

**UDO-CC3**  
**A TEXT AMENDMENT PROPOSED BY PLANNING AND DEVELOPMENT SERVICES STAFF TO INTRODUCE GRAPHICS TO THE UDO CLEARCODE TO ILLUSTRATE CERTAIN DIMENSIONAL REQUIREMENTS**

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

**Section 1.** Section 4.1.4.C.14, Flag Lots, is amended as follows:

**14. FLAG LOTS**

**a. FRONTAGE AND WIDTH**

- i. Flag lots must have at least twenty-five (25) feet of frontage on a street or private access easement.
- ii. The "pole" of the flag lot from the frontage of the lot to the buildable area of the lot must be a minimum of twenty-five (25) feet in width along its entire length.

**b. LOT AREA AND YARD CALCULATION**

The pole may not be used for the front setback, lot area or yard calculation of the flag lot or any other lot.

**c. MULTIPLE FLAG LOTS (F)**

If more than one flag lot is proposed to the rear of another lot or stacked off the street, a special use permit from the Board of Adjustment is required.

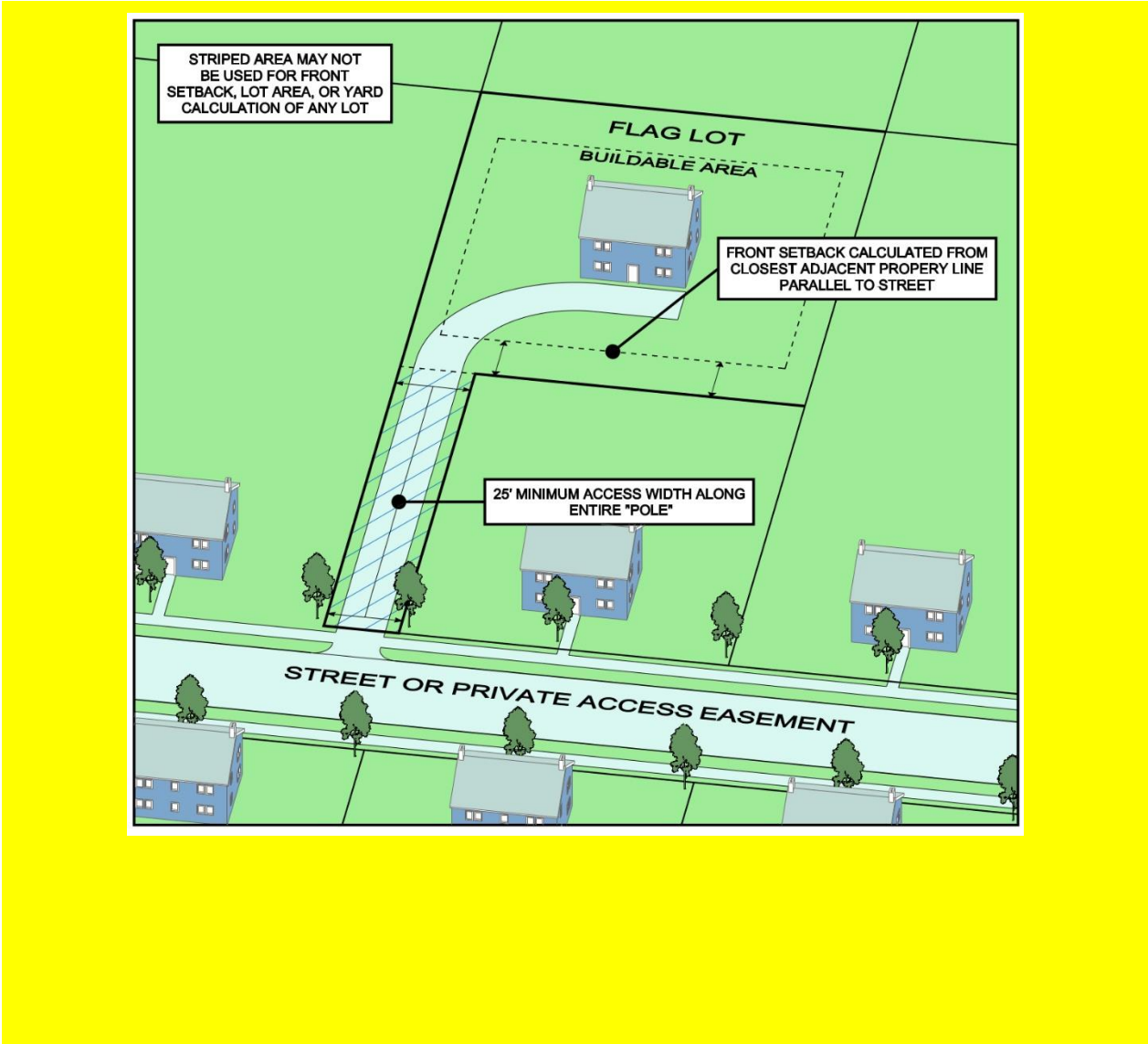
**d. *MULTIPLE FLAG LOTS (W)***

*If more than one flag lot is proposed to the rear of another lot or stacked off the street, a minor subdivision exception is required per **Section 3.2.8, Minor Subdivision.***

**e. SETBACK, FRONT**

- i. The front setback for a flag lot shall be measured from the line closest to the buildable area and running most parallel with the street.
- ii. The area of the pole may not be used to measure the front setback.

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.



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.

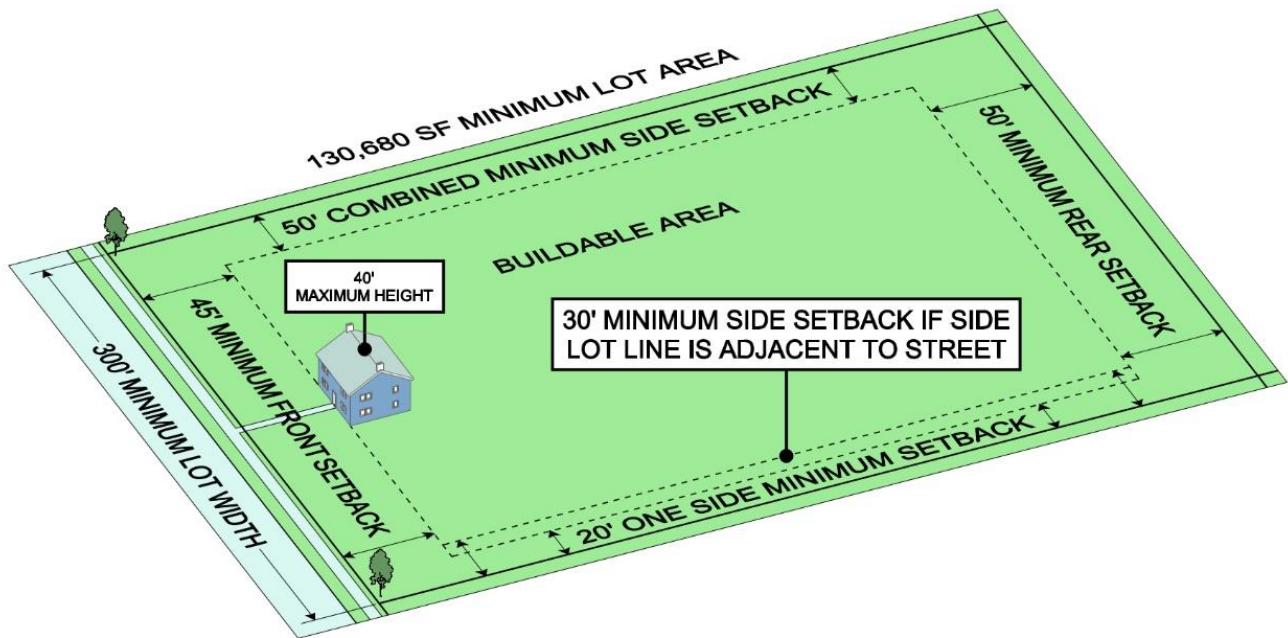
**Section 2.** Section 4.5.1.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.1: DIMENSIONAL REQUIREMENTS IN THE YR DISTRICT</b>									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM SETBACKS [1]					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [3]	FRONT (FT) [4]	REAR (FT)	SIDE [2]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT)		
YR	130,680	300	45	50	20	50	30	No Limit	40

**NOTES:**

- [1] Nonconforming lots in the YR District meeting the provisions of Section 9.3.2, Combination of Nonconforming Vacant Lots and Nonconforming Vacant Lots Approved Prior to 12/31/1994, must meet the minimum setback requirements of the RS-20 zoning district.
- [2] 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.
- [3] Cul-de-sac lots shall be exempt from lot width requirements.
- [4] 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.



