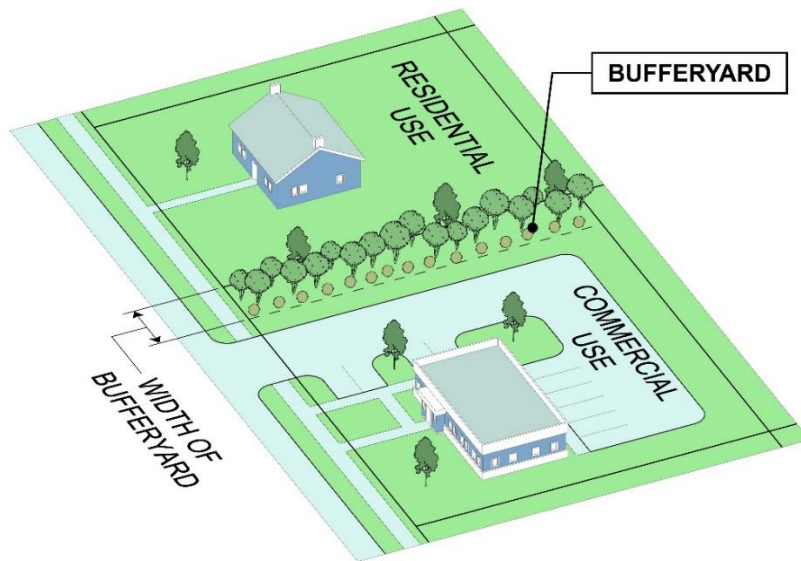
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

The portion of a yard where special plantings may be required by the Zoning Ordinance to separate and partially screen two (2) adjacent land uses that are ordinarily incompatible by virtue of their use.



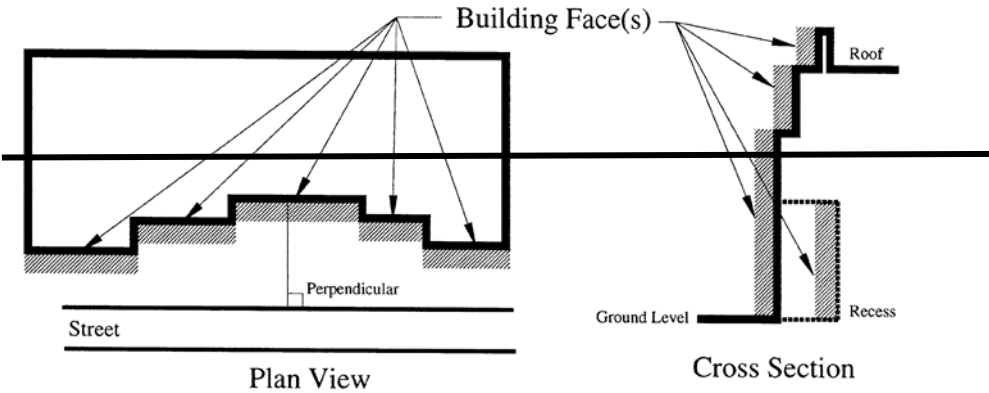
BUFFERYARD



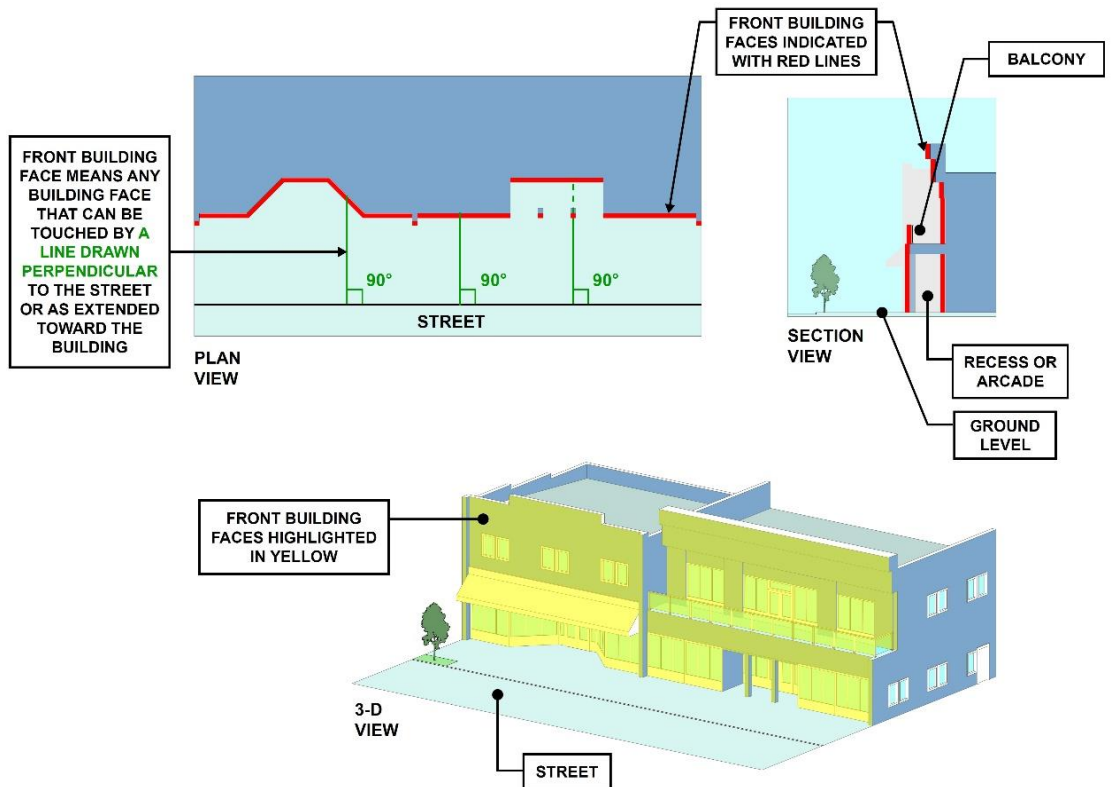
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

Building face, front means any building face or portions thereof that can be touched by a line drawn perpendicular to the street or as extended toward the building.



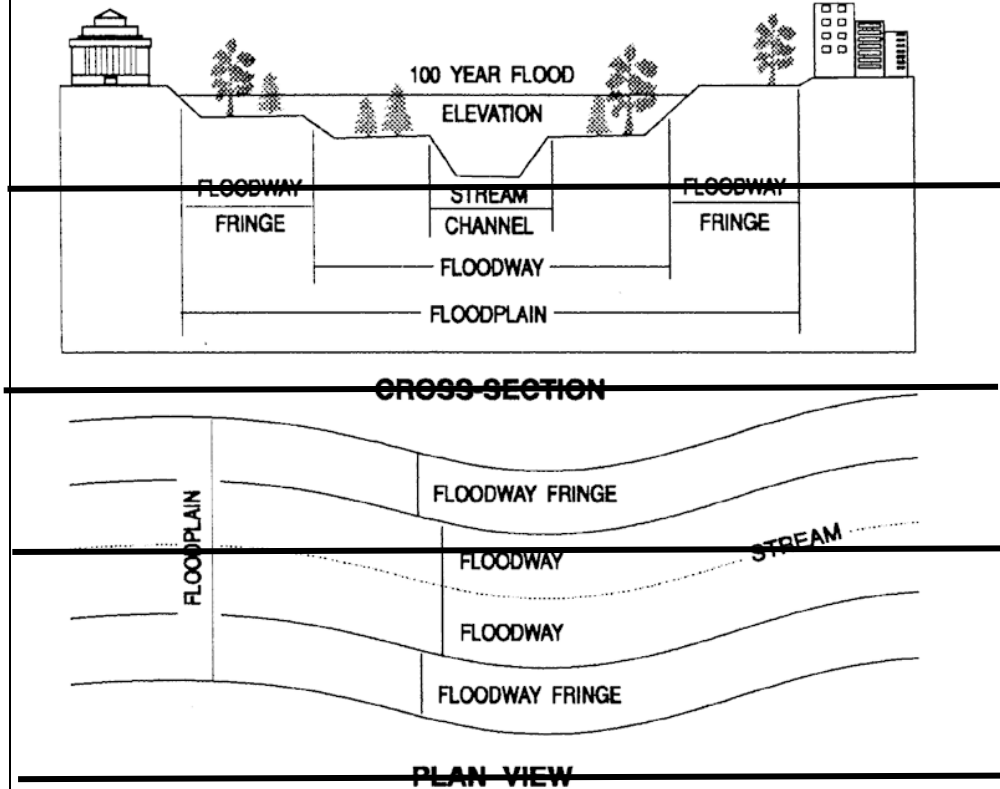
**BUILDING FACE,
 FRONT (W)**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

