**Glossary**

**Access Management:** The process that provides access to land development while simultaneously preserving the safety, capacity, and speed of flow of traffic on the surrounding road system.

**Accessory Dwelling Unit:** Any type of attached or detached building that can be integrated with single-family dwellings. These are also known as accessory apartments, granny flats, in-law apartments, or secondary units.

**Activity Centers:** Areas of more intense, compact, mixed-use development including commercial, office, civic and multifamily residential uses. Activity centers can vary in size and mix of uses and their service areas can range from the neighborhood to the regional level.

**Adaptive Reuse:** The repurposing of an existing building for a use it may not have been originally designed for. Older industrial buildings and disused civic buildings are often candidates for adaptive reuse into commercial or residential buildings.

**Aerotropolis:** An area surrounding a major airport that attracts air commerce-linked businesses. An aerotropolis includes clusters of business industrial parks and distribution centers that locate around the airport and along the transportation corridors radiating from it.

**Affordable Housing:** The availability of housing that requires less than 30 percent of a resident’s income.

**Age-Friendly Communities:** Communities that provide a range of housing opportunities as well as access to amenities and services that benefit a diverse, intergenerational population. An age-friendly community will retain support facilities and amenities that cater to both children and the elderly as well as supporting concepts such as Aging in Place.

**Aging in Place:** The ability to live in one’s own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

**Agricultural Tourism:** A concept embracing the fostering and enhancement of local farms and agriculture. Provisions for agricultural tourism are meant to provide a way of increasing the economic potential of agricultural land by allowing certain recreational, educational, entertainment, or limited business activities to occur.

**Air Quality Conformity and Determination Report:** A report created using computer modeling programs to determine the level of air pollution a proposed road project will cause. The Air Quality Report is critical in determining the future air quality and viability of a new project.

**Area Plan:** A plan used to interpret the Legacy 2030 comprehensive plan on a more localized geographic scale. There are currently 16 area plans that analyze existing local characteristics, trends, problems and opportunities of each geographic area. Area plans are meant to serve as guides for the Planning Board, local citizens, and elected officials when making zoning, public investment, and other planning decisions.

**Arts Council of Winston-Salem and Forsyth County:** An organization whose goal is to enrich the quality of life for people in Winston-Salem and neighboring communities by raising funds for the arts, advocating for the arts, sponsoring events in conjunction with other arts organizations, providing educational opportunities, strengthening cultural resources, and aiding economic development.

**Arts District:** The area and buildings around N. Trade Street in Downtown Winston-Salem.

**Available Land:** Land that is either vacant or underdeveloped. Underdeveloped land is defined as tracts larger than five acres in size with improvement values less than $150,000 for commercial/industrial uses or less than $300,000 for residential uses.

**Brownfield:** Property where the presence of a hazardous substance, pollutant or contaminant may pose complications for the expansion of development, redevelopment, or reuse of the land.
**Buffer Yard:** A section of land used to physically buffer one land use type from another, usually with vegetation or other landscaping. Buffer yards are particularly prevalent in low-density development areas and areas where highly differing activities are abutting one another such as industrial activity occurring next to a residential area. **Streetyards** are a particular type of buffer built to separate parking and privately paved areas from the street surface and can also be placed in front of houses.

**Build-out:** The possible development of all land within the **Serviceable Land Area** of Forsyth County.

**By Right:** The ability of a property owner to build according to local ordinance without special approval from the Planning Board.

**Capital Improvements:** *Legacy 2030* deals primarily with four types of capital improvements: 1) reinvestment in a community’s current assets, like street improvements; updating parks, recreation centers, and pools; or replacing or rebuilding a badly outdated Central Library; 2) investment in quality of life concerns, such as expanding the sidewalk network or adding greenways, parks, and community centers; 3) key facilities such as water or wastewater treatment plants, sanitary landfills, or public safety facilities; and, 4) key public investments that can catalyze private investment and shape our future growth in a way that benefits the entire community.