**FIGURE 4.5.1.B: GENERAL DIMENSIONAL REQUIREMENTS - YR 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 3.** Section 4.5.2.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM SETBACKS [1]					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [3]	FRONT (FT) [4]	REAR (FT)	SIDE [2]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT)		
AG	40,000	150	45	50	20	50	30	No Limit	40

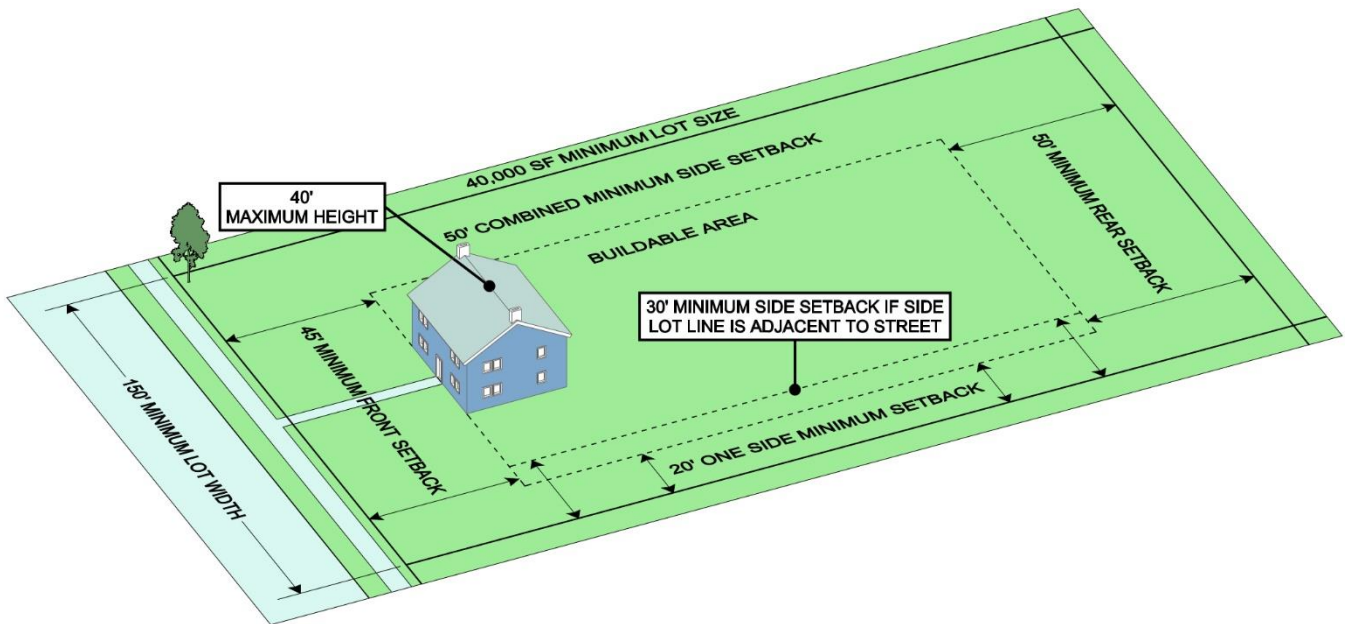
NOTES:

[1] Nonconforming lots in the AG District meeting the provisions of Section 9.3.2, Combination of Nonconforming Vacant Lots and Nonconforming Vacant Lots Approved Prior to 12/31/1994, must meet the minimum setback requirements of the RS-20 zoning district.

[2] 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.

[3] Cul-de-sac lots shall be exempt from lot width requirements.

[4] 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.



**FIGURE 4.5.2.B: GENERAL DIMENSIONAL REQUIREMENTS – AG 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.** Section 4.5.3.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.3: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-40 DISTRICT</b>									
ZONING DISTRICT	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]		
RS-40	40,000	100	35	40	10	25	20	No Limit	40

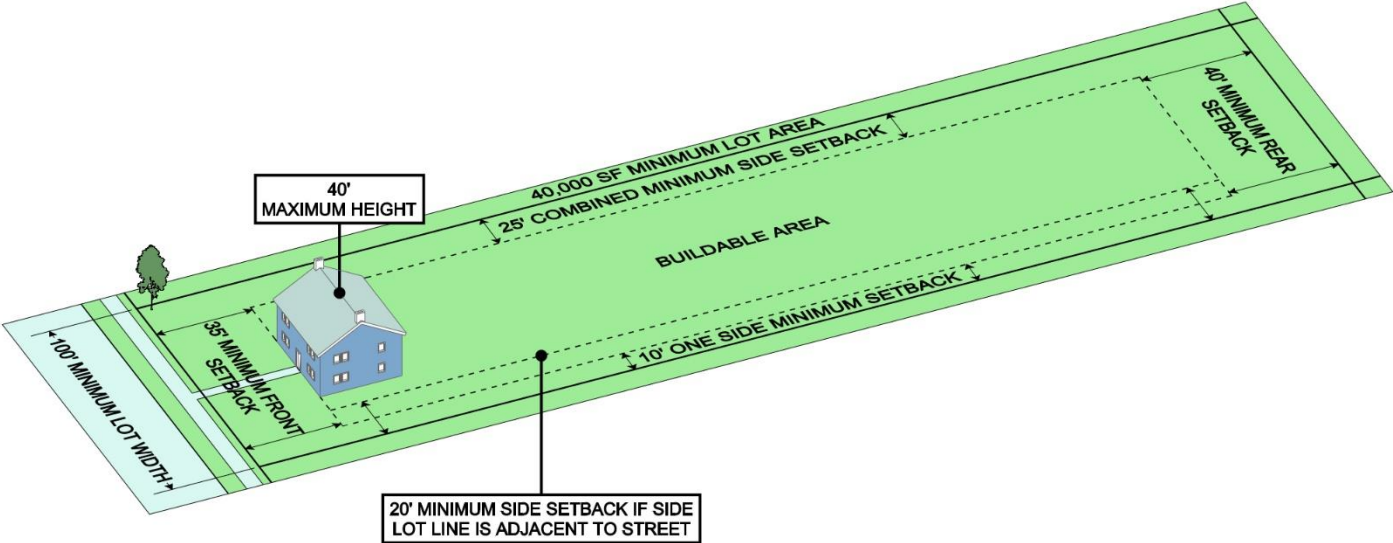
NOTES:

[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 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.



**FIGURE 4.5.3.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-40 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.

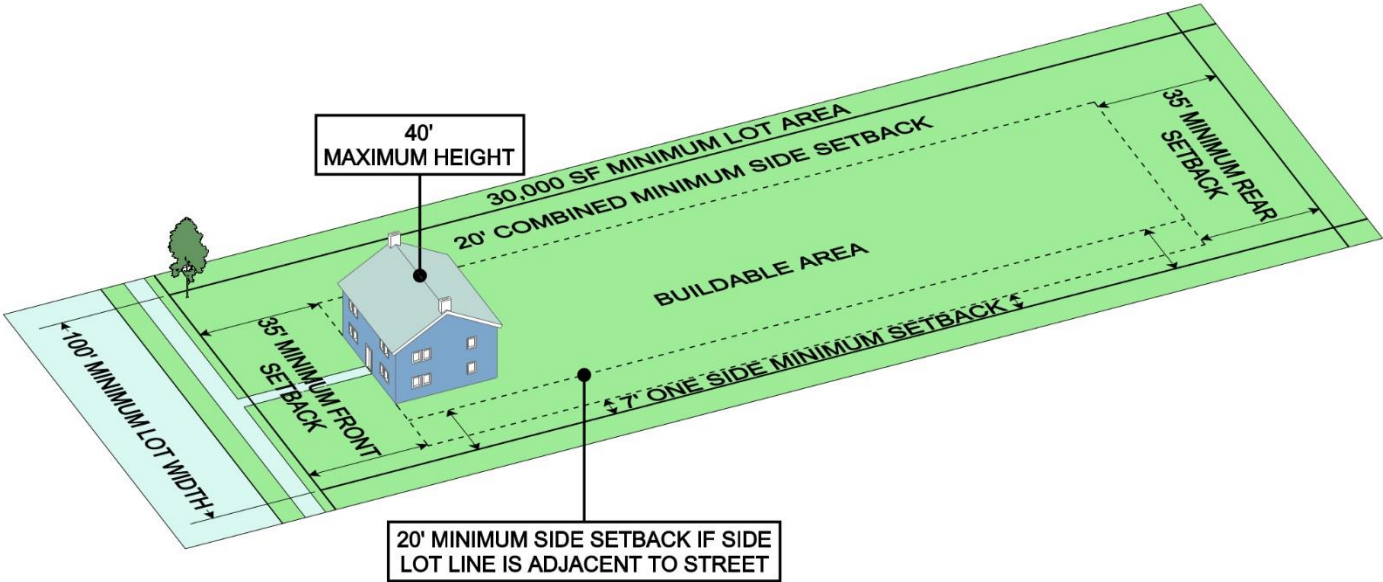
**Section 5.** Section 4.5.4.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.4: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-30 DISTRICT</b>									
<b>ZONING DISTRICT</b>	<b>MINIMUM ZONING LOT</b>		<b>MINIMUM SETBACKS</b>					<b>MAXIMUM IMPERVIOUS SURFACE COVER (%)</b>	<b>MAXIMUM HEIGHT (FT)</b>
	<b>AREA (SF)</b>	<b>WIDTH (FT) [2]</b>	<b>FRONT (FT) [3] [4]</b>	<b>REAR (FT)</b>	<b>SIDE [1]</b>				
					<b>ONE SIDE (FT)</b>	<b>COMBINED (FT)</b>	<b>STREET (FT) [4]</b>		
RS-30	30,000	100	35	35	7	20	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 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.