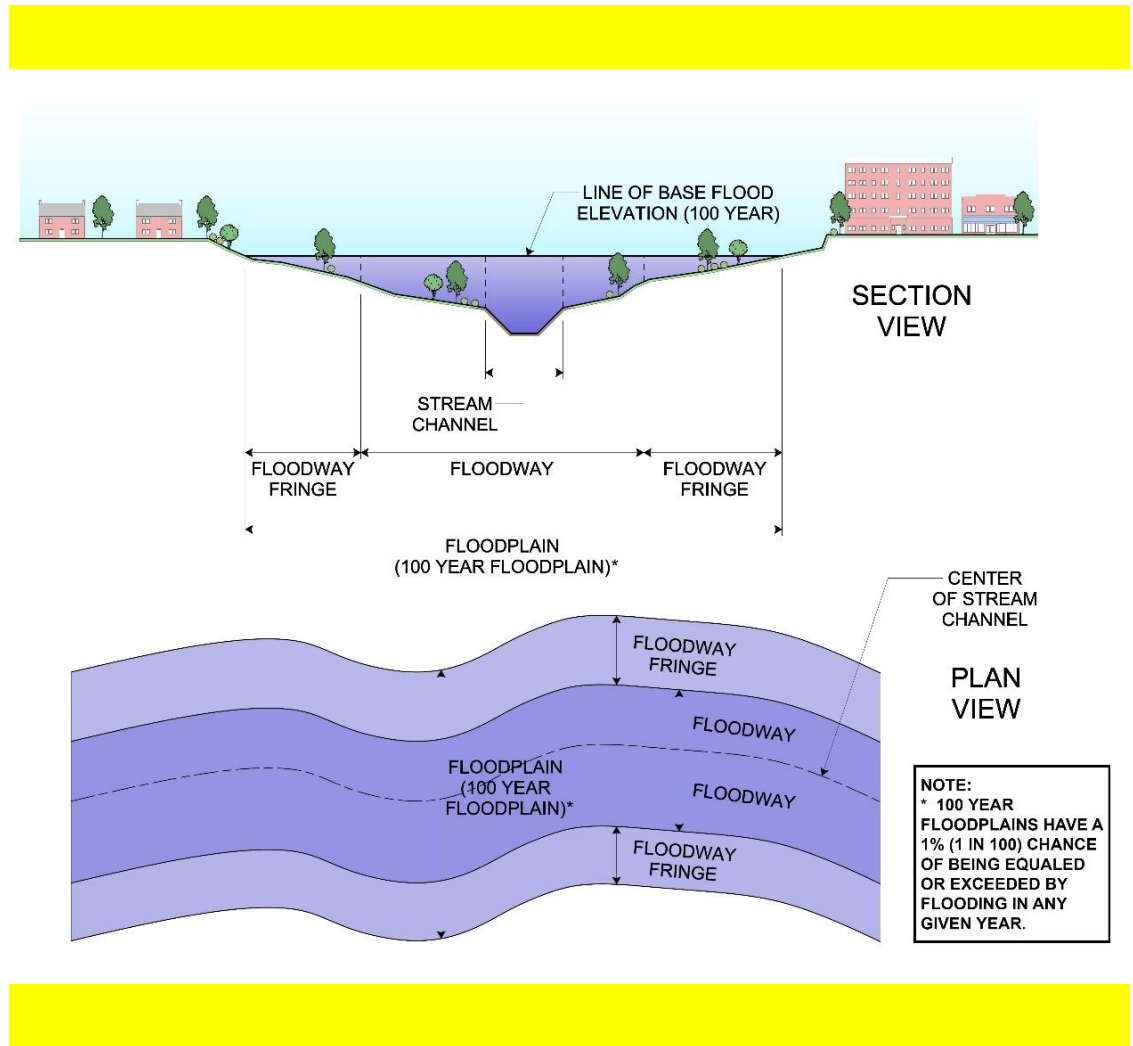
As used in the floodway and floodway fringe regulations, Floodway Fringe means an area lying outside the floodway, but within the floodplain.



FLOODWAY
FRINGE

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

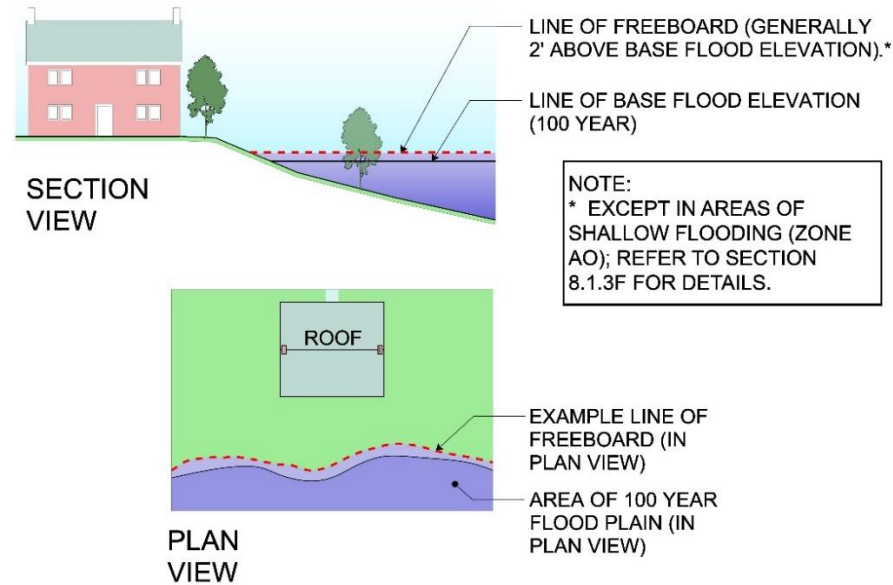


FREEBOARD

As used in the floodway and floodway fringe regulations, Freeboard means the height added to the base flood elevation (BFE) to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge openings, and the hydrological effect of urbanization of the watershed. The base flood elevation (BFE) plus the freeboard establishes the regulatory flood protection elevation.

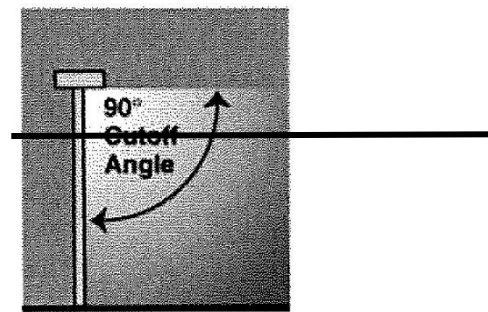
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS



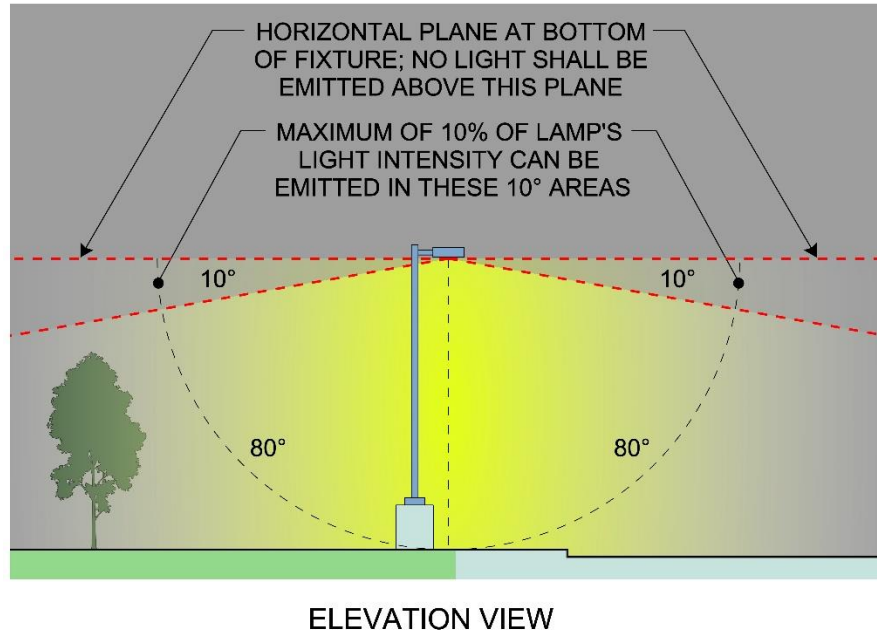
A light fixture classification where no light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp's light intensity is emitted at or above an angle 10 degrees below that horizontal plane.

FULL CUTOFF



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

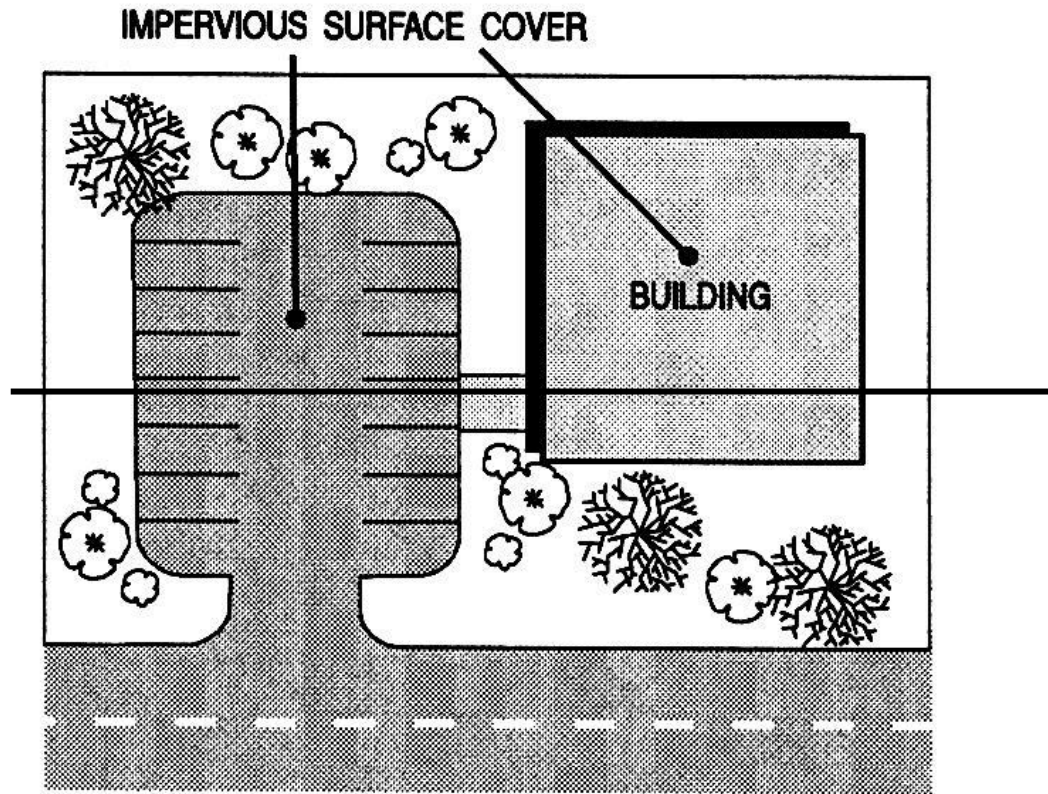
TABLE 11.2.2: DEFINITIONS



I	
IMPERVIOUS SURFACE COVER	<p>Any structure or material which significantly reduces or prevents natural absorption of stormwater into the soil. Impervious surface cover includes any built upon area including, but not limited to, buildings or other structures with roofs, sidewalks, driveways, parking lots, streets, and any concrete, stone, brick, asphalt, or gravel surface. For purposes of calculating impervious surface coverage requirements pursuant to the Zoning Ordinance, calculation is based on the entire zoning lot and gravel or paver block for parking lots containing more than twenty-five (25) spaces is considered impervious at a rate of eighty percent (80%) of the total area covered.</p>