**Center City:** The area that includes Downtown Winston-Salem at its core and expands outward to include areas of significant activity including Wake Forest Baptist Medical Center on the west; the UNC School of the Arts, Old Salem, and Salem College on the south; Winston-Salem State University and Bowman Gray Stadium on the east; and Wake Forest University and the stadium, Coliseum, and fairgrounds complex on the north. The Center City as defined here also includes some of the older urban neighborhoods of Growth Management Area 2 including Holly Avenue, West End, Kimberly Park, Happy Hill, Old Salem and parts of East Winston, Ardmore and West Salem. (Map 10-1)

**Center City Streetcar:** Major goals for a revived modern streetcar system are improving connectivity between activity areas in the Center City, supporting retail and other active business uses, creating an economic catalyst for significant new development, and cutting down on future additional parking that must be provided for Downtown. As evidenced by other communities where streetcar systems have been constructed in the last ten years, private investment in development near streetcar routes has exceeded by ten to sixty times the initial public investment.

**Change of Use Permit:** Required whenever a building or land is used in a manner that is different from its established use as listed in the UDO Table of Permitted Uses.

**City-County Planning Board (CCPB):** A nine-member board established in 1948 to provide Winston-Salem and Forsyth County with consolidated planning services.

**Collector Street:** The roadways servicing traffic between thoroughfares and local roadways. These roadways are mainly used for traffic movements within residential, commercial, and industrial areas.

**Commercial Infill Ordinance:** An ordinance that relaxes requirements for setbacks, buffer yard size, reduced vehicle parking landscape requirements, and other adjustments in order to encourage intensification of use and denser development patterns in GMA 2.

**Community Appearance Commission (CAC):** A 15-member board appointed by the Winston-Salem City Council and the Forsyth County Board of Commissioners with the goal to positively influence public and private development, advocate for appearance-related issues in our community, enhance and protect the natural environment, raise public awareness through awards and education, and support an appealing image of the community.

**Community-Based Planning:** A planning process that focuses on citizen and community involvement in the development decision making process. Although more time intensive, community-based planning is more inclusive and addresses more issues that are relevant to local citizens. Planners will often utilize many types of tools to engage the public, including visual preference surveys, public workshops, and design charrettes.
Community Development Corporations (CDCs): Local nonprofit organizations that seek to promote community development, often focused on a specific geographic area such as a street, neighborhood, and/or a specific aspect of community development, such as economic development, educational resources, or real estate development.

Community Roots Day: A volunteer tree-planting event that takes place every year, adding shade, fresh air and extra character to our neighborhoods. Since 1993, over 7,000 trees have been planted on streets throughout Winston-Salem.

Community-Supported Agriculture (CSA): A direct form of marketing, whereby individual farms sell shares of their products to households, and distribute products to designated drop-off sites or to customers’ homes.

Community Supported Energy (CSE): A proposed program that would allow homeowners, landowners, farmers, co-operatives, schools, and others to install renewable energy projects and sell power to the grid at a fixed price.

Complete Communities: Walkable communities that provide a variety of places to live and convenient access to jobs, multimodal transportation options, community facilities, recreation, green space and access to healthy food. They are comprised of people from diverse age groups, backgrounds and incomes.

Complete Streets: Streets designed to be safe and comfortable for all users, including pedestrians, bicyclists, transit riders, motorists and individuals of all ages and capabilities. They are sometimes called multimodal streets.

Comprehensive Transportation Plan (CTP): A plan required by NCDOT designed to serve as an official guide to providing a well-coordinated, efficient, and economical transportation system utilizing all modes of transportation.

Connectivity Index: A measure used to quantify how well a roadway network connects destinations. Indices can be measured separately for motorized and nonmotorized travel, taking into account nonmotorized shortcuts, such as paths that connect culs-de-sac, and barriers such as highways and roads that lack sidewalks.

Conservation Easement: A voluntary, legally enforceable, land preservation agreement between a property owner and a government or other qualified land protection agency to a mutually agreed upon level of development on the property. The property remains the private property of the landowner.