**FIGURE 4.5.4.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-30 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 6.** Section 4.5.5.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.5: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-20 DISTRICT</b>									
ZONING DISTRICT	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)		
			[3] [4]				[4]		
RS-20	20,000	95	30	30	7	20	20	No Limit	40

NOTES:

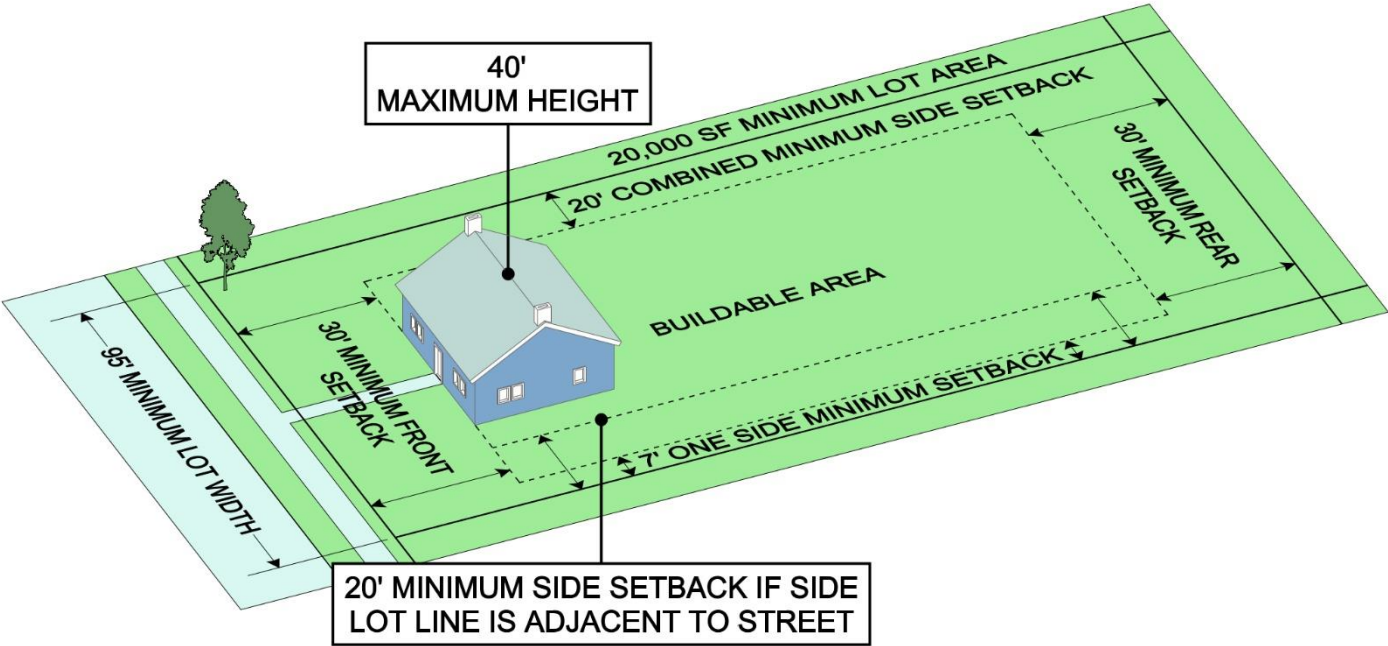
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[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 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.

**FIGURE 4.5.5.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-20 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 7.** Section 4.5.6.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.6: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-15 DISTRICT</b>									
ZONING DISTRICT	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]		
RS-15	15,000	85	25	25	7	20	20	No Limit	40

NOTES:

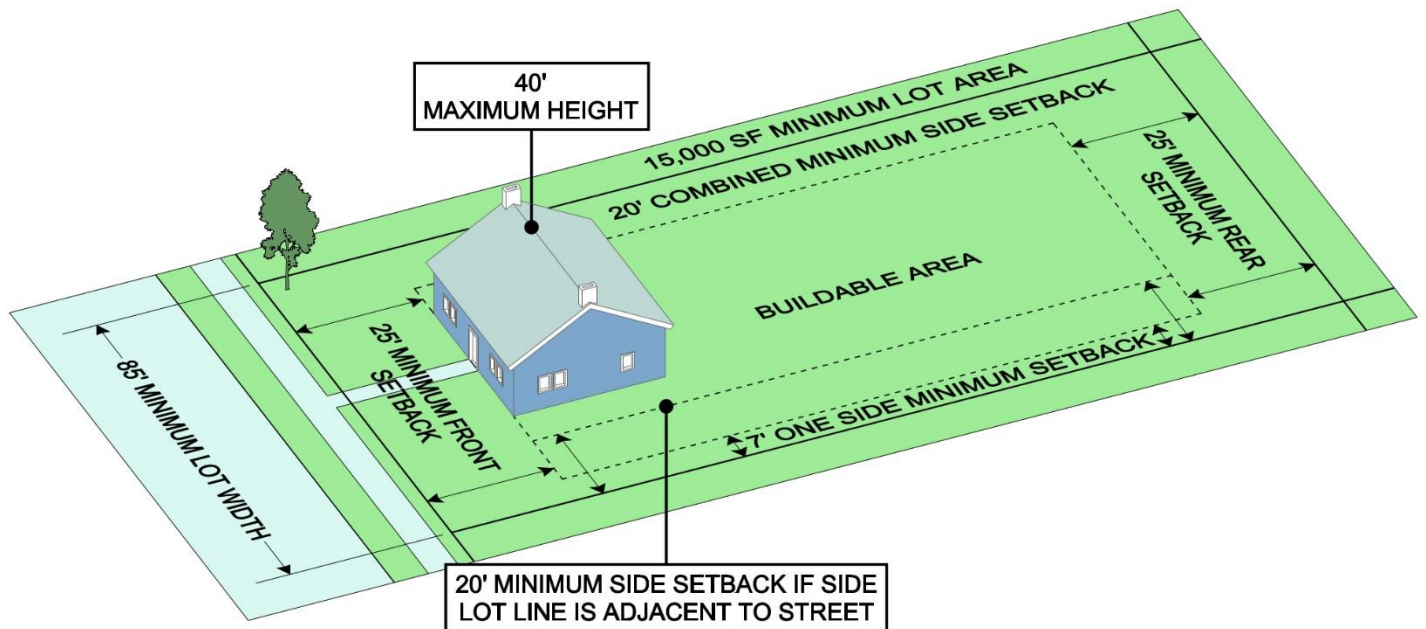
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[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 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.

**FIGURE 4.5.6.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-15 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 8.** Section 4.5.7.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.7: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-12 DISTRICT</b>									
ZONING DISTRICT	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]		
RS-12	12,000	75	20	25	7	20	20	No Limit	40

NOTES:

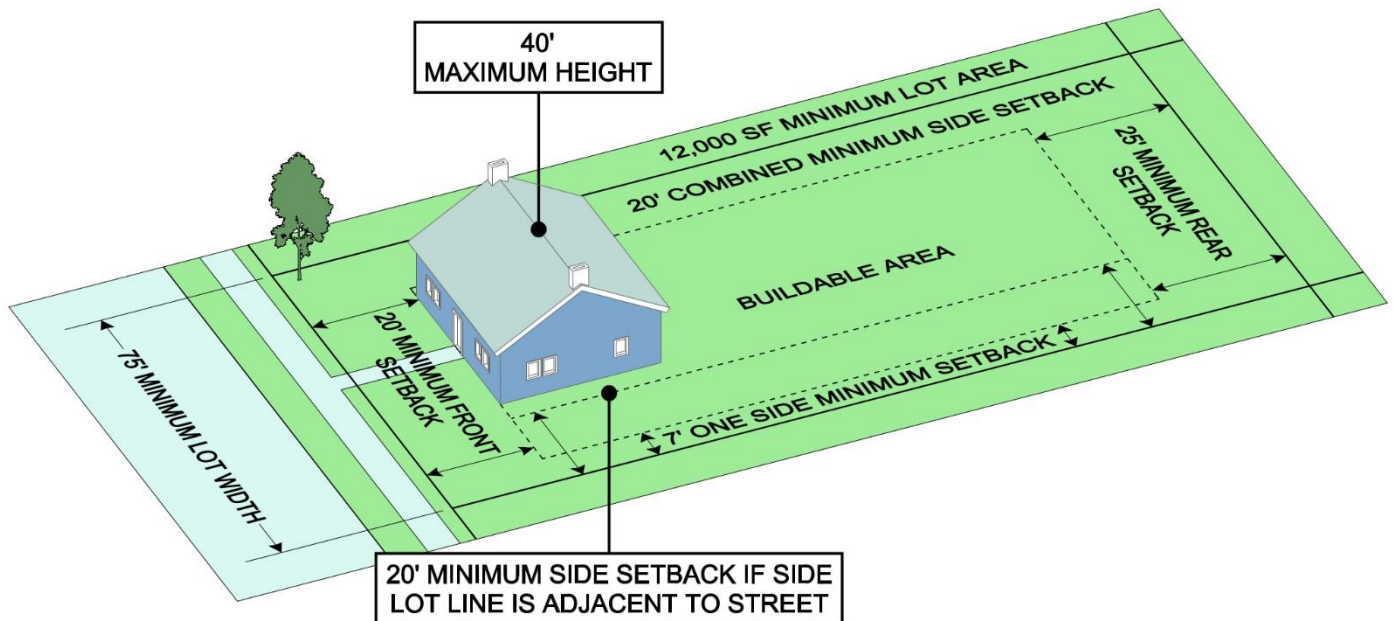
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[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 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.

**FIGURE 4.5.7.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-12 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 9.** Section 4.5.8.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

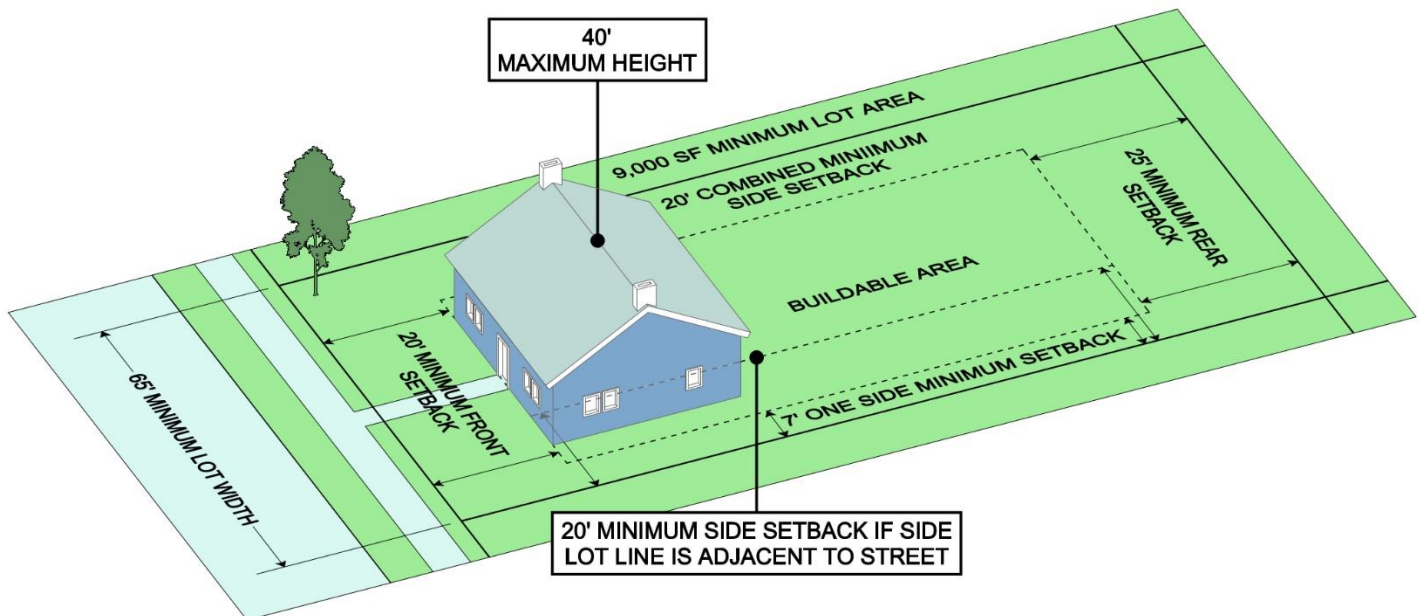
**TABLE 4.5.8: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-9 DISTRICT**