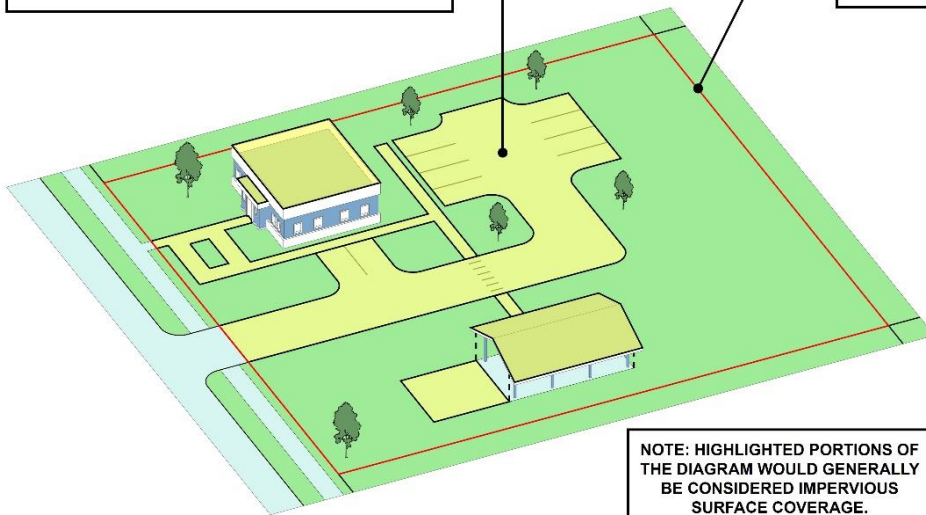
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS



USE OF GRAVEL OR PAVER BLOCK MATERIAL IN A PARKING LOT ALLOWS THE PARKING LOT AREA TO BE CONSIDERED IMPERVIOUS AT A RATE OF 80% OF THE TOTAL AREA COVERED IF THE PARKING LOT CONSISTS OF MORE THAN 25 PARKING SPACES (ILLUSTRATED PARKING LOT WOULD NOT QUALIFY).

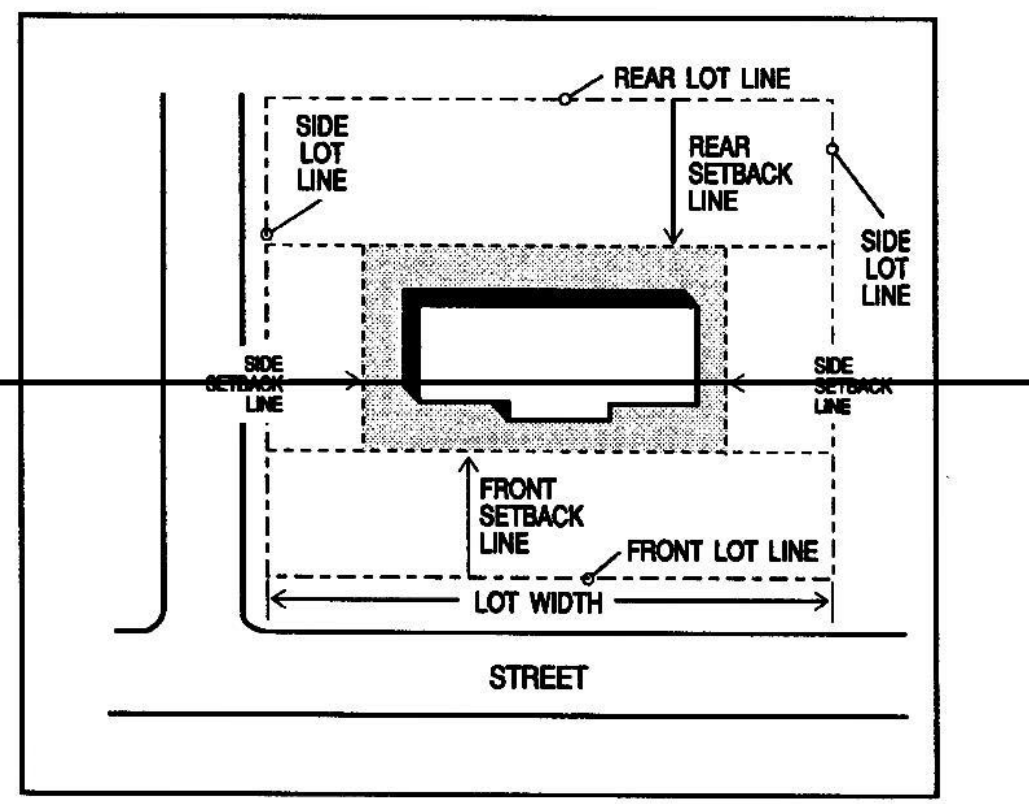
CALCULATION OF IMPERVIOUS SURFACE COVERAGE IS BASED ON THE ENTIRE ZONING LOT AREA (OUTLINED IN THE DIAGRAM WITH A RED LINE).



NOTE: HIGHLIGHTED PORTIONS OF THE DIAGRAM WOULD GENERALLY BE CONSIDERED IMPERVIOUS SURFACE COVERAGE.

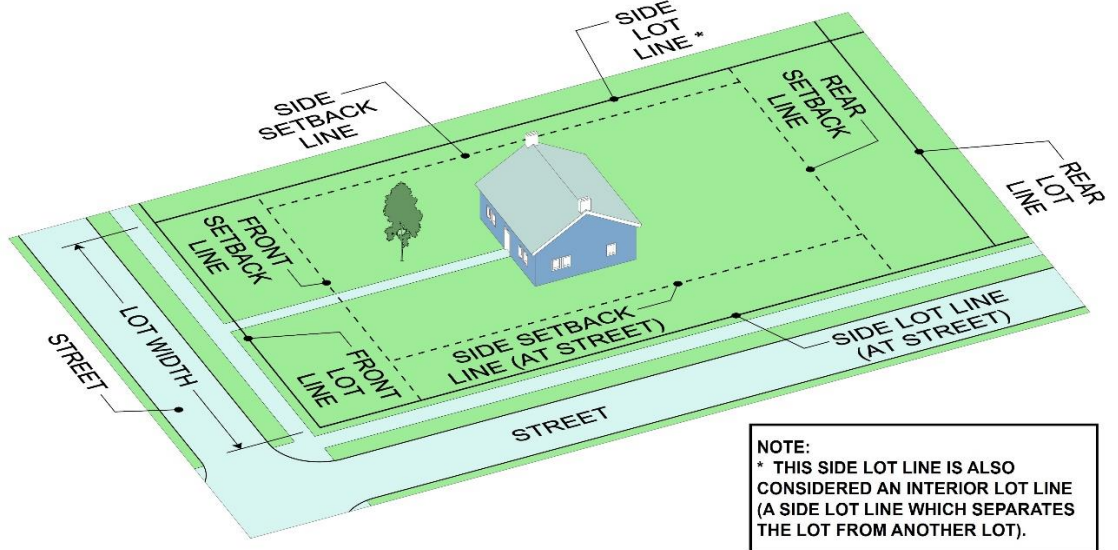
NOTE: Items to be removed are indicated with a ~~strike~~through; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

LOT LINE	A line or series of connected line segments bounding a lot.
LOT LINE, FRONT	The line which separates the lot from a street right-of-way. Corner lots shall have only one front lot line.
LOT LINE, INTERIOR	A side lot line which separates the lot from another lot.
LOT LINE, REAR	That lot line which is opposite and most distant from the front lot line, except in the case of a triangular lot, a line ten (10) feet in length, entirely within the lot, parallel to, and at the maximum distance from the front lot line, or a chord thereof if the front lot line is curved, shall be considered as the rear lot line for purposes of determining the required rear yard. In cases where neither of these conditions is applicable, the Director of Inspections shall designate the rear lot line.
LOT LINE, SIDE	A lot line other than a front or rear lot line.  <p>The diagram illustrates a rectangular lot with a building footprint. A horizontal line at the bottom represents the 'STREET'. The 'FRONT LOT LINE' is the boundary between the lot and the street. A 'FRONT SETBACK LINE' is shown as a dashed line parallel to the front lot line, with an arrow indicating the setback distance. The 'REAR LOT LINE' is the top boundary of the lot. A 'REAR SETBACK LINE' is shown as a dashed line parallel to the rear lot line, with an arrow indicating the setback distance. The 'LOT WIDTH' is indicated by a double-headed arrow at the bottom. 'SIDE LOT LINES' are the left and right boundaries of the lot. 'SIDE SETBACK LINES' are shown as dashed lines parallel to the side lot lines, with arrows indicating the setback distance from the building footprint.</p>