Context-Sensitive Solutions (CSS): A collaborative, interdisciplinary approach to providing a transportation facility that fits its setting. This approach results in the preservation and enhancement of scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.

Creative Corridors Coalition (CCC): A nonprofit organization created to provide a voice and a process for residents of Winston-Salem and Forsyth County to influence the design and implementation of roadway infrastructure projects in and around the Downtown area.

Daylighting: The practice of uncovering streams or waterways and exposing them to daylight and returning them to a more natural state. There are multiple benefits to this practice, including the rehabilitation of the riparian ecosystem, as well as the addition of a new public aesthetic and recreation resource.

Default Zoning: Zoning practices occurring without consideration of future impacts or implications to future infrastructure and land-use requirements. Default zoning often occurs without reference to a comprehensive long-term planning strategy. For Forsyth County, the default zoning practice for most areas is single-family residential.

Demolition by Neglect Ordinances: Ordinances approved by the City of Winston-Salem and Forsyth County for Local Historic Landmarks and structures within Historic or Historic Overlay Districts to regulate the destruction of these structures through abandonment or lack of maintenance.
**Density Bonus:** A special use zoning permission to increase the density of a residential area by development or redevelopment of property.

**Design Standards:** Guidelines regarding the aesthetics and architectural appearance of a building or site.

**Development Continuum:** The transition from rural to urban environments. Each development pattern is characterized by differences in street and block configuration, building type, residential density, transportation options, natural features, and access to municipal services. ([Figure 3-1](#))

**Development Opportunity Map:** A map utilized to highlight specific geographic areas that have potential for development or redevelopment consideration for specific uses and densities.

**Downtown Winston-Salem:** Downtown and the Center City may be defined differently for different purposes. For the purposes of Legacy 2030, Downtown Winston-Salem is bounded by N. Broad Street on the west, US 421/Business 40 on the south, US 52 on the east, and Martin Luther King Jr. Drive on the north. ([Map 10-1](#))

**Downtown Plan:** The objective of the Downtown Plan is to grow the W. Fourth Street and N. Trade/N. Liberty Street corridors into a vibrant, pedestrian-friendly core district that connects Downtown and offers something for everyone.

**Downtown Winston-Salem Partnership (DWSP):** An active member and advocacy organization leading the efforts to revitalize and strengthen the core of the city through business recruitment and support, economic development, marketing, and special events. DWSP is the lead organization in implementing the Downtown Plan.

**Easement:** A grant of one or more property rights for a specific purpose by the owner for use by the public or another person.

**Edible Schoolyard:** A teaching garden and landscape that is wholly integrated into the school’s curriculum or children’s institution. It involves children in all aspects of gardening and preparing, serving, and eating food as a means of encouraging awareness and appreciation of the values of nourishing food, community, and stewardship of the land.

**Energy Audit:** An assessment of the energy efficiency of a building or system in order to determine the possibility of retrofitting or upgrading existing building materials, insulation, lighting, or HVAC systems.

**Environmental Impact Statement (EIS):** A document required by the state and/or federal government that fully assesses the projected impacts that a development may incur. It is a report meant to guide good development practices and prevent severe environmental degradation.

**Environmental Justice:** The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

**Environmental Protection Agency (EPA):** The Federal regulatory agency responsible for administering and enforcing federal environmental laws, including the Clean Air Act, and the Clean Water Act.

**Farmland Preservation Program:** A program adopted to purchase development rights from farm owners who voluntarily would like to prohibit the future development of their land for nonfarm uses, like subdivisions and shopping centers. The intent of the program is to keep the property owner’s land in an agricultural or open space use in perpetuity.

**Floodplain:** Any land adjacent to streams or rivers that is susceptible to flooding during large storms. The floodplain is composed of the floodway and the flood fringe. The floodway is comprised of the actual stream or river channel and any immediately adjacent land that would carry a current in a flood event. The flood fringe is comprised of any land adjacent to a stream or river that is often flooded during a high discharge event, but does not carry a strong current.
**Floor Area Ratio:** The total square feet of a building divided by the total square feet of the plot of land on which the building is located.