ZONING DISTRICT	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]		
RS-9	9,000	65	20	25	7	20	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 6.4.2, *Supplementary Standards For Residential Development In GMA 2 (W)*.

**FIGURE 4.5.8.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-9 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.

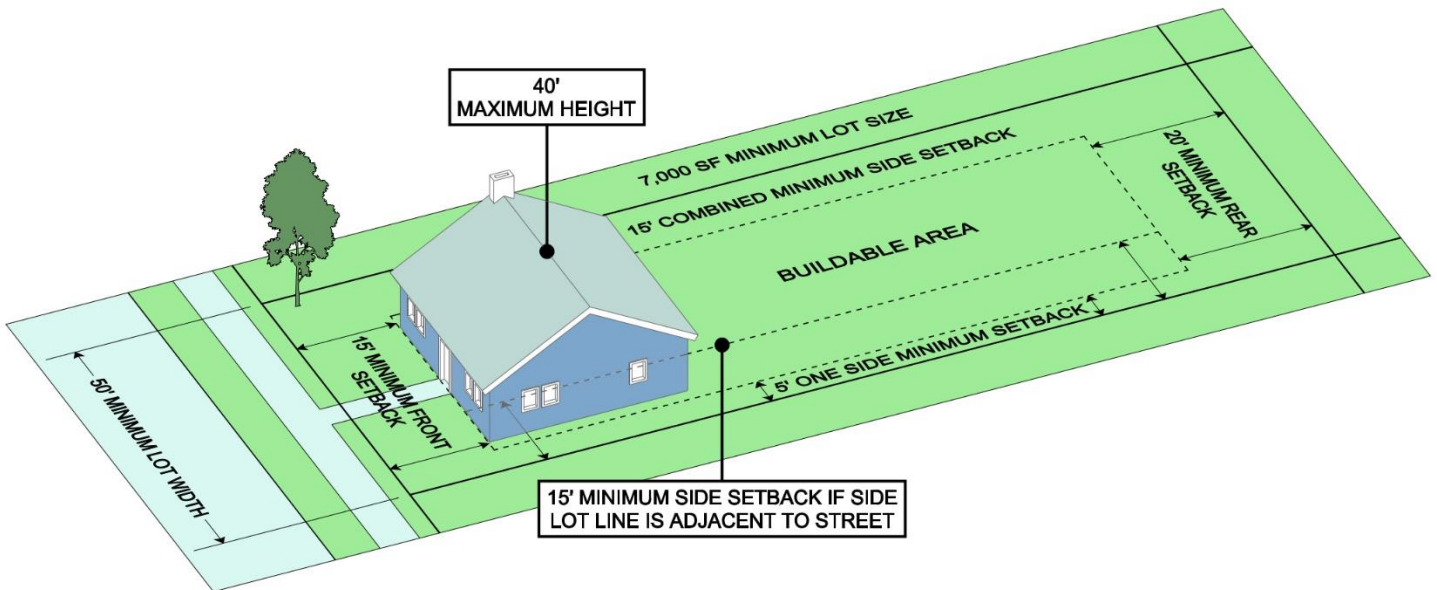
**Section 10.** Section 4.5.9.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.9: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-7 DISTRICT</b>									
<b>ZONING DISTRICT</b>	<b>MINIMUM ZONING LOT</b>		<b>MINIMUM SETBACKS</b>					<b>MAXIMUM IMPERVIOUS SURFACE COVER (%)</b>	<b>MAXIMUM HEIGHT (FT)</b>
	<b>AREA (SF)</b>	<b>WIDTH (FT) [2]</b>	<b>FRONT (FT) [3] [4]</b>	<b>REAR (FT)</b>	<b>SIDE [1]</b>				
					<b>ONE SIDE (FT)</b>	<b>COMBINED (FT)</b>	<b>STREET (FT) [4]</b>		
RS-7	7,000	50	15	20	5	15	15	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 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).*

**FIGURE 4.5.9.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-7 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 11.** Section 4.5.10.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.10: GENERAL DIMENSIONAL REQUIREMENTS IN THE RSQ DISTRICT</b>									
RSQ ZONING DISTRICT/ USE	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FT)
	AREA (SF)	WIDTH (FT) [2]	FRONT (FT) [3] [6]	REAR (FT)	SIDE [1]				
					ONE SIDE (FT)	COMBINED (FT)	STREET (FT) [6]		
Single Family	5,000	40	15	15	5	15	15	No Limit	40
Duplex	7,000	50	15	15	7	15	15	No Limit	40
Twin Homes	[4]	[4]	0 [4]	0 [4]	0 [4]	0 [4]	0 [4]	No Limit	40
Triplex	9,000	60	15	15	10	20	15	No Limit	40
Quadraplex	11,000	60	15	15	10	20	15	No Limit	40
3- or 4- Unit Townhouse	[5]	[5]	0 [5]	0 [5]	0 [5]	0 [5]	0 [5]	No Limit	40
Other	11,000	60	15	15	10	20	15	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] Lot area, lot width, and building setbacks for Twin Homes shall be the same as for Duplex, however the land under units may be sold with no setbacks.

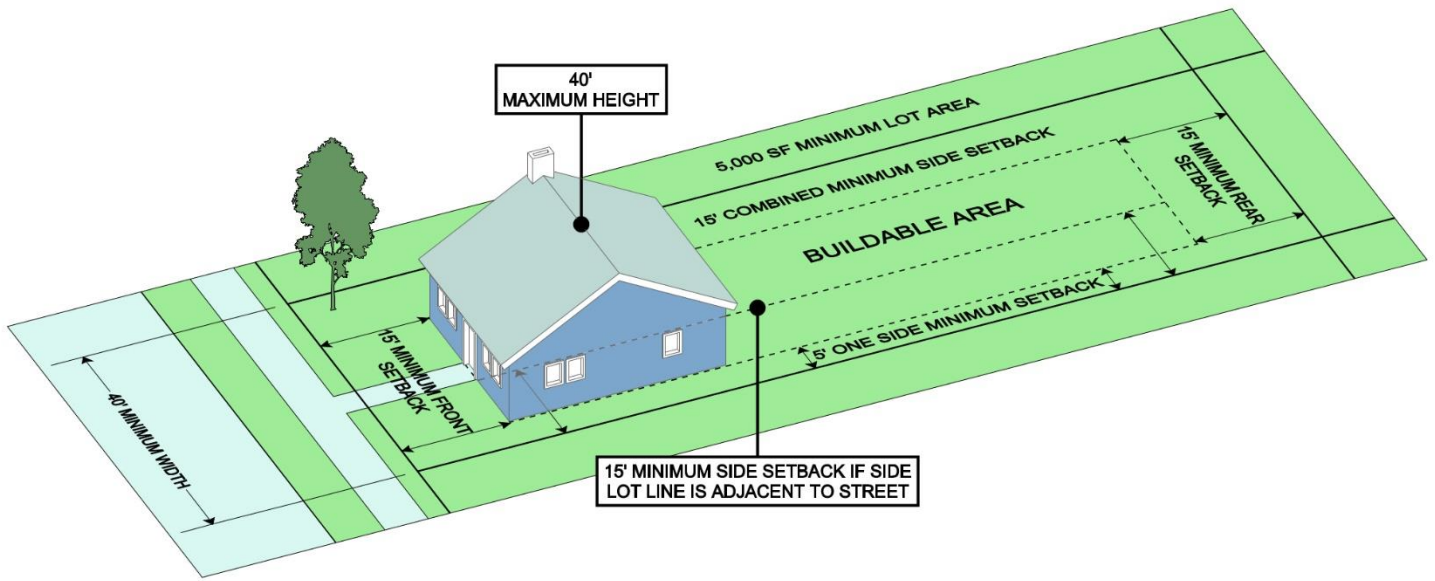
[5] Lot area, lot width and building setbacks for three- and four-Unit Townhouses shall be the same as for Quadraplex, however, the land under units may be sold with no setbacks.

[6] Residential structures in GMA 2 shall meet the requirements of *Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W)*.