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

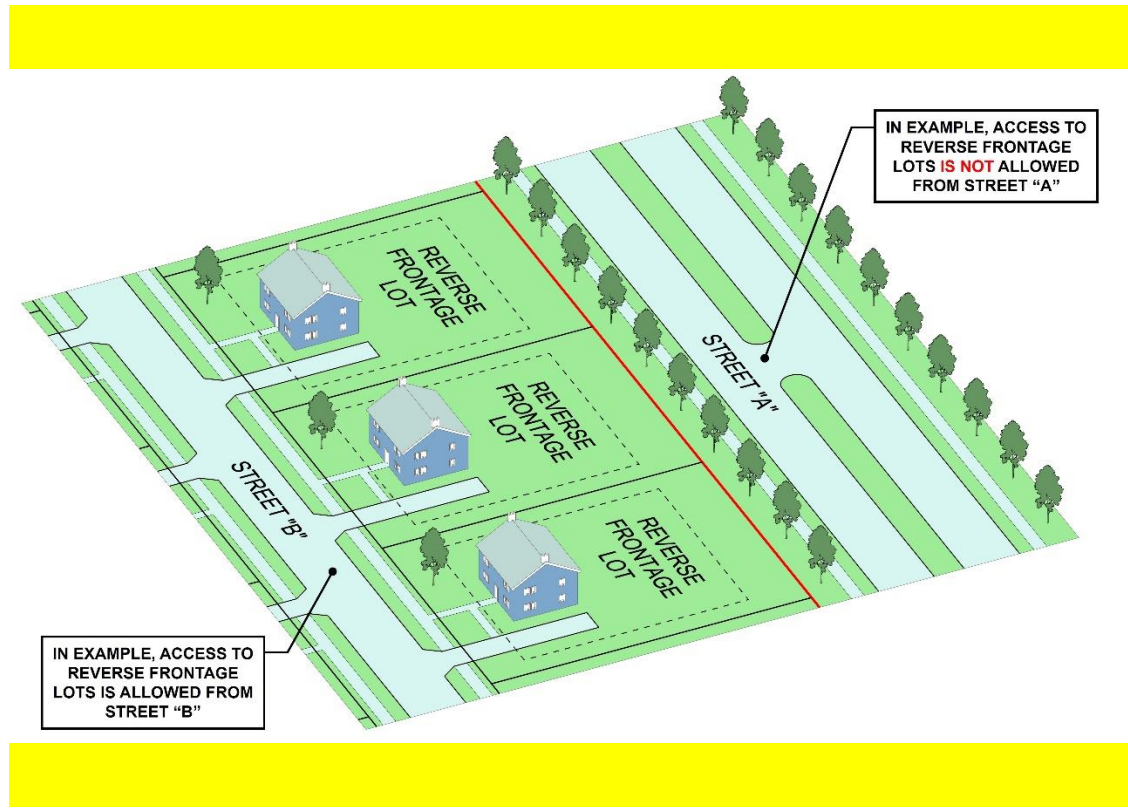
TABLE 11.2.2: DEFINITIONS



<p>LOT WIDTH</p>	<p>The horizontal distance between the side lot lines at the building setback line as measured along a straight line parallel to the front lot line or parallel to the chord thereof.</p>
<p>LOT, REVERSE FRONTAGE</p>	<p>A lot having frontage on two (2) or more streets, the access of which is restricted to one street.</p>

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS



RUNWAY PROTECTION ZONE (RPZ)

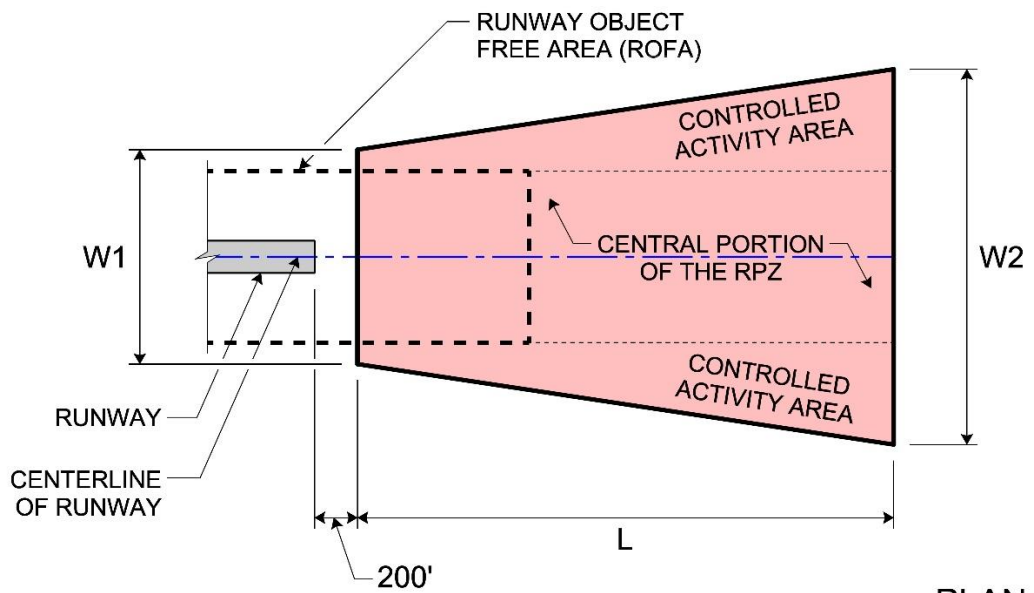
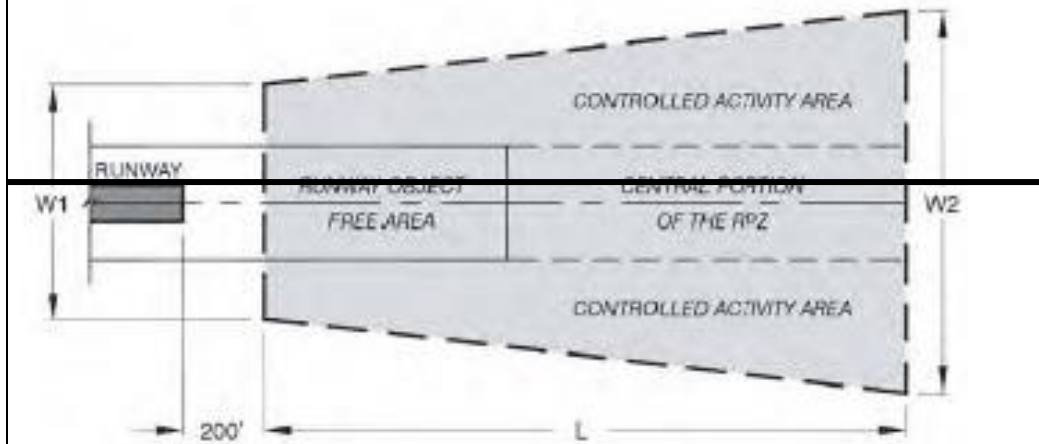
A trapezoidal area at ground level prior to the threshold or beyond the runway end to enhance the protection of people and property on the ground during airport activities. The table below gives the inner width (W1), Outer Width (W2) and Length (L) for all of the runways at Smith Reynolds Airport:

Runway Protection Zones at Smith Reynolds Airport				
Dimension	Runway 4	Runway 22	Runway 15	Runway 33
Inner Width (W1)	500 ft.	500 ft.	500 ft.	1,000 ft.
Outer Width (W2)	700 ft.	700 ft.	1,010 ft.	1,750 ft.
Length (L)	1,000 ft.	1,000 ft.	1,700 ft.	2,500 ft.

Runway Protection Zones at Smith Reynolds Airport

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS



NOTE:
 RUNWAY PROTECTION ZONE (RPZ) IS
 SHADED RED; REFER TO TABLE ABOVE
 FOR DIMENSIONS OF $W1$, $W2$, AND L .