**Food Desert:** A geographic area where residents have little or no access to affordable, nutritious food. A food desert is often characterized by low-income neighborhoods that have been neglected by supermarket retailers and other fresh food vendors. Residents of these neighborhoods are forced to travel longer distances to acquire healthy foods and often many residents cannot afford to make healthy food choices due to socioeconomic circumstances.

**Future Growth Area (GMA 4):** See Growth Management Area 4.

**Gentle Density:** Increasing density in existing neighborhoods in the form of detached accessory dwelling units, duplexes, triplexes, quadruplexes and small townhouse projects. Gentle density makes better use of existing infrastructure while retaining the character of a neighborhood. Detached accessory dwelling units are also referred to as granny flats, in-law apartments, guest houses, carriage houses or laneway/alley housing.

**Geographic Information Systems (GIS):** Technology and techniques that integrate hardware, software, imagery data, and other spatial information in order to analyze, interpret, and create geographic information products such as maps.

**GMA:** See Growth Management Areas.

**Green Building:** The practice of creating structures and using processes that are environmentally responsible and resource efficient throughout a building’s life cycle. **Leadership in Energy and Environmental Design (LEED)** is a green building certification program.

**Green Infrastructure Plan:** A proposed plan meant to evaluate the function of our community’s ecosystems and how best to protect them.

**Greenfield Sites:** Sites that have not previously been developed. They are typically large tracts of vacant land located in suburban or rural areas.

**Greenhouse Gases:** Refers to particular gases that contribute to global climate change. The most common greenhouse gases are water vapor (H2O), carbon dioxide (CO2), methane (CH4), and nitrous oxide (N2O).

**Greenways:** Linear open space corridors that can be managed for conservation, recreation and/or transportation purposes. Many greenways have paved trails that provide pedestrian and bicycle access to neighborhoods and community facilities.

**Greyfield Sites:** Derelict or declining commercial areas that are suited for redevelopment. They are typically characterized by large tracts of land with nondescript, decaying, and often long-term vacant commercial structures surrounded by parking lots. They usually do not have the environmental difficulties associated with brownfield sites.

**Greywater:** Wastewater that is no longer potable but is still usable in many applications. Greywater sources include laundry or bathing wastewater. Primarily, greywater systems provide irrigation, thus saving the cost of water treatment and saving potable water for better uses.

**Growth Corridor:** Roads linking activity centers to Downtown Winston-Salem, town centers, or each other. Generally located on major arterial roads, they can accommodate the increased residential densities critical in establishing a robust public transit system. Two types of growth corridors are recommended: primary corridors link activity centers to Downtown Winston-Salem while secondary corridors are major roadways linking activity centers to one another in suburban neighborhoods or towns.

**Growth Corridor Master Plan:** A plan tailored to a specific corridor to address development and redevelopment opportunities and issues. A growth corridor master plan may include suggestions for specific corridor zoning districts or overlay zoning provisions to ensure the adherence to good site planning principles, sensitive design, and to promote continuity in the design of corridors.

**Growth Management Areas (GMAs):** Land use planning areas designated in Forsyth County’s Growth Management Plan.
Growth Management Area 1 (GMA 1 – City/Town Centers):
An area including Downtown Winston-Salem and the centers of Forsyth County’s small towns. It promotes a dense, mixed-use, and pedestrian-oriented urban form and is the hub for government and private employment.

Growth Management Area 2 (GMA 2 – Urban Neighborhoods):
The area of Winston-Salem built primarily before 1950. This part of the “old city” includes intermixed areas of residential, commercial, industrial and institutional development featuring smaller lots, sidewalks and a grid street pattern.

Growth Management Area 3 (GMA 3 – Suburban Neighborhoods):
An area consisting of neighborhoods built after World War II, and is where most development has occurred in recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity.

Growth Management Area 4 (GMA 4 – Future Growth Area):
An area adjacent to GMA 3 that does not currently have public sewer or other public infrastructure necessary to support urban or suburban development. Significant development in this area is discouraged until plans for development are prepared and utilities become available. Once these services are available, sites in GMA 4 should be treated the same as GMA 3 when making land use recommendations.