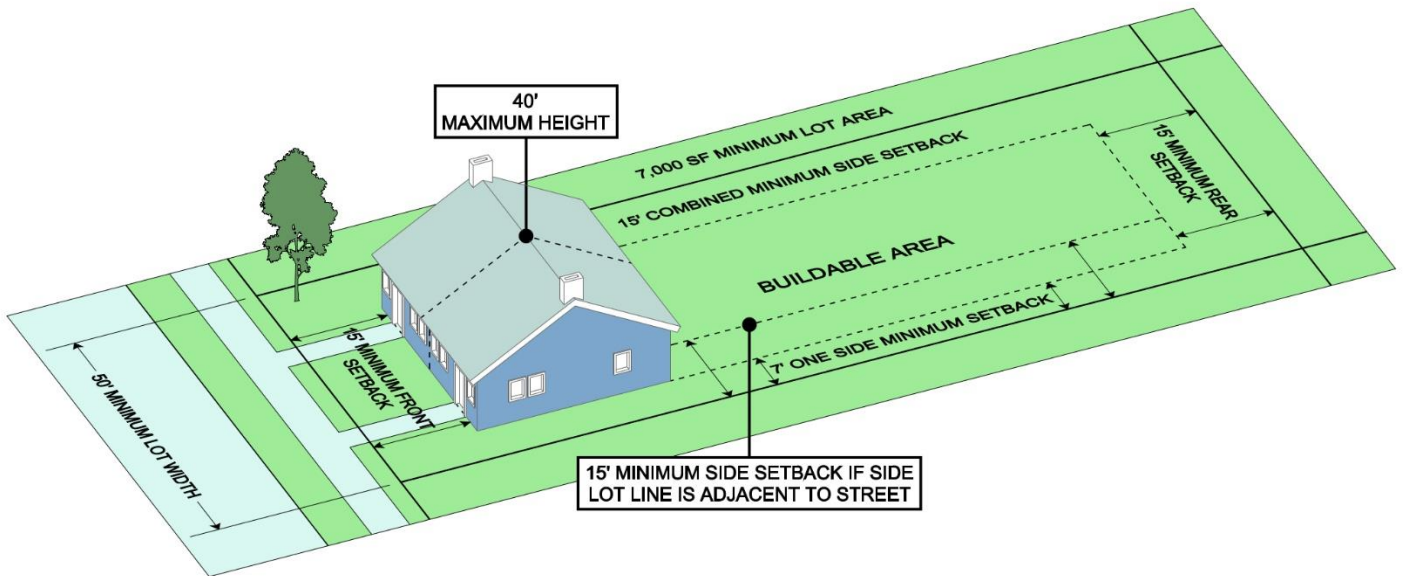
**FIGURE 4.5.10.B: GENERAL DIMENSIONAL REQUIREMENTS – RSQ DISTRICT**

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.

