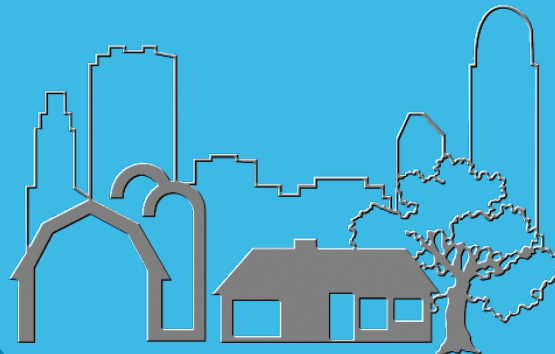


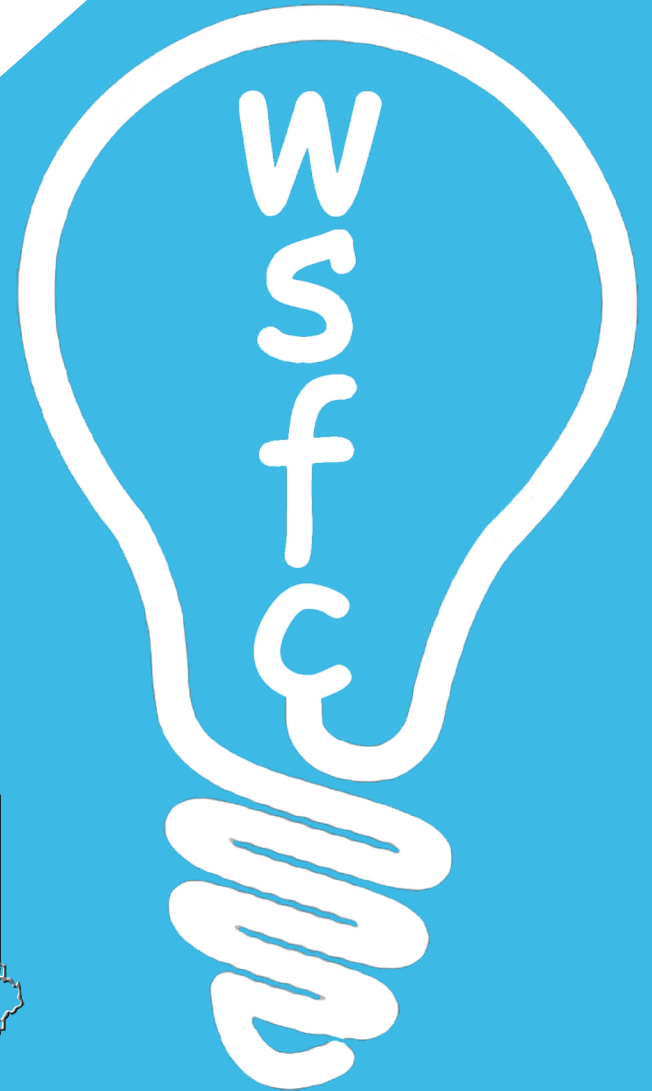
# UDO CLEARCODE

(UDO-291)

NOVEMBER 13, 2019



Winston-Salem / Forsyth County  
PLANNING & DEVELOPMENT SERVICES



# BACKGROUND INFORMATION

- In the spring of 2017, staff discussed the need for completing a UDO code assessment with the Planning Board and City Council
- The UDO had been in place since 1994 and had been amended nearly 300 times, becoming overly complex and difficult to use
- The purpose of this assessment was to find ways to make the code more user-friendly and visually appealing
- Staff hired CodeWright Planners to prepare the code assessment, which included several public input opportunities
- The Planning Board accepted CodeWright's report in November 2018 and directed staff to start implementing the report's recommendations
- The significant code assessment recommendations were presented to Council in March 2019

# ANALYSIS

- The first recommendation of the assessment was to re-organize the UDO to make it more user-friendly
- Staff and CodeWright spent the first half of 2019 working on this task, and a revised UDO draft was completed in August
- No changes to any ordinance provisions were made as part of this process – existing text was simply moved around and sections were re-numbered

- The revised UDO uses a 10-chapter structure which places the most-used ordinance provisions at the front of the document