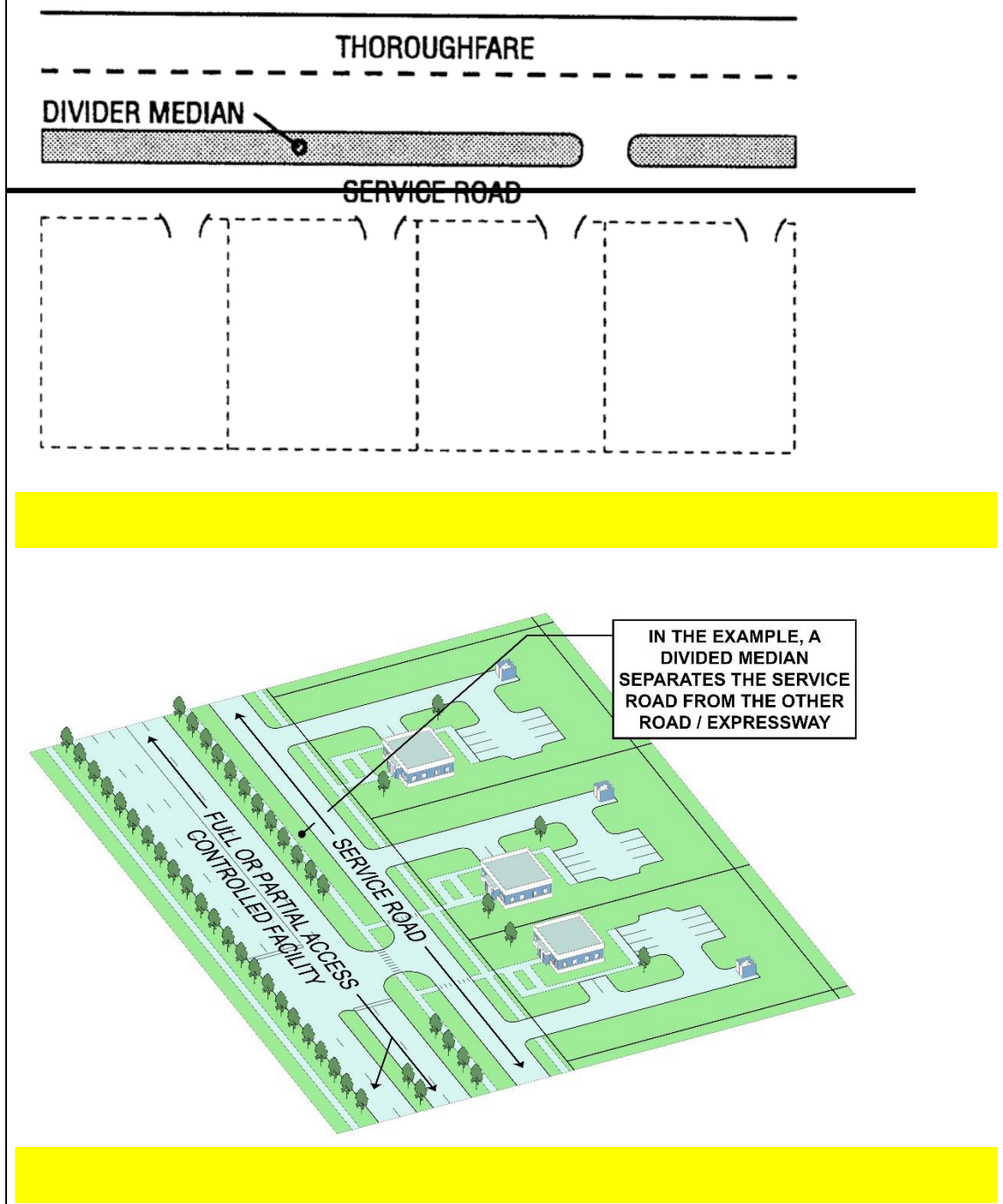
PLAN
 VIEW



SERVICE ROAD	A local street or road that is parallel to a full or partial access controlled facility and functions to provide access to adjacent land.
---------------------	---

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

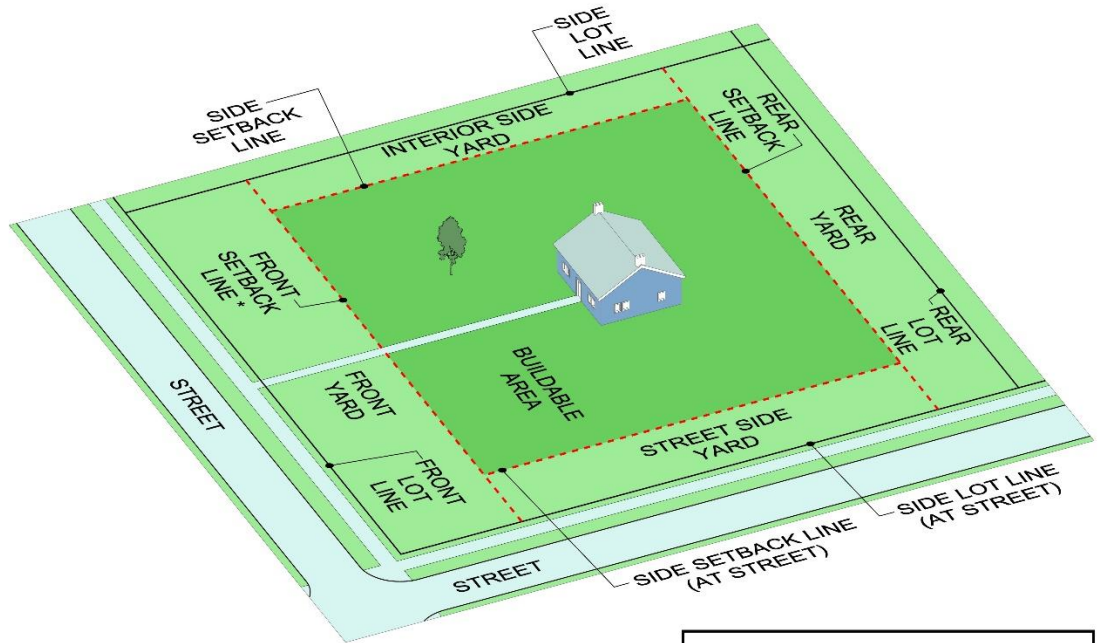
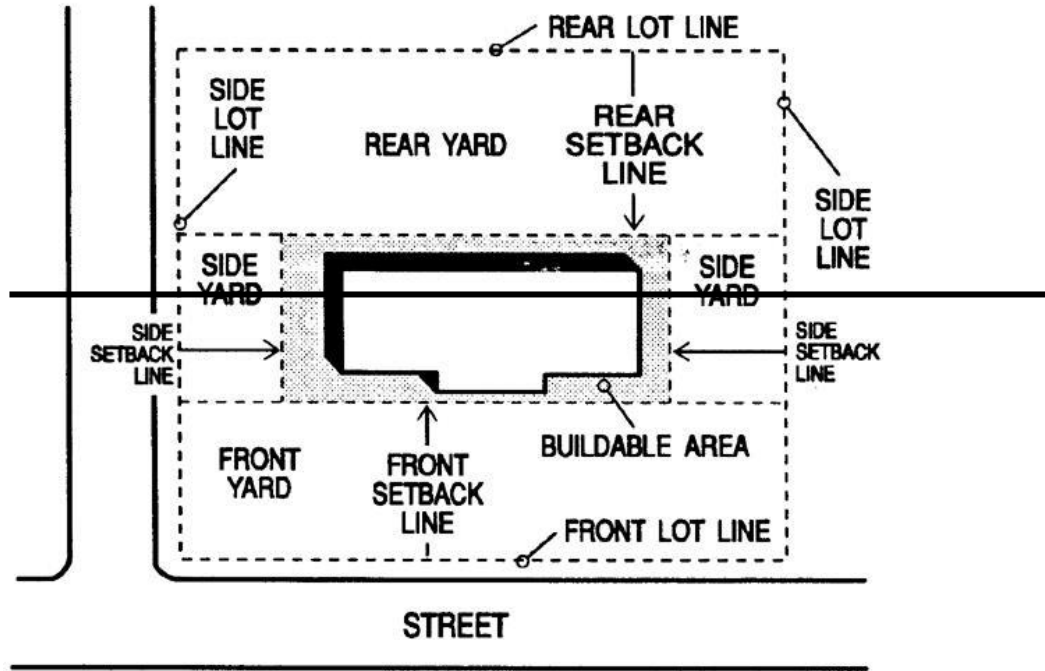


SETBACK LINE

The line which is parallel to and is a given distance from the applicable lot line of a lot or parcel of land as required by the dimensional requirements of this Ordinance. See Yard.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

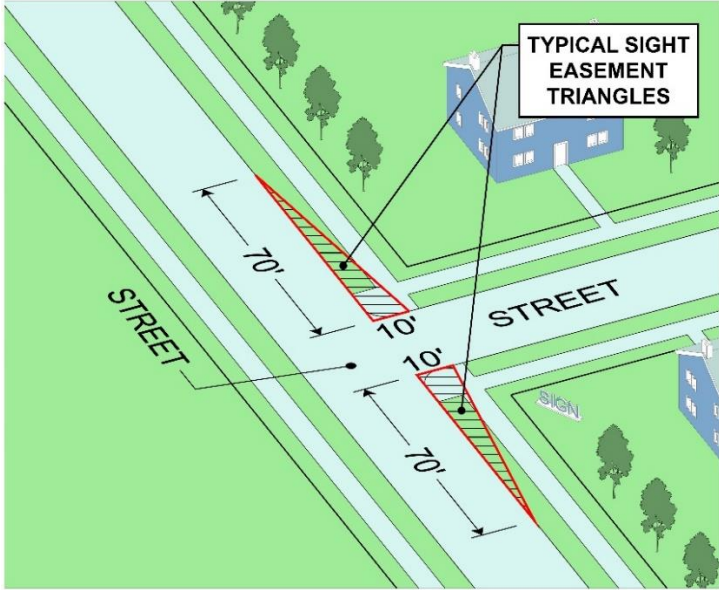
TABLE 11.2.2: DEFINITIONS



NOTE:
 * THE FRONT SETBACK LINE IS OFFSET FROM THE FRONT LOT LINE AND IS ORIENTED TOWARDS THE PRIMARY ENTRANCE OF THE PRIMARY STRUCTURE.

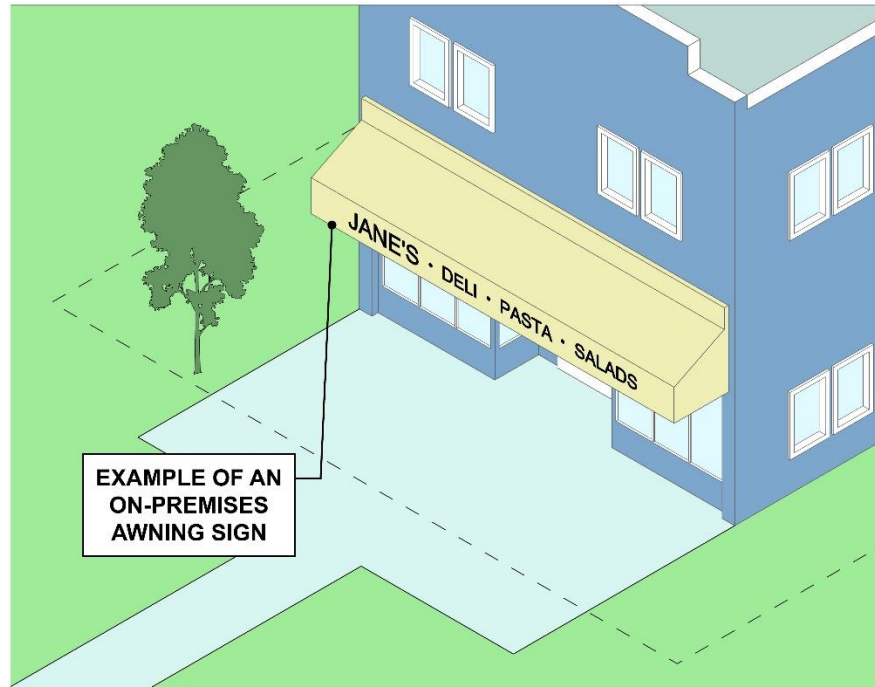
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