**SINGLE FAMILY:**

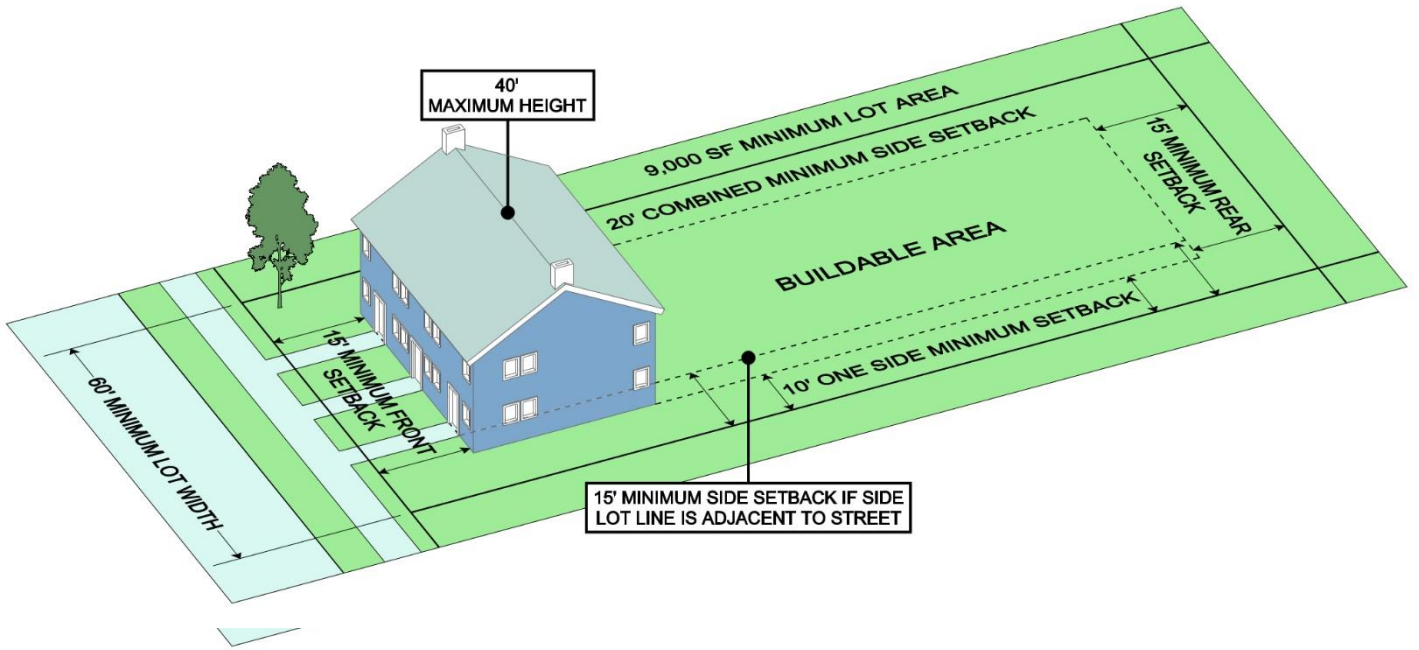


**DUPLEX:**

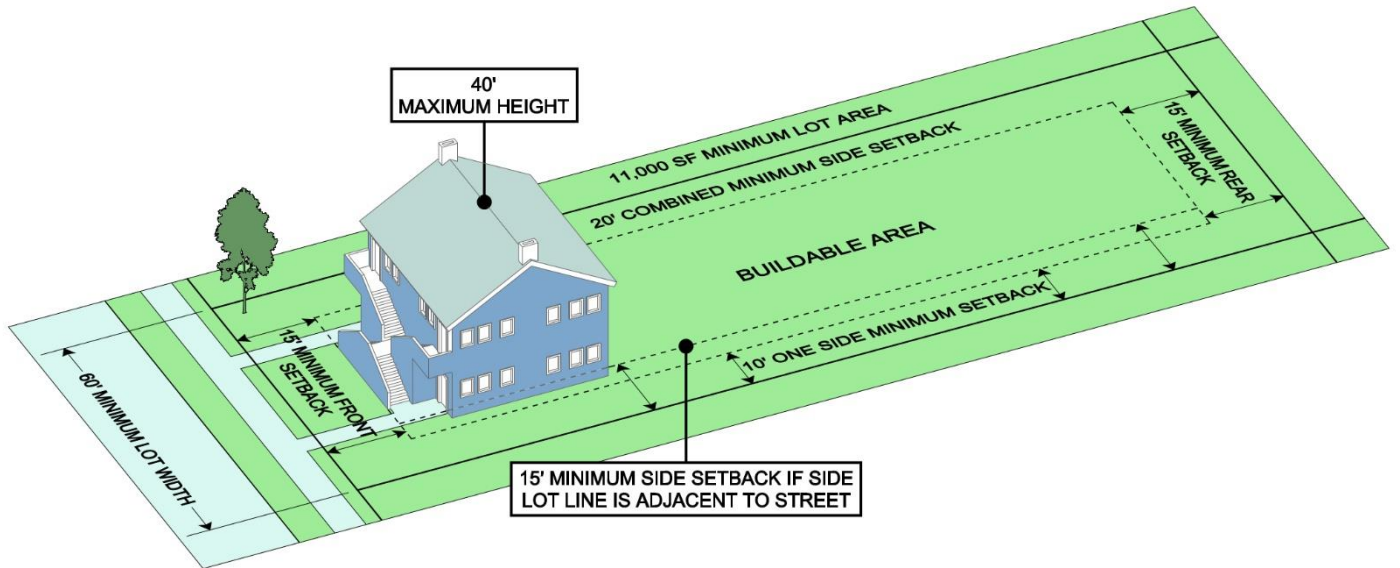


NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**TRIPLEX:**

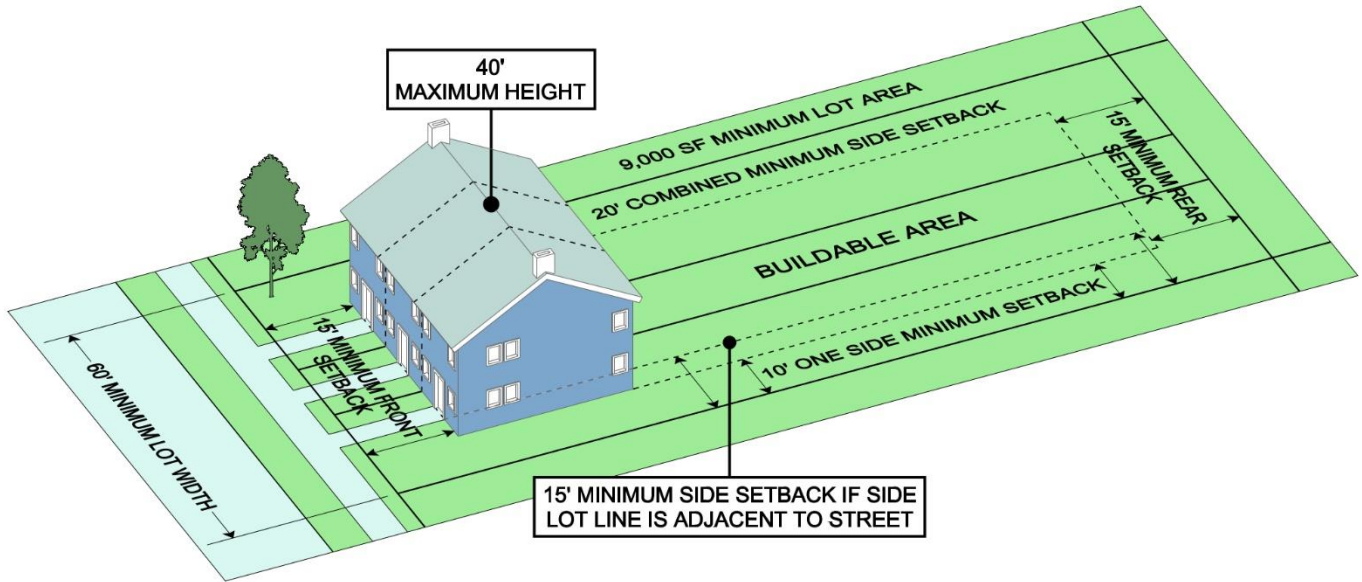


**QUADRAPLEX:**

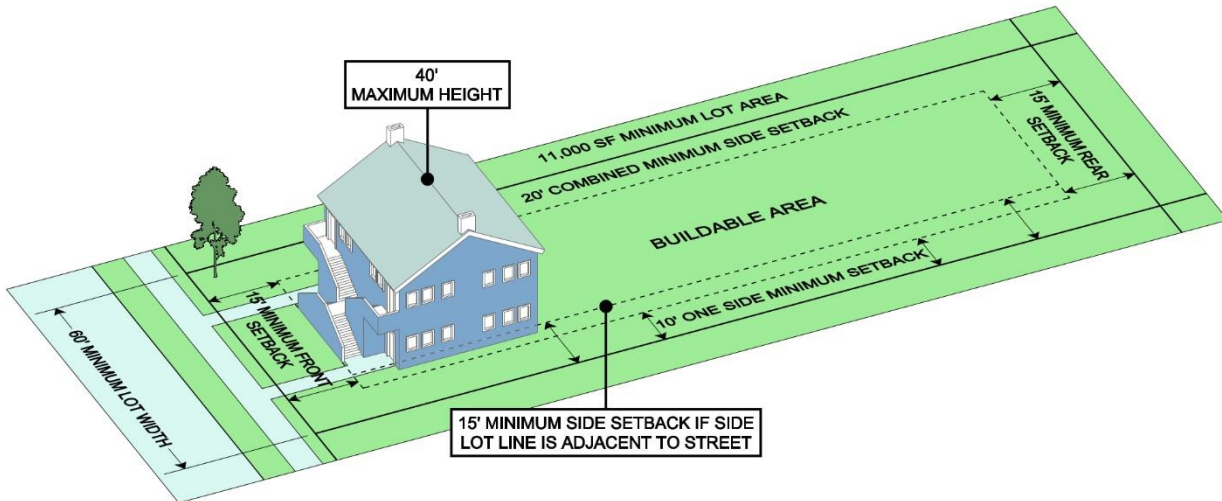


NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**3- OR 4- UNIT TOWNHOUSE:**



**OTHER:**



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 12.** Section 4.5.10.C, Supplementary District Requirements, is amended as follows:

### C. SUPPLEMENTARY DISTRICT REQUIREMENTS

#### 1. PARKING IN SIDE OR REAR

##### a. **LOTS IN FORSYTH COUNTY (F)**

- i. All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that, due to lot size, shape, or topographic features, some or all parking cannot be placed to the side or rear.
- ii. All parking shall be set back at least five (5) feet off the property line.
- iii. The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of **Table 6.3.2A.3.a, Type I Bufferyard.**
- iv. The provisions of this section shall not apply to single family dwellings.

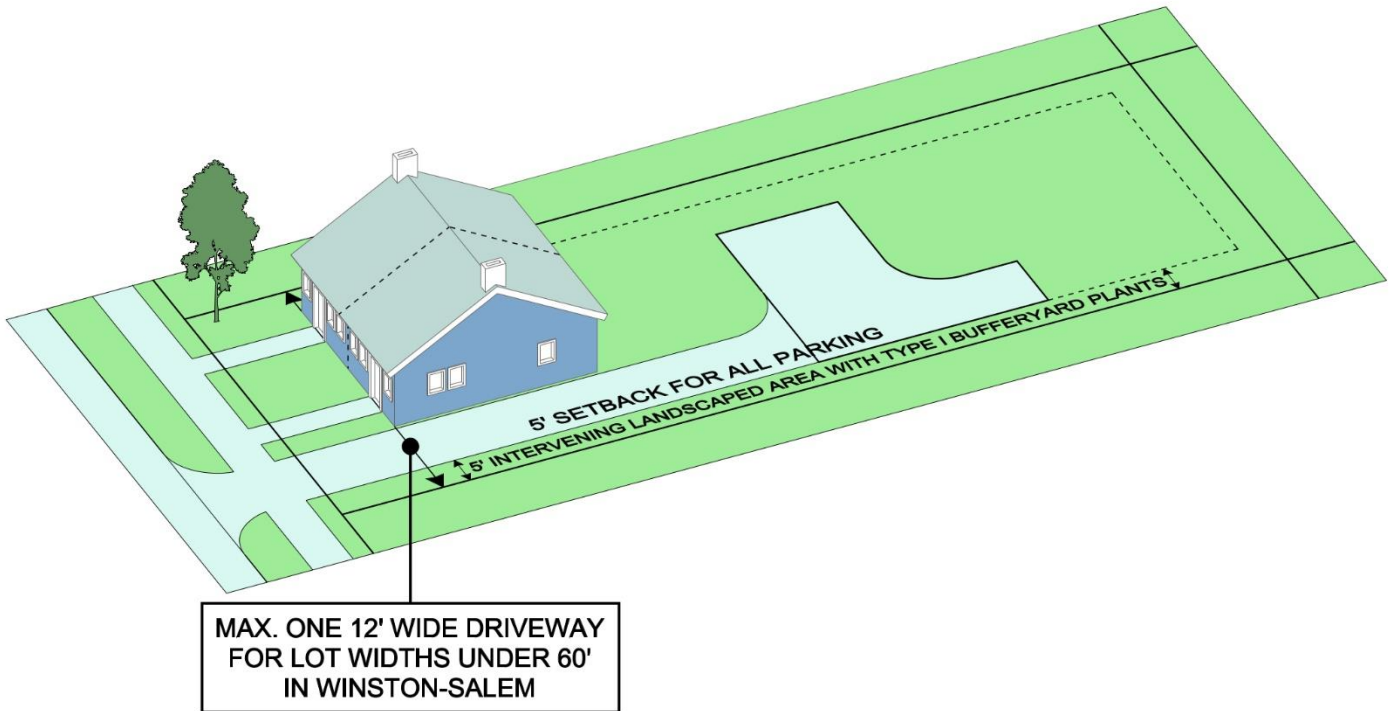
##### b. **LOTS IN WINSTON-SALEM**

- i. *All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that, due to lot size, shape, or topographic features, some or all parking cannot be placed to the side or rear.*
- ii. *All parking shall be set back at least five (5) feet off the property line.*
- iii. *The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of **Section 6.3, Bufferyard Standards.***
- iv. *The provisions of this section shall not apply to single family dwellings with lot widths sixty (60) feet wide or greater at the building line.*
- v. *Lots less than sixty (60) feet wide at the building line shall be permitted only one driveway connection to the street with a maximum driveway width of twelve (12) feet measured at the right-of-way. (W)*

### FIGURE 4.5.10.C.1: PARKING IN SIDE OR REAR

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.





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 13.** Section 4.5.11.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.11: GENERAL DIMENSIONAL REQUIREMENTS IN THE RM-5 DISTRICT</b>									
<b>ZONING DISTRICT/ USE</b>	<b>MINIMUM ZONING LOT</b>		<b>MINIMUM SETBACKS</b>					<b>MAXIMUM IMPERVIOUS SURFACE COVER (%)</b>	<b>MAXIMUM HEIGHT (FT)</b>
	<b>AREA (SF)</b>	<b>WIDTH (FT) [4]</b>	<b>FRONT (FT) [5] [7]</b>	<b>REAR (FT)</b>	<b>SIDE [1]</b>				
					<b>ONE SIDE (FT)</b>	<b>COMBINED (FT)</b>	<b>STREET (FT) [7]</b>		
Single Family	5,000	40	15	15	5	15	15	No Limit	40
Duplex	7,000	50	15	15	7	15	15	No Limit	40
Twin Homes	None	None	0 [2]	0 [3]	0 [3]	0 [3]	0 [2]	No Limit	40
Triplex Multi-family	9,000	60	15	15	10	20	15	No Limit	40
Quadraplex Multi-family	11,000	60	15	15	10	20	15	No Limit	40
3- or 4- Unit Townhouse	None	None	0 [2]	0 [6]	0 [6]	0 [6]	0 [2]	No Limit	40
Other	11,000	60	15	15	10	20	15	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] Buildings must be set back minimum fifteen (15) feet off front and side street right-of-way.

[3] Buildings must be spaced a minimum of fifteen (15) feet from side to side, fifteen (15) feet from side to rear and thirty (30) feet from rear to rear; however, the land under units may be sold with no setbacks.

[4] Cul-de-sac lots shall be exempt from lot width requirements.

[5] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.