Growth Management Area 5 (GMA 5 – Rural Area):
An area located at the fringes of Forsyth County and beyond the area that can be provided with public sewer and other services in a cost-effective manner. This area is intended to remain very low-density residential and agricultural in character.

Growth Management Plan (GMP):
A plan for growth and development intended to reduce sprawl, create a more compact and balanced urban development pattern, and preserve open space and rural character.

Health Impact Assessment (HIA): A combination of procedures, methods and tools by which a policy, program, or project may be judged in terms of its potential effects on the health of a population and the distribution of those effects within the population.

Heart of the Triad:
A regional planning effort organized by PART, Winston-Salem, Kernersville, High Point, Greensboro, Guilford County, and Forsyth County to consider the potential opportunities that could be addressed by a cooperative planning effort for the areas straddling the Guilford and Forsyth County lines and near Piedmont Triad International Airport. This regional effort emphasizes a collaborative approach to regional planning and cultural and physical resource management to provide the Triad region with a healthy and sustainable future through cooperative development practices.

Historic (H) District:
A local zoning district in Winston-Salem where specific guidelines must be met when altering, constructing, moving, or demolishing historic properties.

Historic Overlay (HO) District:
A local overlay zoning district where specific guidelines must be met when altering, constructing, moving or demolishing properties; however, the underlying zoning district (residential, commercial, etc.) remains in place.

Historic Resources Commission (HRC):
A citizen board with members appointed by the Forsyth County Board of Commissioners, the Winston-Salem City Council, the Kernersville Board of Aldermen, and the Village of Clemmons Council. The HRC’s role is to protect and enrich the county’s cultural, historical, architectural, and archaeological heritage by identifying, designating, and preserving historic resources.

HOPE VI:
A federal Department of Housing and Urban Development program that renovates or tears down older public housing projects and rebuilds them to significantly improve assisted housing availability and quality. In Winston-Salem, this program has been particularly successful in converting two distressed public housing developments, Kimberly Park Terrace and Happy Hill Gardens.
Housing Authority of Winston-Salem (HAWS): A local authority on affordable housing issues, HAWS is instrumental in procuring housing and commercial real estate to stabilize and revitalize communities. HAWS emphasizes its goal of creating vibrant, diverse communities within Winston-Salem and Forsyth County.

Housing + Transportation Affordability Index: An index that takes into account the cost of transportation associated with the location of the home as well as housing costs.

Impervious Surface: Any surface created with a material that prevents absorption of rain and floodwater into the soil. Concrete, asphalt, and buildings are examples of impervious surfaces.

Incentive-Based Policies: Any sort of public policy that seeks to encourage a particular type of behavior or practice rather than relying on punitive measures to enforce behavior. Some suggested examples from Legacy 2030 include density bonuses and fast permitting.

Income Polarization/Income Gap: The growing economic gap between low-to-moderate-income individuals and high-income individuals.

Industrial Site Study: A study conducted by the City-County Planning Board to determine future growth areas for industrial parks and industrial land use potential. The study determined specific areas most suitable for industrial park development.

Infill Development: Development practices focused on areas that are being underutilized. Infill development seeks to concentrate activities (see Activity Centers) and maximize usage of transit opportunities as well as existing infrastructure.

Job Skills Gap: The gap between the required skills of available positions and the type of skills possessed by the working age population. Many educational programs are suggested to change elementary and secondary school curricula to emphasize science, technology, engineering, and math-related skills (STEM).

Kids in Planning Program (KIPP): A program created by the City-County Planning Board to help students understand the planning process and how a community is developed. KIPP allows students to learn how citizens, planners, businesses, community leaders and others can work together to obtain a vision of their community and what it will look like in the future.

Land Banking: A method used to buy land that may be unprofitable or undesirable by developers initially, but will eventually become more desirable as demand increases. In the case of Legacy 2030, land banking specifically refers to the practice of purchasing prime industrial site land to conserve for later industrial use rather than allow that land to become developed for another use. (See Industrial Site Study).