<p>SIGHT EASEMENT TRIANGLES (W)</p>	<p>An area located on private property which is on both sides of any public/private street intersection or at any driveways to the property. Said area is ten (10) feet perpendicular to the accessing street right-of-way and tapers to seventy (70) feet along the street right-of-way. The intent of this easement area is to not allow any structures or signs in these areas to block the view of any motorists entering or exiting the property.</p> 
<p>SIGN, AWNING (ON-PREMISES) (W)</p>	<p>An on-premises attached sign displayed, attached to or incorporated into the surface of an architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of non-rigid materials, and/or fabric on a supporting framework that may be either permanent or retractable.</p>

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

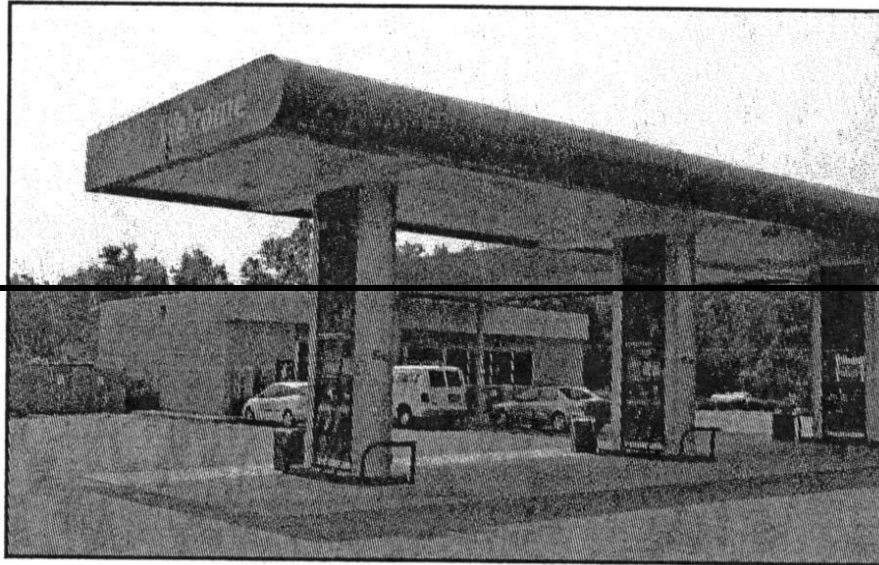
TABLE 11.2.2: DEFINITIONS



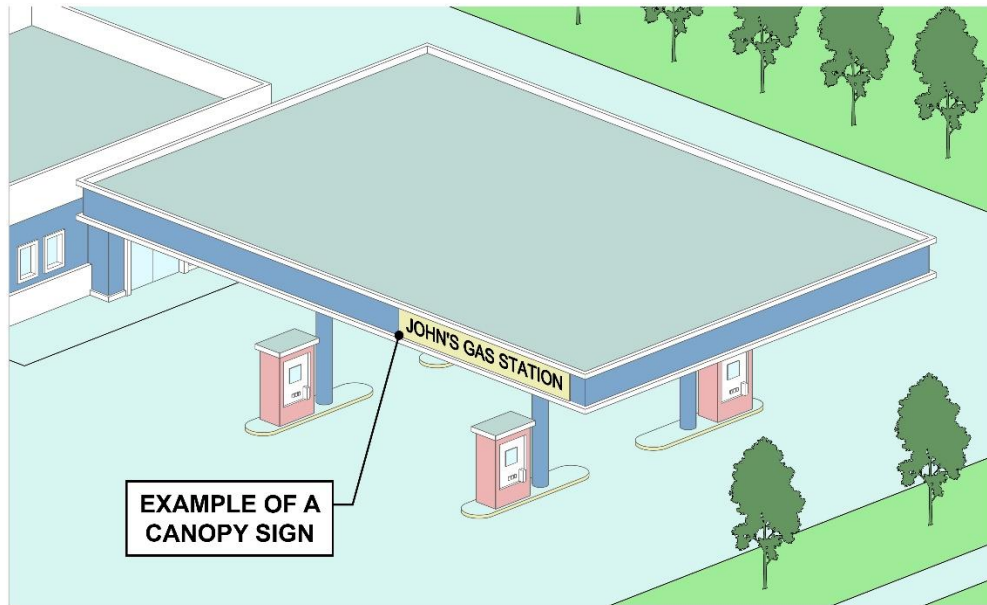
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

An on-premises sign attached to a canopy. See definition of "canopy."



SIGN, CANOPY (W)



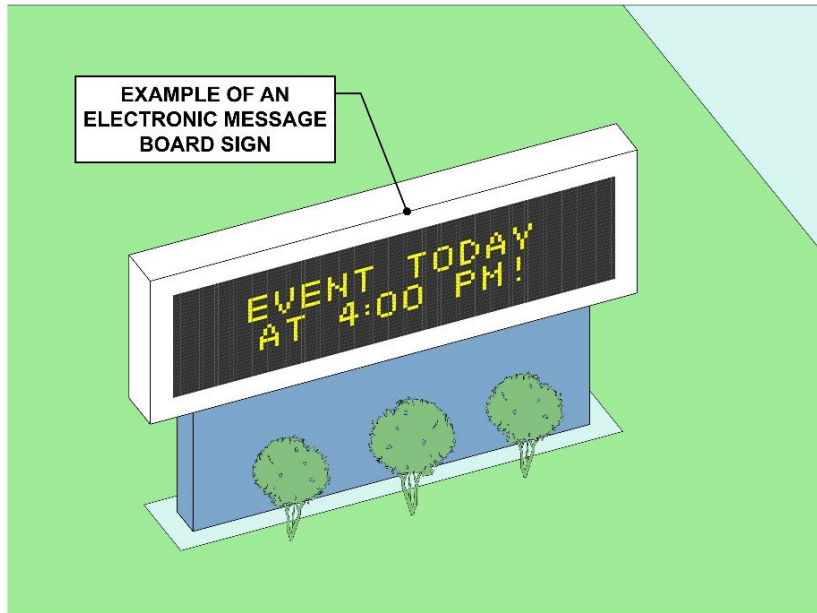
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

A sign, or portion of a sign, that displays an electronic image and/or video, which may or may not include text. Such signs include any sign, or portion of a sign, that uses changing lights to form a sign message or messages or uses electronic means to change the sign message. Electronic message boards include but are not limited to signs also known as Electronic Reader Boards, Electronic Message Center Signs, Tri-Panel Message Systems, and Commercial Electronic-Variable Message Signs (CEVMS). Electronic Message Signs are not considered flashing signs.

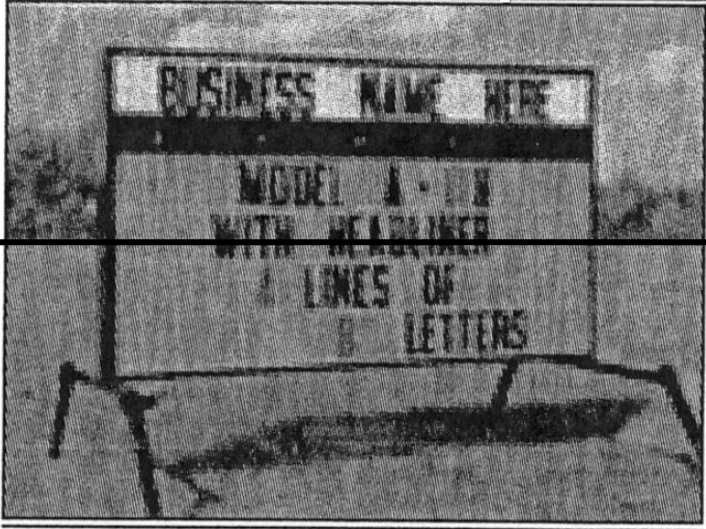


**SIGN, ELECTRONIC
 MESSAGE BOARD
 (W)**



NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

<p><i>SIGN, PORTABLE (W)</i></p>	<p><i>A sign not permanently attached to the ground or other permanent structure, including but not limited to signs with attached wheels, A-frame signs, signs attached or painted on vehicles parked and visible from a street, unless said vehicle is used as a vehicle in the normal day-to-day operations of the business it advertises and is parked on the same zoning lot as the business. A sandwich board sign as defined by and in conformance with this Ordinance is not considered a portable sign.</i></p>  <p style="background-color: yellow; height: 20px; width: 100%; margin-top: 10px;"></p>

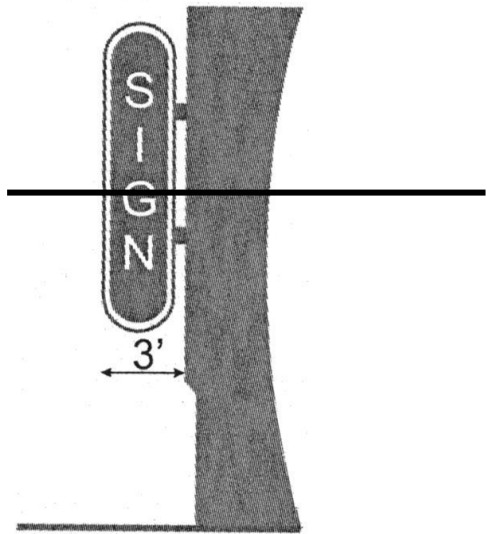
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS