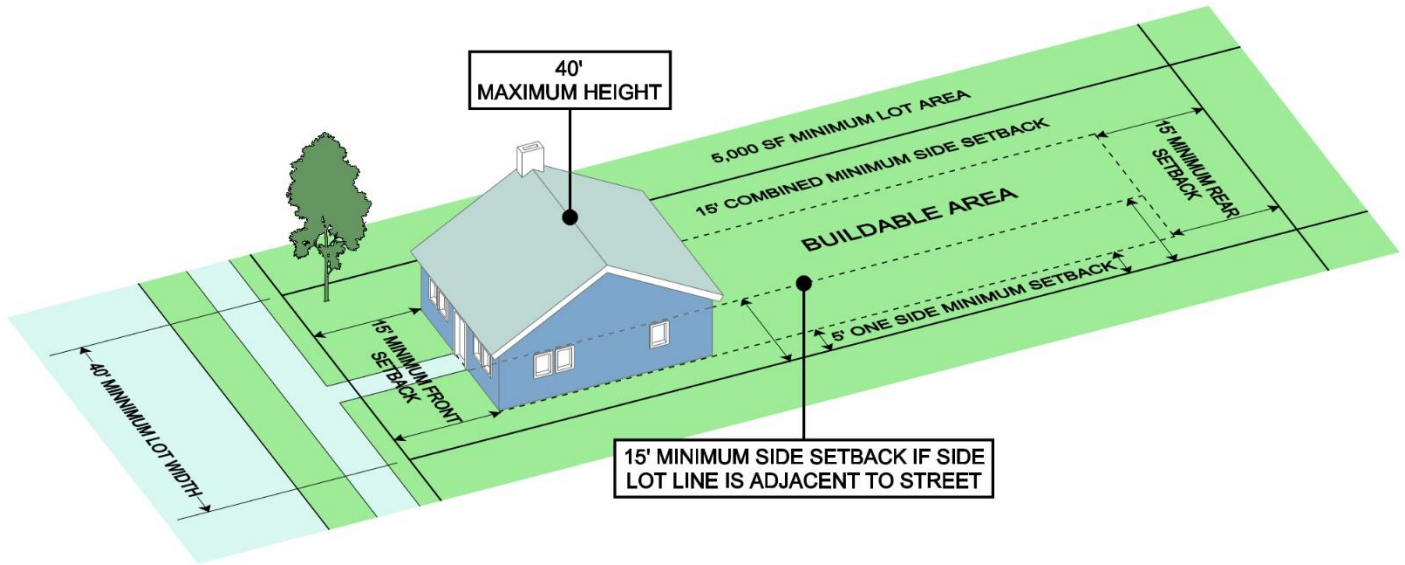
[6] Buildings must be spaced a minimum twenty (20) feet from side to side, twenty (20) feet from side to rear and forty (40) feet from rear to rear; however, the land under units may be sold with no setbacks.

[7] *Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).*

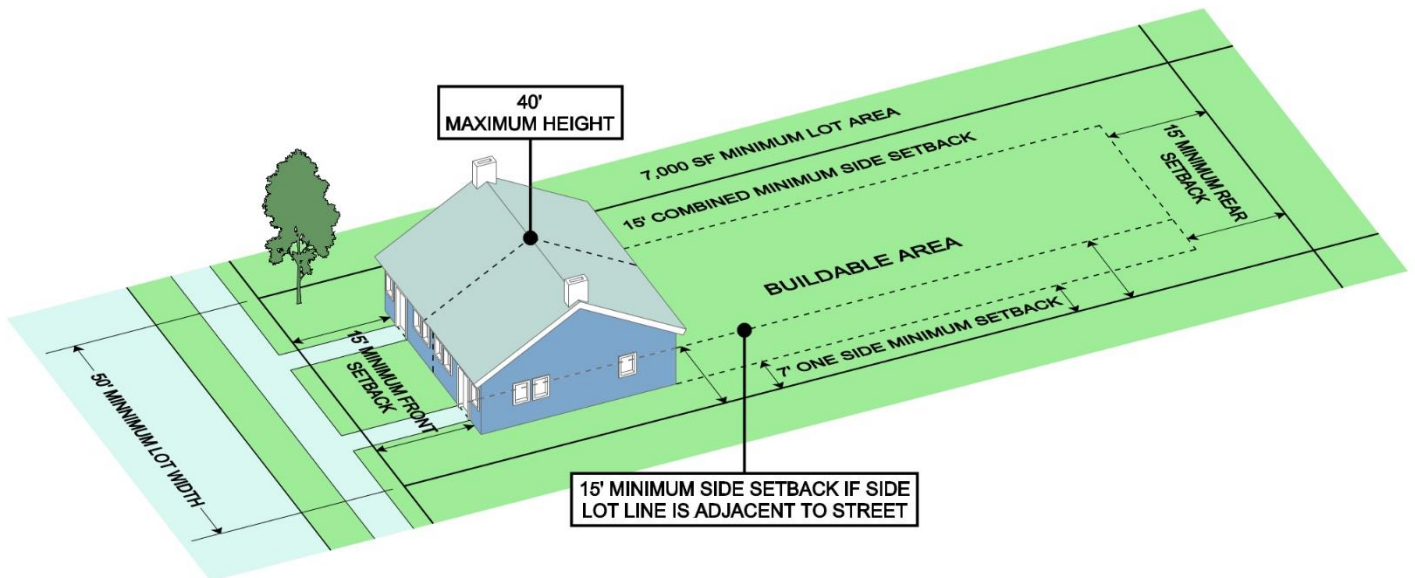
NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underline are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