Landfill Reclamation: The process whereby old landfill space that has been completely used for interring garbage is transformed and reused for another purpose. If done correctly, old landfills can be reclaimed to serve as parks, woodlands, golf courses, or other open space.

Leadership in Energy and Environmental Design (LEED): A green building certification program intended to provide builders and owners a framework for identifying and implementing Green Building site selection, design, construction, operation, maintenance, renovation and deconstruction. LEED construction can be applied to homes, schools, businesses, healthcare structures as well as the retrofitting of existing structures.

Leapfrog Development: The practice of the lack of interconnectivity and efficient land use between subdivisions. Often, subdivision developers are required to provide a certain amount of public use land for roads, schools, and parks. Due to time and financial constraints, developers often seek to build subdivisions on greenfield property, thus minimizing the need to deal with existing structures and road networks creating isolated developments.

Light Pollution: Light that intrudes on a natural setting, such as obscuring the stars at night, or excessive light, such as lighting that extends beyond a property line, leading to discomfort and nuisance.
**Livable Communities**: Communities with an enhanced quality of life as reflected in their built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment, and recreation possibilities.

**Livable Design**: Development designed to enhance the safety, prosperity, beauty, and quality of life for residents. It includes the design of housing, neighborhoods, transportation options, facilities, commercial areas, community health and open spaces.

**Local Historic Landmark**: A designation that is available for highly significant structures and sites within Winston-Salem and Forsyth County that provides local property tax benefits. Once a property is designated as a Local Historic Landmark, property owners must follow a design review process for alterations to the designated property.

**Local Streets**: Roadways used primarily for direct access to residential, commercial, and industrial properties, or to other abutting property. They generally do not include roadways carrying through traffic.

**Long Range Transportation Plan (LRTP)**: A transportation plan that includes all modes of transportation, and is fiscally constrained, including only projects for which funding is anticipated, and includes an assessment of air quality impacts.

**Low-Impact Development**: An approach to land development that uses various land planning and design practices and technologies to simultaneously conserve and protect natural resource systems and reduce infrastructure costs.

**Martin Luther King Overlay District (MLKO)**: A zoning overlay district intended to encourage new development that is compatible with the proposed urban form and character of eastern Winston-Salem. The standards of this district are intended to prevent new suburban-style development while still allowing for creativity and flexibility in creating urban, pedestrian-oriented design opportunities in this area.

**Metropolitan Planning Organization (MPO)**: The organization responsible for carrying out the transportation planning process in the Winston-Salem Urban Area, which includes almost all of Forsyth County and portions of Davidson, Davie, and Stokes Counties.

**Metropolitan Statistical Area (MSA)**: A U.S. Census designated area that is defined by a large urban area at its core with surrounding areas being closely tied through transportation and economic networks.

**Metropolitan Transportation Improvement Program (MTIP)**: A seven-year program adopted by the MPO every other year. The MTIP schedules state and federal funding for transportation projects in the Winston-Salem Urban Area MPO. The funds are used for roadway, bridge, safety, public transportation, passenger rail, bicycle, pedestrian, and enhancement projects.

**Mixed-Use Development**: A development that seeks to integrate differing land-uses into a single developed and contiguous whole. There are two major types of mixed-use buildings. **Vertical mixed-use** buildings have different uses on different floors. **Horizontal mixed-use** development occurs when two differing land uses are planned adjacent to one another with connecting road and pedestrian access.

**Mixed-Use/Special-Use Zoning District (MU-S)**: A special-use zoning district intended to accommodate a comprehensively-planned, pedestrian-oriented mix of three or more distinct land uses. This district has applications in a broad range of urban to suburban locations. The size and intensity of MU-S developments may vary based on their physical context and location. The MU-S District provides greater development flexibility in exchange for certain planning and design considerations.

**Multimodal**: A transportation system that is designed to serve more than one mode of transportation, such as automobiles, transit, bikes, and sidewalks.