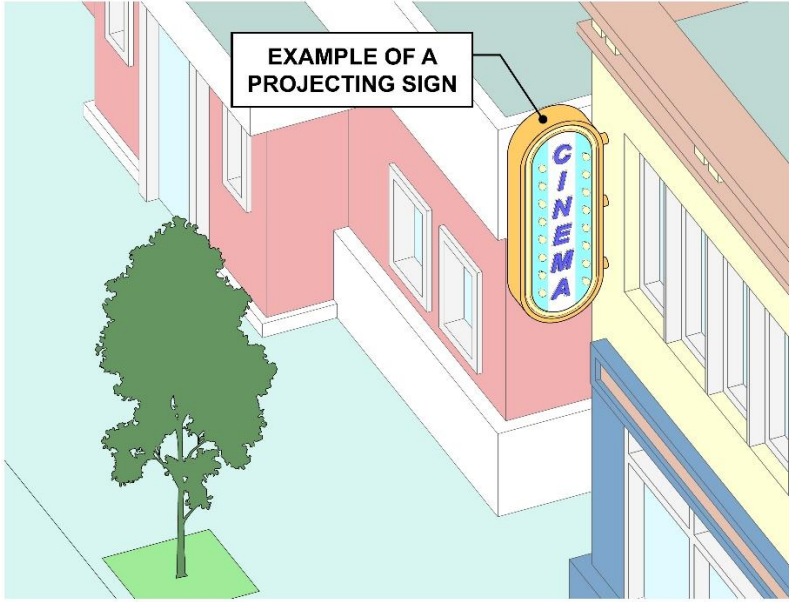
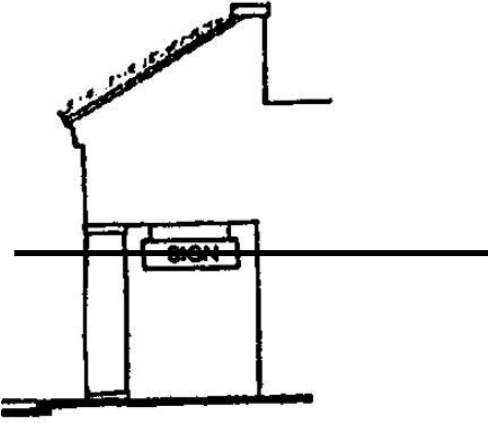
An on-premises attached sign end-mounted or otherwise attached to an exterior wall of a building.

SIGN, PROJECTING
 (W)




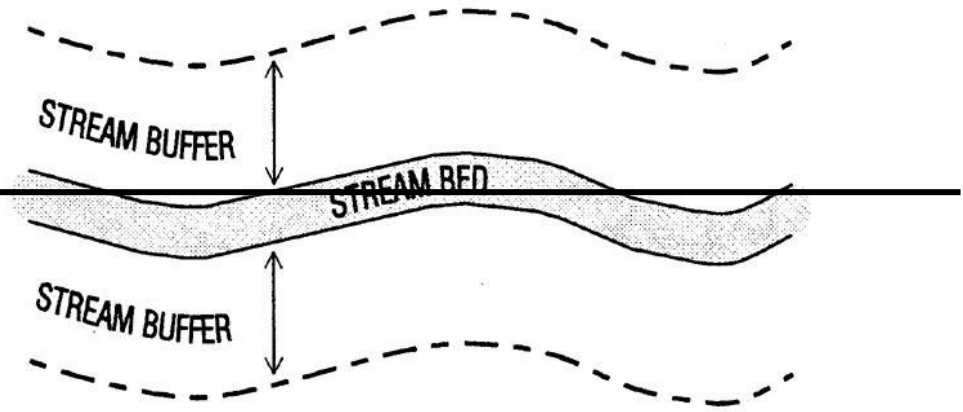
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

	
<p><i>SIGN, SUSPENDED</i> (W)</p>	<p><i>An on-premises attached sign that is suspended from the underside of a horizontal plane surface or arm, such as a canopy or marquee, and is supported by such surface.</i></p> 

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

	 <p>EXAMPLE OF A SUSPENDED SIGN</p> <p>BANK LOBBY →</p>
<p>STREAM BUFFER</p>	<p>As used in the Salem Lake watershed protection standards, a natural or vegetated area through which stormwater runoff flows in a diffuse manner and which provides for infiltration of runoff and filtering of pollutants. The buffer is measured landward from the top of the bank defining the edge of the stream channel.</p>  <p>STREAM BUFFER</p> <p>STREAM BED</p> <p>STREAM BUFFER</p>

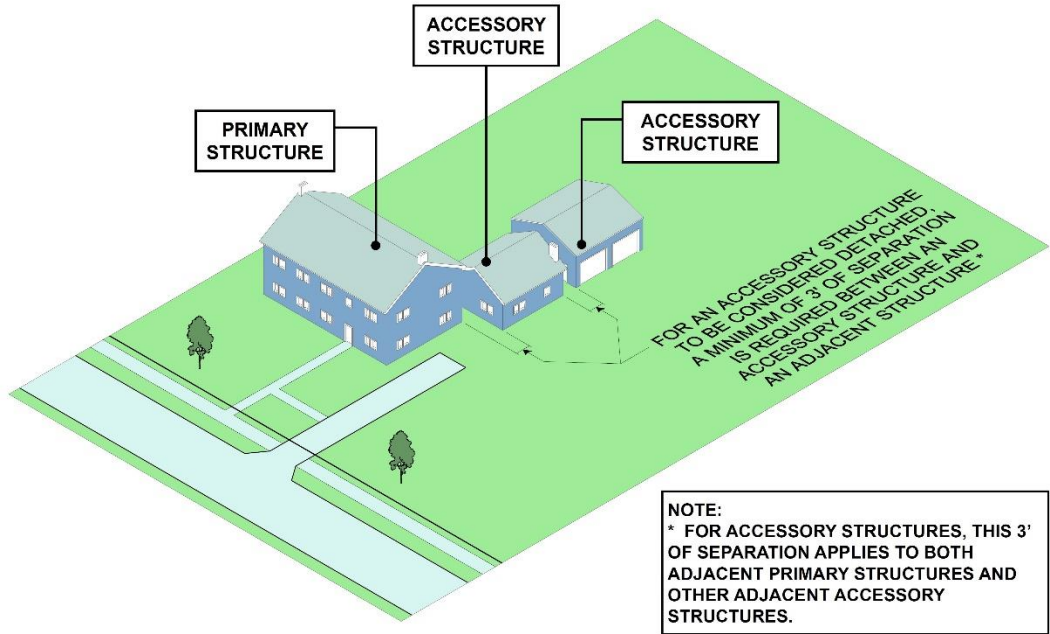
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS

	<p style="text-align: center;">PLAN VIEW</p>
<p><u>STREAM BUFFER</u></p>	<p><u>As used in the stream protection standards, a natural or vegetated area through which stormwater runoff flows in a diffuse manner and which provides for infiltration of runoff and filtering of pollutants. The buffer is measured landward from the bank defining the edge of the channel of each side of streams.</u></p>
<p>STRUCTURE, DETACHED</p>	<p>For purposes of determining setback requirements for accessory structures, a structure which is separated from an adjacent structure by at least three (3) feet as measured from any part of the structures.</p>

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

TABLE 11.2.2: DEFINITIONS



SUBDIVISION

All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose of a gift, sale, or building development (whether immediate or future), including all divisions of land involving the dedication of a new street or a change in existing streets. Included in this general definition are subdivisions exempt by State law or court judgments, industrial or commercial subdivisions, minor subdivisions, and major subdivisions, as defined below:

(A) Subdivision Exempted by State Law or Court Judgment. A subdivision in which all lots must comply with the dimensional requirements of the Zoning Ordinance or any other applicable local or State land regulatory ordinances and meet any one of the following criteria:

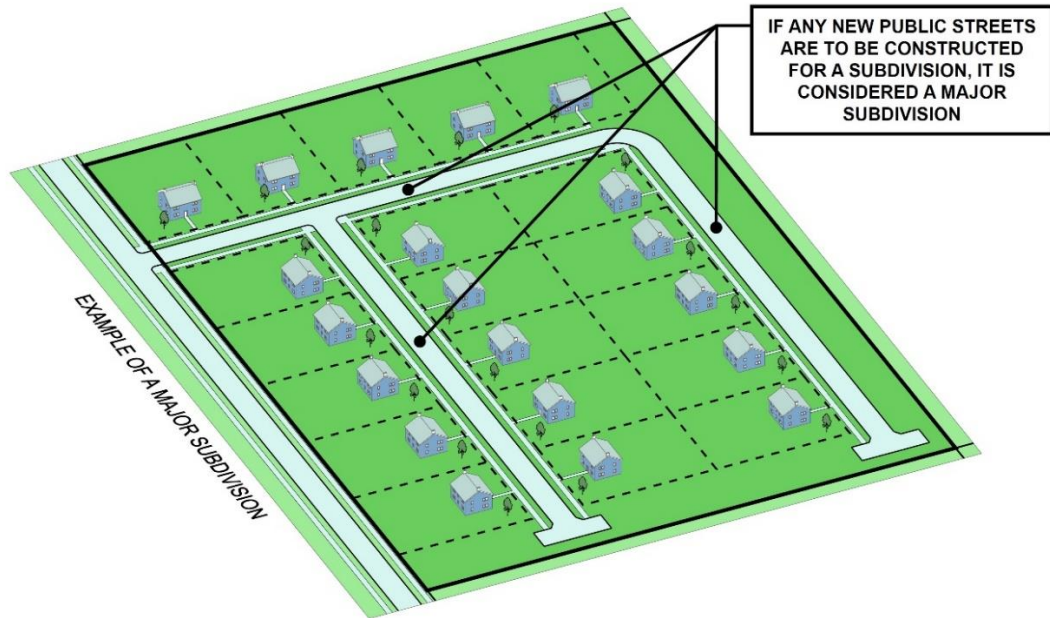
- (1) The combination or recombination of portions of previously subdivided and recorded lots does not increase the total number of lots and the resultant lots are equal to or exceed the standards of the local government subdivision regulations;
- (2) Land is divided into parcels greater than ten (10) acres and no street right-of-way dedication is involved;
- (3) The public acquires by purchase strips of land for the widening or opening of streets or for public transportation system corridors (these subdivisions are not required to comply with the dimensional requirements of the Zoning Ordinance);
- (4) A tract in single ownership whose entire area is no greater than two (2) acres is divided into not more than three (3) lots, where no public or private street right-of-way dedication is involved and the resultant lots are equal to or exceed the standards of the local government subdivision regulations; or,
- (5) The division of a tract into parcels in accordance with the terms of a probated will or in accordance with interstate succession under Chapter 29 of the General Statutes.