**FIGURE 4.5.11.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-5 DISTRICT**

**SINGLE FAMILY:**

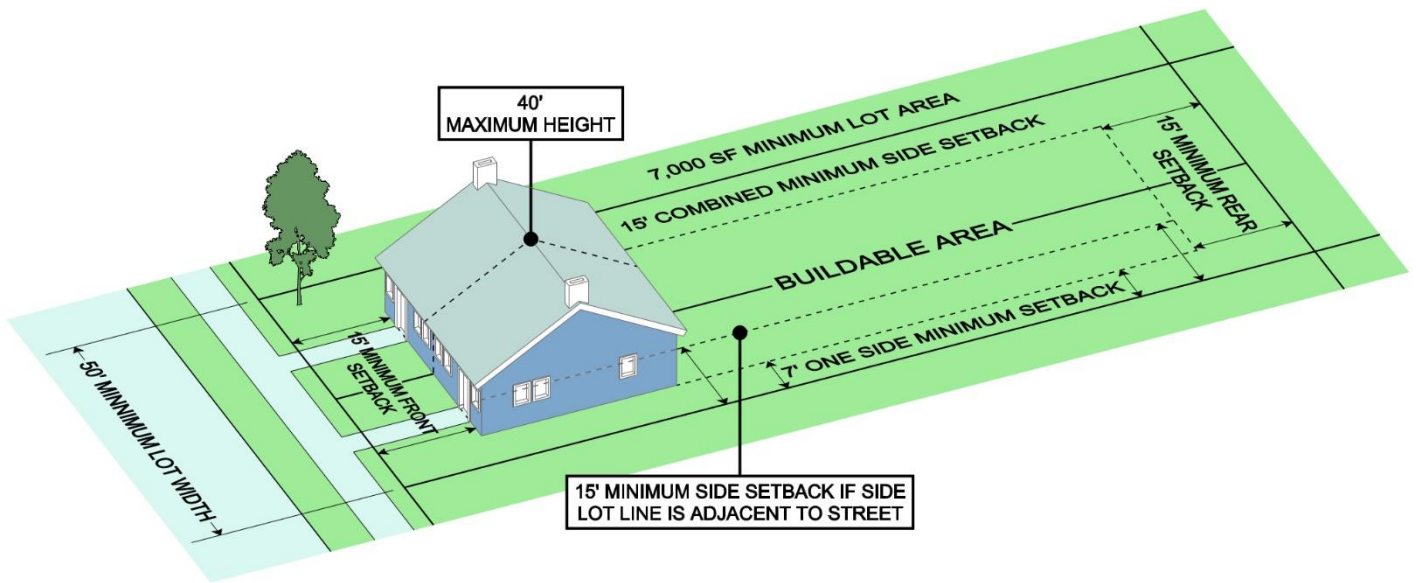


**DUPLEX:**

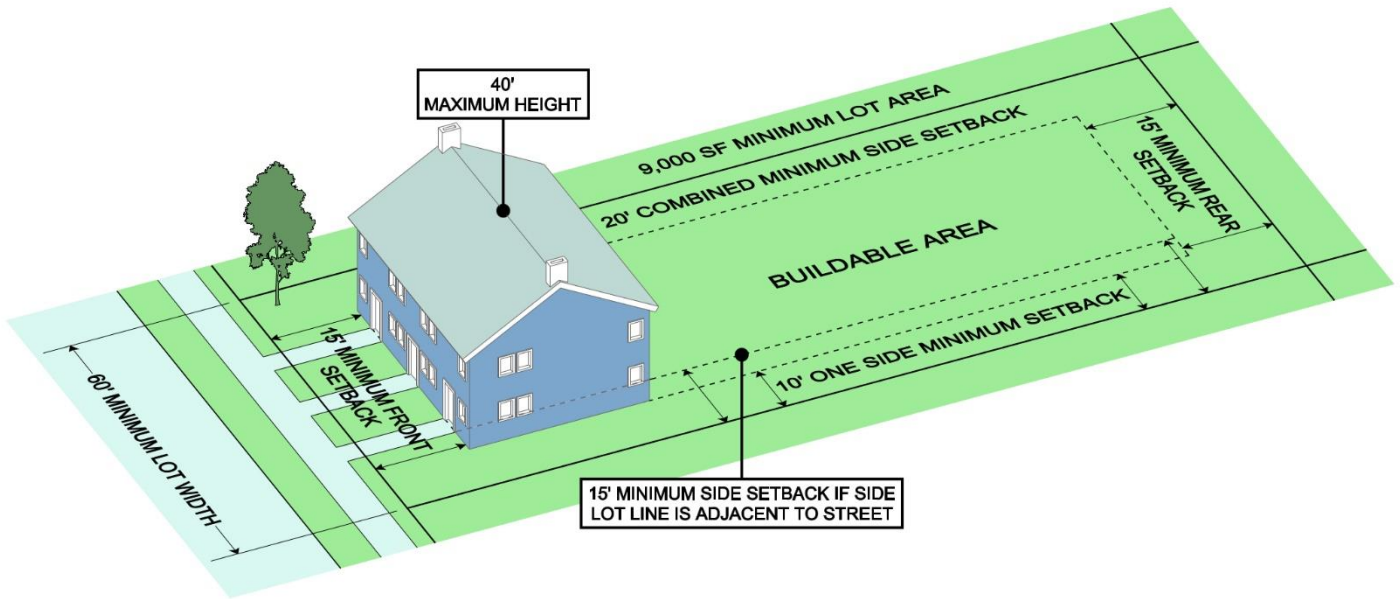


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**TWIN HOMES:**

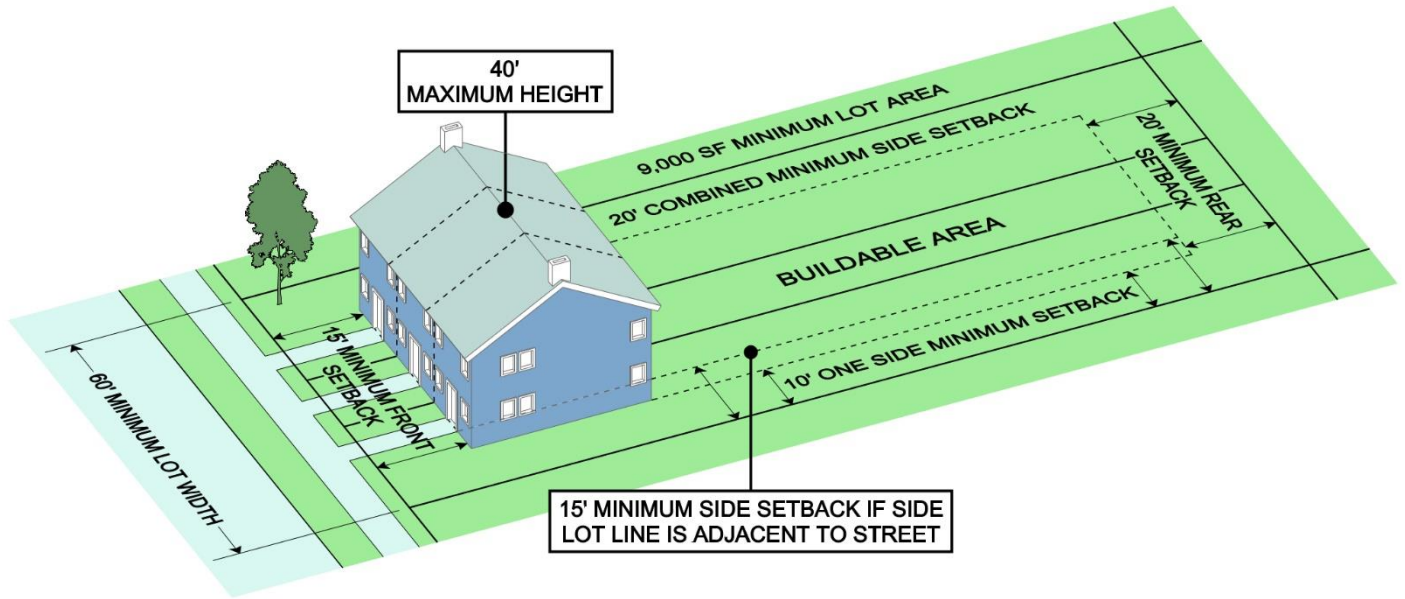


**TRIPLEX:**

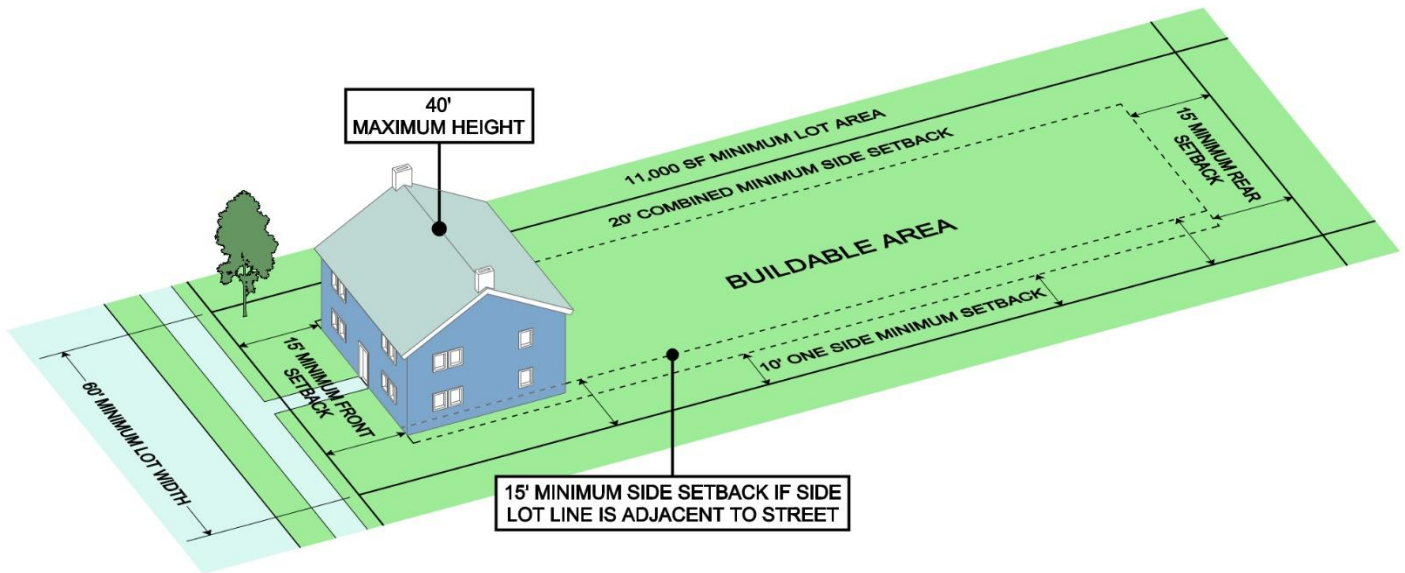


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3- OR 4- UNIT TOWNHOUSE:



OTHER:



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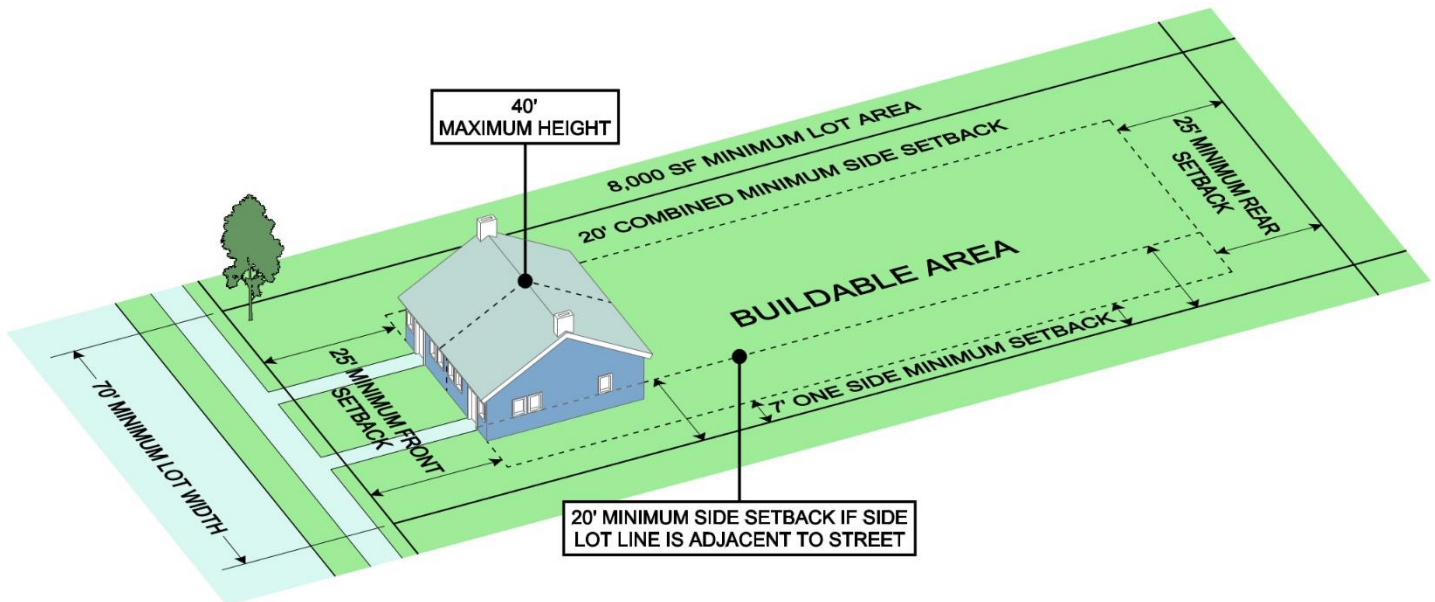
**Section 14.** Section 4.5.12.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<b>TABLE 4.5.12: GENERAL DIMENSIONAL REQUIREMENTS IN THE RM-8 DISTRICT</b>									
<b>ZONING DISTRICT/ USE</b>	<b>MINIMUM ZONING LOT</b>		<b>MINIMUM SETBACKS</b>					<b>MAXIMUM IMPERVIOUS SURFACE COVER (%)</b>	<b>MAXIMUM HEIGHT (FT)</b>
	<b>AREA (SF)</b>	<b>WIDTH (FT) [2]</b>	<b>FRONT (FT) [3] [4]</b>	<b>REAR (FT)</b>	<b>SIDE [1]</b>				
					<b>ONE SIDE (FT)</b>	<b>COMBINED (FT)</b>	<b>STREET (FT) [4]</b>		
RM-8	8,000	70	25	25	7	20	20	70	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 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).

**FIGURE 4.5.12.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-8 DISTRICT**



**Section 15.** This ordinance shall be effective upon adoption.

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.