### Current UDO Chapter Structure

Chapter A – Definitions Ordinance
Article I. General
Article II. Definitions
Chapter B – Zoning Ordinance
Article I. Purpose and Authority
Article II. Zoning Districts, Official Zoning Maps & Uses
Article III. Other Development Standards
Article IV. Historic/Historic Overlay Districts
Article V. Nonconforming Situations
Article VI. Administration and Amendments
Article VII. Site Plan Requirements
Article VIII. Fees
Article IX. Enforcement
Article X. Appointed Boards
Chapter C - Environmental Ordinance
Chapter D - Subdivision Regulations

### Proposed Updated UDO Chapters

Chapter 1. General Provisions
Chapter 2. Procedures
Chapter 3. Zoning Districts
Chapter 4. Use Regulations
Chapter 5. Development Standards
Chapter 6. Subdivision Requirements
Chapter 7. Environmental Provisions
Chapter 8. Nonconformities
Chapter 9. Authorities & Enforcement
Chapter 10. Definitions & Measurement

- The new UDO also includes improvements to the document's appearance, and a new graphic style set was developed during this process

## APPENDIX 5: STYLE SET EXAMPLE

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#### A. HEADING FOUR

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#### 1. HEADING FIVE

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##### 1.01. HEADING SIX

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##### a. HEADING SEVEN

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##### 1. HEADING EIGHT

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**UDO CLEARCODE 119**  
Code Assessment

##### 1.01. HEADING NINE

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### GENERIC HEADING

#### GENERIC SUBHEADING

#### B. List Four

##### 1. List Five

##### 1.01. List Six

##### a. List Seven

##### 1. List Eight

##### 1.01. List Nine

Body Text

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Body Text Three

Body Text Four

Body Text Five

Body Text Six

Body Text Seven

Body Text Eight

Body Text Nine

#### TABLE HEADING

##### TABLE SUBHEADING

Table Text

Table Text Small

#### FIGURE HEADING

Figure Caption

#### DEFINITION TITLE

Footnote<sup>3</sup>

Heading Color 13 168 224

<sup>3</sup> This is footnote text. This is footnote text. This is footnote text. This is footnote text.

**120 UDO CLEARCODE**  
Code Assessment

# ANALYSIS

- **The Revised UDO includes additional improvements such as:**
  - Fully searchable document
  - Table of contents with “bookmarks” for each code section
  - Hyperlinked cross references within the document
  - Index of topics and keywords
- **After adoption, the new UDO will be maintained on its own website, [udoclearcode.com](http://udoclearcode.com)**

# FULLY SEARCHABLE DOCUMENT

The screenshot shows a PDF viewer interface. At the top, the address bar displays the URL: docs.wixstatic.com/ugd/f7f793\_5bff6c3ad762467fb39a1e6af5f1d8e8.pdf. Below the address bar, the document title is 'ad762467fb39a1e6af5f1d8e8.pdf' and the page number is '132 / 724'. A search bar is highlighted with an orange circle, containing the text 'growth management' and the page number '8/47'. The search results show a document titled 'WINSTON-SALEM/FORSYTH COUNTY UDO' with a page number '4-16' and a last updated date of '4.18.19'. The document content includes the following text:

**WINSTON-SALEM/FORSYTH COUNTY UDO**  
*Italics text: Applicable in Winston-Salem only*

**4-16**

**LAST UPDATED: 4.18.19**  
*Underlined text: Applicable in Forsyth County only*

**Chapter 4 Zoning Districts**  
Section 4.2 Growth Management Plan

**4.2 GROWTH MANAGEMENT PLAN**

**4.2.1 PURPOSE**

**A.** The Growth Management Plan of Legacy seeks to guide future development patterns in the community to provide services in a cost effective and efficient manner; allow for urban, suburban, and rural life styles; and preserve environmental and cultural resources.

**B.** The Growth Management Plan divides the county into five growth management areas as follows:

1. City/Town Centers (GMA 1);
2. Urban Neighborhoods (GMA 2);
3. Suburban Neighborhoods (GMA 3);
4. Future Growth (GMA 4); and
5. Rural Area (GMA 5).