(B) Subdivision, Industrial or Commercial. A subdivision primarily for the purpose of industrial or commercial building development.

(C) Subdivision, Major. A subdivision out of a tract in single or multiple ownership for the purpose of gift, sale, or building development where new public streets will be constructed.

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TABLE 11.2.2: DEFINITIONS

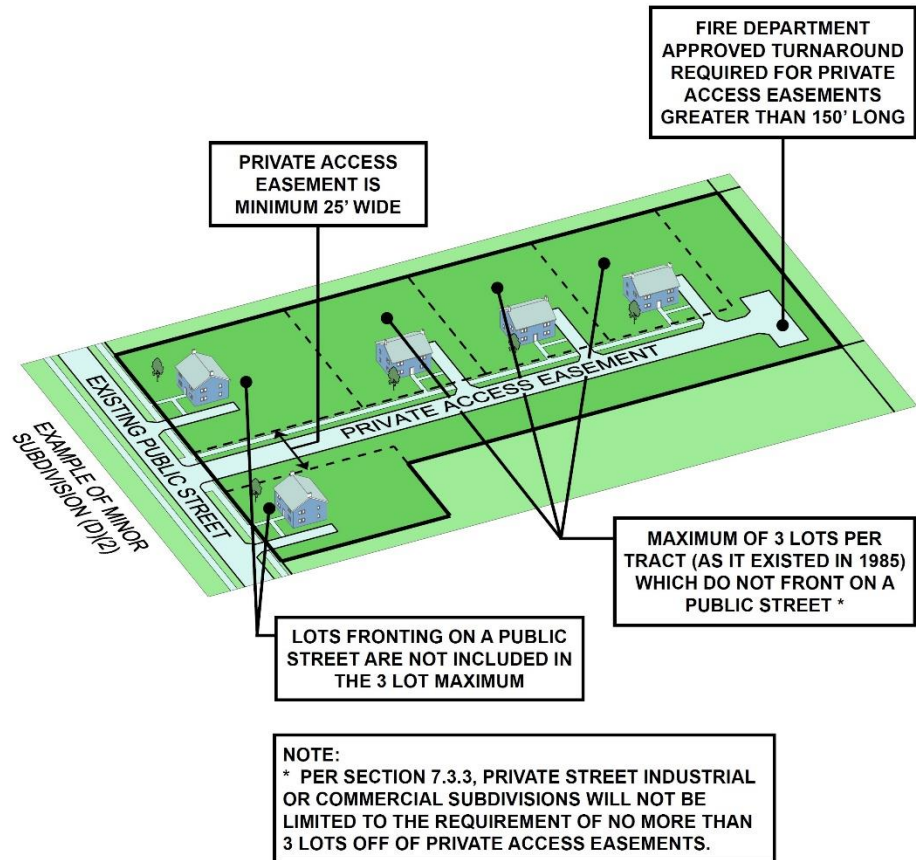


(D) Subdivision, Minor. A subdivision out of a tract in single ownership in which the lots comply with the lot size and area requirements of the Zoning Ordinance , and which:

- (1) Is a division of land where the entire area is greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved (see exception for industrial and commercial subdivisions in Section 7.3.3, Private Street Subdivisions);
- (2) Is created by a private access easement established in compliance with this Ordinance and consists of no more than a total of three (3) lots per tract which do not front on a public street (see exception for industrial and commercial subdivisions in Section 7.3.3, Private Street Subdivisions; or,

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

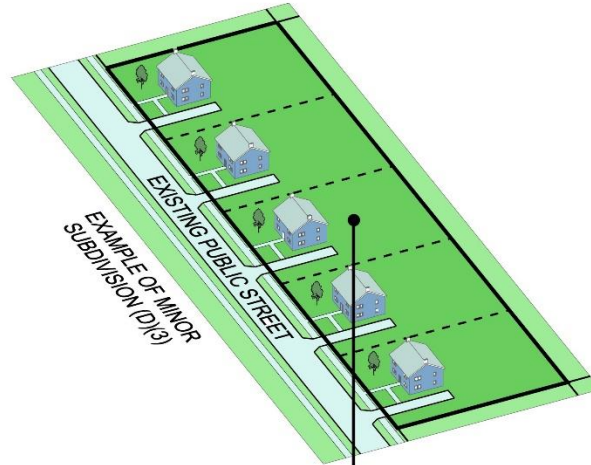
TABLE 11.2.2: DEFINITIONS



(3) Is created by lots all of which front on an existing public street, provided that the subdivision would not impair ingress and egress to or from the rear or side of the subject tract or any adjacent property.

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TABLE 11.2.2: DEFINITIONS



THERE IS NO MAXIMUM NUMBER OF LOTS IF ALL LOTS FRONT ON AN EXISTING PUBLIC STREET, PROVIDED THAT THE SUBDIVISION WOULD NOT BLOCK THE EXTENSION OF A PUBLIC RIGHT-OF-WAY AND WOULD NOT IMPAIR INGRESS AND EGRESS TO OR FROM THE REAR OR SIDE OF THE SUBJECT TRACT OR ANY ADJACENT PROPERTY

- (4) All lots which front on a public street shall not be included in the provisions of Section 3.2.8A.2.
- (5) Lots which are approved must front on a public street with right-of-way which meets the standards of the North Carolina Department of Transportation and/or the applicable jurisdiction.
- (6) Any portion of the lot lying within the required public street right-of-way must be quitclaimed, conveyed, and dedicated as public right-of-way before receiving Planning staff approval.
- (7) The Planning staff can only require the dedication of standard right-of-way. Additional right-of-way for future widening of roads cannot be required.
- (8) Only a plat is required for recordation for the division of a tract or parcel of land in single ownership if all of the following criteria are met:
- The tract or parcel to be divided is/was not exempted under Section 3.2.4;
 - No part of the tract or parcel to be divided has been divided under this subsection in the ten (10) years prior to division;
 - The entire area of the tract or parcel to be divided is greater than five (5) acres;
 - After division, no more than three (3) lots result from the division; and
 - After division, all resultant lots comply with all of the following:

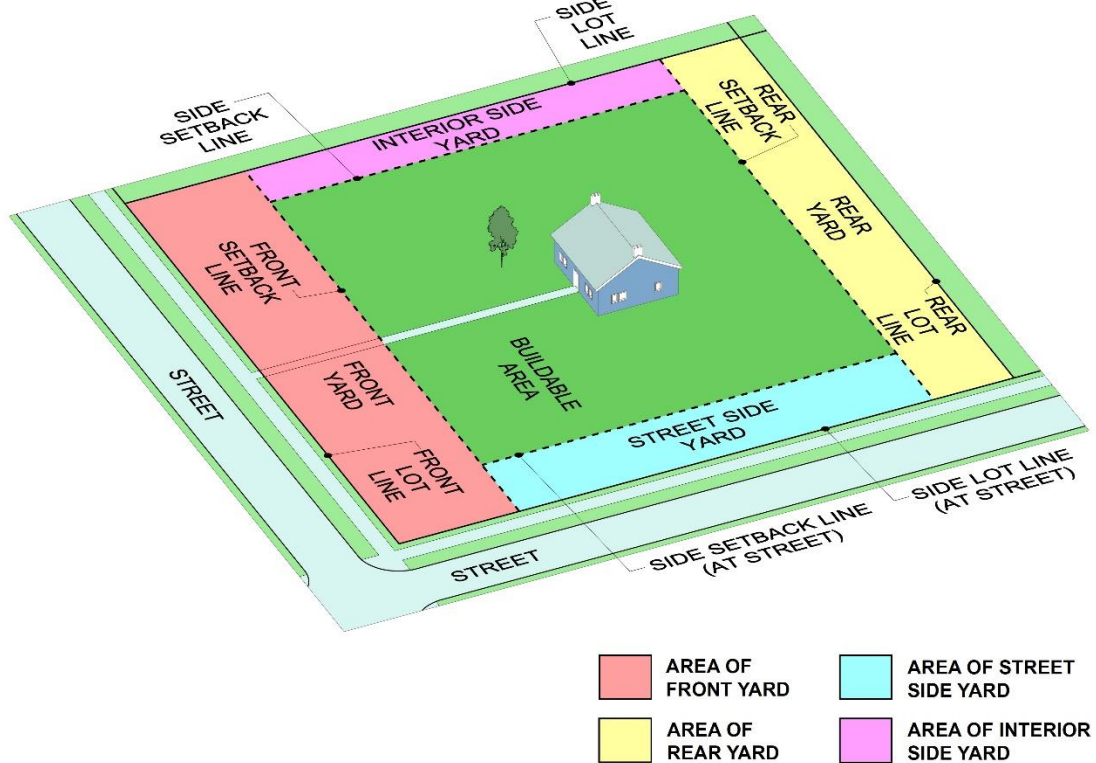
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TABLE 11.2.2: DEFINITIONS

	<ul style="list-style-type: none"> i. All lot dimension size requirements of the applicable land-use regulations, if any. ii. The use of the lots is in conformity with applicable zoning requirements, if any. iii. A permanent means of ingress and egress is recorded for each lot through a private access easement in compliance with the Ordinance.
<p>YARD</p>	<p>Any area of land located between a lot line and a required setback line. The minimum depth of a yard shall be determined by horizontal measurement at a right angle from the applicable lot line.</p>

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TABLE 11.2.2: DEFINITIONS



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