

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of The Salvation Army, (Zoning Docket W-3424). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM8-S (Child Day Care Center; Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Triplex; Residential Building Townhouse; and Residential Building, Twin Home)", approved by the Winston-Salem City Council the 4<sup>th</sup> day of November, 2019" and signed, provided the property is developed in accordance with requirements of the RM8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from the City of Winston-Salem. Additional improvements may be required prior to issuance of the driveway permit.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
  - b. The internal street names shall be approved by MapForsyth.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Developer shall complete all requirements of the driveway permit.
  - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
  - a. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of eighteen (18) square feet. No signs shall be internally illuminated.