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## UDO-CC11

## ORDINANCE AMENDING CHAPTERS 5 AND 11 OF THE UNIFIED DEVELOPMENT ORDINANCES (UDO) TO REVISE USE-SPECIFIC STANDARDS FOR STORAGE SERVICES, RETAIL, AND DEFINITIONS

Be it ordained by theOrdinances are amended as follows:	, that the Unified Development
Section 1. Chapter 5, Section 5.2.89 of the UDO is amended	l as follows:
5.2.89 STORAGE SERVICES, RETAIL <del>(W)</del>	
The following conditions apply to storage services, retail in	the PB District:
A. The use shall occupy no more than fifty percent (50%) of	f the building.
<b>B.</b> The use shall be enclosed in a building with access to the of the building.	e storage units only from the interior
C. No freestanding buildings used for storage services, reta	<del>uil shall be allowed.</del>
<b>D.</b> Signage shall comply with the following:	
1. Freestanding: Max height six (6) feet/Max area thirt	<del>y-six (36) square feet.</del>
2. Attached: Not to exceed fifteen percent (15%) of walk	<del>l area.</del>
E. Storage services, retail in PB District requires a special	use permit from Elected Body.

The following conditions apply to storage services, retail:

- **A.** Storage Services, Retail External Access:
  - 1. No activity other than storage shall take place within any storage unit.
  - 2. Storage of hazardous, toxic, or explosive substances is prohibited.
  - 3. Outdoor storage of boats, RVs, and other similar vehicles is permitted.
    - **a.** In HB and GB zoning districts, outdoor storage must comply with Outdoor Storage Area Screening Standards outlined in **Section 6.2.1.F** for properties in Winston-Salem and/or **Section 6.2.2.E** for properties in Forsyth County.
- **B.** Storage Services, Retail Internal Access:
  - 1. Outdoor storage is prohibited.
  - 2. Only the following building siding materials shall be allowed: Brick and brick veneer; Stone, stone veneer, and cultured stone; Precast concrete panels provided they are textured and contain architectural detailing; Concrete Masonry Units (CMU) provided they are split face and textured; Fiber Cement Siding (Hardie Board); Glass; Stucco with architectural detailing; and Wood.
  - **3.** Facades greater than seventy-five (75) feet in linear length shall be articulated with recesses or projections which total at least twenty-five percent (25%) of that façade's length. No

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.

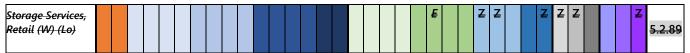
- uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.
- **4.** For any facade facing a street or public right-of-way, glass display windows must cover at least twenty-five percent (25%) of that facade. Faux windows may be substituted for display windows provided they mimic the look of true windows.
- **5.** Roof mounted HVAC and other mechanical equipment shall be completely screened from view.
- **6.** *In the PB and LB districts (W):* 
  - **a.** Storage Services, Retail in the PB and LB Districts require a Special Use Permit from the Elected Body.
  - **b.** The street level of Storage Services, Retail buildings which front a public right-of-way must incorporate additional non-storage related, nonresidential use(s) allowed in the district adjacent to said right-of-way. The nonresidential use(s) must occupy at least fifty percent (50%) of the interior space adjacent to the street.
- C. In zoning districts where both external access and internal access storage services are allowed, standards for both uses would apply. In these instances, placement of the external access storage is required to the rear or side of the internal access storage building. Additionally, any external access buildings are required to incorporate design elements and building materials which are complementary to the internal access buildings on-site.
- **D.** Alternative Compliance:

A Storage Services, Retail building which does not meet the requirements of section 5.2.89 shall require approval through special use zoning. Additional site plan review items demonstrating the compatibility of the proposed development with its surrounding context, including building elevations, shall be required.

## **TABLE 5.1.1: PRINCIPAL USE TABLE** Z = Permit from Zoning Officer; P = Planning Board Review; A = Special Use Permit from BOA; E = Elected Body Special Use Permit (Lo) = Following a use indicates the use is a low-intensity use (Hi) = Following the use is a high-intensity use. IND. I&MU CONDITIONS **COMMERCIAL DISTRICTS** RESIDENTIAL DISTRICTS DIST. DIST. **USE TYPE** 8 8 5 5 Storage Services, ZZ Z Z Z Retail (F) (Lo) Z z z 5.2.89 External (Hi) Internal (Lo)

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Winston-Salem City Council APPROVED October 4, 2021



**Section 2**. Chapter 5, Table 5.1.1 of the UDO is amended as follows:

**Section 3**. Table 11.2.2: Definitions of the UDO is amended as follows:

TABLE 11.2.2: DEFINITIONS		
STORAGE	Storage services buildings where individual storage units are accessed via external	
SERVICES, RETAIL –	doors rather than doors along internal corridors.	
<b>EXTERNAL ACCESS</b>		
STORAGE		
SERVICES, RETAIL -	Storage services buildings where individual storage units are accessed via internal doors and corridors.	
INTERNAL ACCESS	doors and corridors.	

**Section 4**. This Ordinance shall be effective upon adoption.

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