**4.2.2 GOALS**

**A.** Goals are identified in Legacy for each of the growth management areas.

# DETAILED TABLE OF CONTENTS

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## 4.3 OFFICIAL ZONING MAP

### 4.3.1 GENERALLY

#### A. DESIGNATION AND DESCRIPTION OF OFFICIAL ZONING MAPS

1. There shall be maps known and designated as the Official Zoning Maps which shall show the boundaries of all zoning districts within the planning jurisdiction of the adopting jurisdiction.
2. The Official Zoning Maps as dated upon adoption are made part of this Ordinance as fully as if set forth herein in detail.

#### B. LOCATION OF OFFICIAL ZONING MAPS

1. The Official Zoning Maps shall be located in the office of the Planning Board.
2. True copies of the Official Zoning Maps are on file in the office of the Director of Inspections.

#### C. REVISION AND REPLACEMENT OF OFFICIAL ZONING MAPS

1. **PLANNING STAFF AUTHORIZATION**
  - a. The Planning staff shall control access to the zoning information contained in the Forsyth County Land Records Information System and is authorized to revise the Official Zoning Maps when amended by the Elected Body.
  - b. No unauthorized person may alter or modify the Official Zoning Maps.
2. **AMENDED MAP**

When an Official Zoning Map is amended by the Elected Body, the Planning staff shall revise the appropriate data in the Forsyth County Land Records System and create a new Official Zoning Map reflecting the change.
3. **REPLACEMENT MAP**
  - a. In the event that an Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the Planning staff may create a new Official Zoning Map.
  - b. The new Official Zoning Map may be revised to correct drafting or other errors or omissions in the prior Official Zoning Map, but no such corrections shall have the effect of amending the designation or boundaries of any zoning districts on the original Official Zoning Maps or any subsequent amendment thereof.

#### D. AMENDMENTS TO OFFICIAL ZONING MAPS

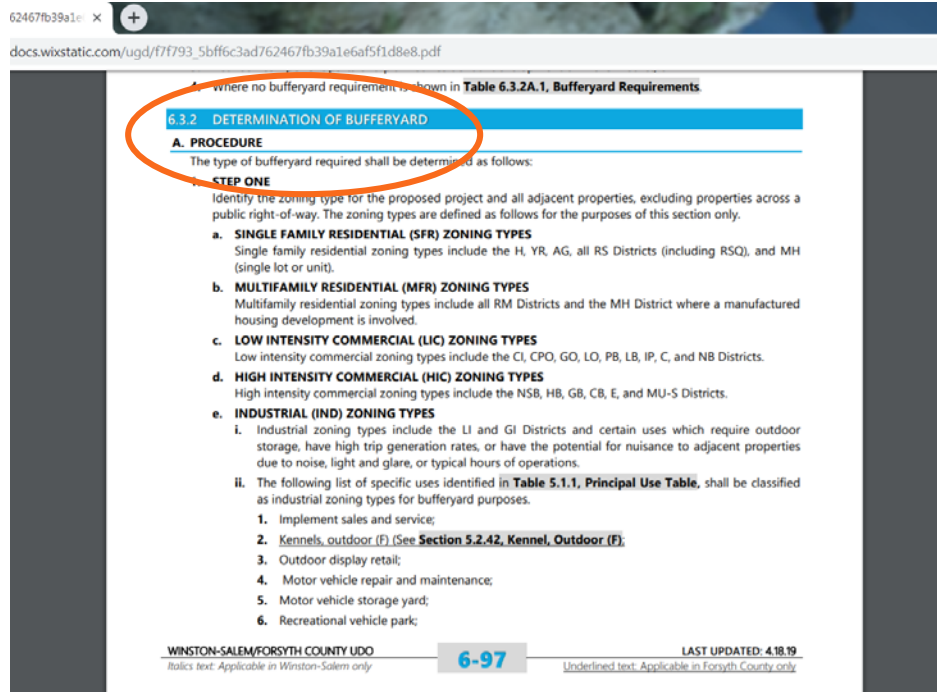
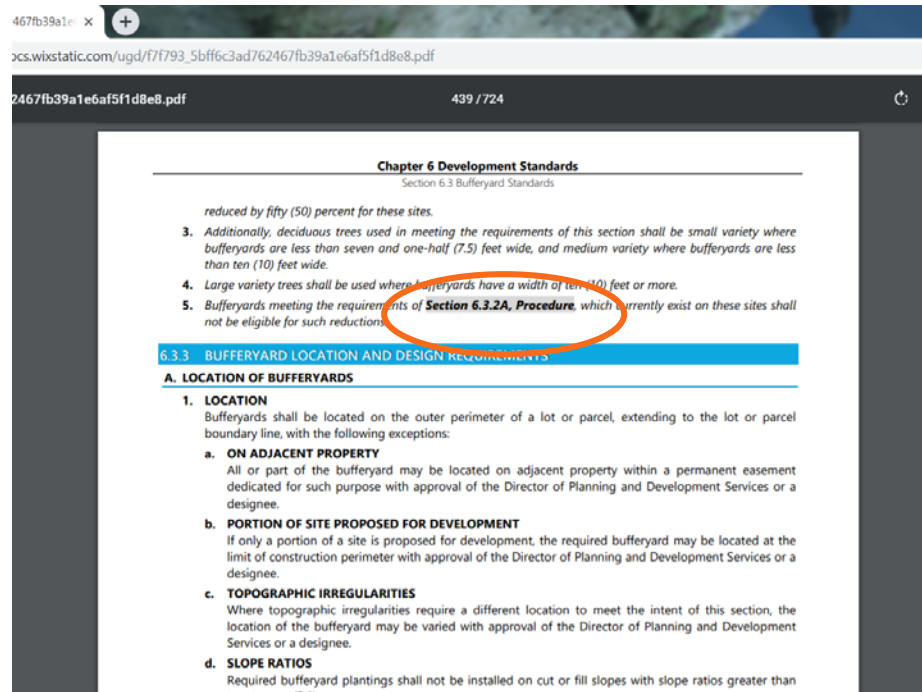
1. **PROCEDURES**

