

Ordinance #22-0713  
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UDO-CC19

**AN ORDINANCE AMENDING CHAPTER 9 OF THE UNIFIED DEVELOPMENT  
ORDINANCES (UDO) TO ALLEVIATE OFF-STREET PARKING REQUIREMENTS  
FOR RESTAURANTS IN GMA 1 AND GMA 2**

Be it ordained by the Winston-Salem City Council, that the Unified Development Ordinances are amended as follows:

**Section 1.** Chapter 9 NONCONFORMITIES of the UDO is amended as follows:

**Subsection 9.4.3 MAINTENANCE, RENOVATION, EXPANSION, RECONSTRUCTION  
AND PARKING**

***E. PARKING FOR NONRESIDENTIAL STRUCTURES BUILT PRIOR TO  
MARCH 7, 1988 (W)***

- 1. Nonresidential structures that are nonconforming as to off-street parking requirements in GMA 1 and GMA 2 may change uses within the building without any requirement to increase existing off-street parking on the zoning lot, including zoning lots without any off-street parking.*
- 2. This exemption includes all permitted uses except the uses of "restaurant (without drive-through service)" and "restaurant (with drive through service)". **RESERVED***
- 3. A special use permit from the Elected Body in accordance with **Section 3.2.13E, Special Use Permits Authorized By The Elected Body**, must be granted for electronic sweepstakes operations and restaurant uses.*
- 4. Additions to these nonresidential structures shall be permitted in accordance with **Section 9.4.3, Maintenance, Renovation, Expansion, Reconstruction And Parking**; however, no new additions shall be permitted which would eliminate any existing off-street parking on the zoning lot unless the number of parking spaces remaining meets the number required by this Ordinance for the zoning lot.*

**F. PARKING FOR NONRESIDENTIAL STRUCTURES BUILT PRIOR TO  
SEPTEMBER 16, 1968 (F)**

1. Nonresidential structures that are nonconforming as to off-street parking requirements in GMA 1 and GMA 2 may change uses within the building without any requirement to increase existing off-street parking on the zoning lot including zoning lots without any off-street parking.
2. This exemption includes all permitted uses except the uses of "restaurant (without drive-

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through service)" and "restaurant (with drive through service)". **RESERVED**

3. ~~A special use permit from the Elected Body in accordance with Section 3.2.13E, Special Use Permits Authorized By The Elected Body,~~ must be granted for restaurant uses. **RESERVED**

4. Additions to these nonresidential structures shall be permitted in accordance with **Section 9.4.3C, Expansion**, however, no new additions shall be permitted which would eliminate any existing off-street parking on the zoning lot unless the number of parking spaces remaining meets the number required by this Ordinance for the zoning lot.

**Section 2.** This Ordinance shall be effective upon adoption.

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