#### Bookmarks

- > 1 Introductory Materials
- > 2 General Provisions
- ✓ 3 Procedures
  - > 3.1 Standard Review Procedures
  - > 3.2 Specific Development Applic...
- ✓ 4 Zoning Districts
  - > 4.1 Introductory Provisions
  - > 4.2 Growth Management Plan
  - > 4.3 Official Zoning Map
  - 4.4 General Zoning Districts Est...
  - > 4.5 General Residential Zoning...



# OVER 1000 HYPERLINKED CROSSREFERENCES



# INDEX OF TOPICS/KEYWORDS

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<b>Development</b>	
<b>(MH) District</b>	
Martin Luther King Overlay (MLKO) District	4.9.7
Minor Subdivision	3.2.8
Mixed Use – Special Use (MU-S) District	4.8.3
Mobility	7.4.1
<b>N</b>	
<b>Neighborhood Business (NB) District</b>	
Neighborhood Conservation Overlay (NCO) District	4.9.1
Neighborhood Office (NO) District	4.6.1
Neighborhood Shopping Center Business (NSB) District	4.6.8
Nonconforming Lots	9.3
Nonconforming Structures	9.4
Nonconforming Uses	
Administration	9.2.5
Amortization	9.2.9

## P

<b>Parking Alternatives</b>	
	6.1.5
<b>Parking Lot Landscaping</b>	
	In Forsyth County 6.2.2C
	In Winston-Salem 6.1.2D
<b>Parking Space Dimensions</b>	
	6.1.3B
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	4.6.6
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	Criminal 10.2.1A
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	In Winston-Salem 6.2.1J
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	3.2.9
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	8.2.7
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	3.2.9D
<b>Purpose of UDO</b>	
	2.2

# PUBLIC OUTREACH

- Staff asked for stakeholder comments on the new UDO in August and received positive feedback
- Presented to Chamber of Commerce Construction Industry Council and Forsyth County Development Forum in September and received favorable comments
- Staff also received a letter of support from the W-S Neighborhood Alliance

# RECOMMENDATION

- A Planning Board public hearing was held in October, and the board unanimously recommended approval of the new UDO
- Staff recommends adopting the UDO ClearCode with an effective date of January 1, 2020
- Once the new ordinance is in place, staff will begin work on a series of text amendments to revise actual UDO regulations, as recommended in the code assessment