**Municipal Services Area**: The area of Winston-Salem and Forsyth County that has access to water, sewer, and other municipal services. Sewer service is usually the limiting factor when determining the serviceable area.
National Ambient Air Quality Standards (NAAQS): Federal standards that set the allowable concentrations and exposure limits for various pollutants. The EPA developed the standards in response to the Clean Air Act.

National Register: A federal historic preservation program of the National Park Service, Department of the Interior, and administered by the State Historic Preservation Office. National Register designation is honorary and does not impose regulations on property owners unless federal or state funding is involved or application is made for federal income tax benefits. The designation can be applied to sites or districts.

Natural Heritage Sites: Environmentally-sensitive sites identified in an inventory by the NC Natural Heritage Program as in need of protection.

Neighborhood Conservation Overlay (NCO) District: A special purpose zoning district designation used as a tool to preserve and enhance the special character of older neighborhoods. It does not change the underlying zoning.

Neighborhood Revitalization Strategy Area (NRSA): A designated geographic area that allows for additional assistance and informational programs to promote neighborhood and business development.

New Urbanism: A planning strategy that attempts to develop diverse, walkable, mixed-use communities. A New Urbanist community incorporates work, home, and social life into a compact geographic area.

Node: A numbered point along a road section, usually located at intersections, used to divide the road into manageable sections, or links, for analysis.

Noise Pollution: A noise, whether produced by a human, animal, machine or equipment, that goes beyond the normal noise level and is no longer reasonable or acceptable to residents and can impair the activity of wildlife.

North Carolina Department of Environment and Natural Resources (DENR): The lead stewardship agency for the preservation and protection of North Carolina's outstanding natural resources. DENR administers regulatory programs designed to protect air quality, water quality, and the public's health.

North Carolina Department of Transportation (NCDOT): The agency responsible for building, repairing, and operating highways, bridges, and other modes of transportation in North Carolina.

Northern Beltway Project: A multilane freeway that will loop around the northern part of Winston-Salem. By building this road, NCDOT will help alleviate congestion and enhance safety along heavily traveled routes such as US 421/Business 40 and US 52 in Forsyth County.

Office Space Classification: The amenities and location as well as the aesthetic and infrastructure qualities of the office space. Class A is comprised of the premiere stock of office space in an area, with excellent infrastructure and communications, central location with respect to desired locations, and higher than average rents with respect to other office space in the area. Class B is the average classification for these elements. Class C office space provides the bare essentials and is aimed at tenants requiring functional space at rents below the average for the area.

Open Space: A term describing land reserved specifically for conservation and public use. Examples may include parks, greenways, or recreational fields. Open space can also be called green space.

Ordinance: A law enacted by a municipal or other local government body.

Overlay Zoning District: A zoning district where the underlying zoning district (residential, commercial, etc.) remains in place but where additional design/development guidelines must be met. (See WO, HO, MLKO, NCO).

Package Treatment Plant: A small water treatment plant used to provide sewage treatment for a small development or community that cannot be serviced by municipal sewer.

Paratransit: Any form of rubber-tired transit, such as a taxi, van, etc., that is available for hire to the public. Paratransit vehicles generally do not operate on a fixed route or schedule.

Pedestrian Business Zoning District (PB): The PB District is primarily intended to accommodate office, retail, service, institutional, and high-density
residential uses, which customarily serve community and convenience business needs of smaller communities, and urban nodes in the city, towns, and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the county. This district is intended for application in Growth Management Areas 1, 2 and 3.

**Pedestrian Route Directness (PRD):** A quantitative measure of pedestrian route walkability. It is the ratio of a straight-line distance between two points (1.00) and the actual walked distance between those points. The lower the walked distance ratio, the more efficient (and more walkable) the pedestrian route.

**Pedestrian/Transit-Oriented Development:** Compact development that integrates transit stations with a mixture of complementary land uses and design elements that encourage transit ridership.

**Piedmont Authority for Regional Transportation (PART):** A regional transportation planning agency that undertakes efforts to promote regional mobility and sustainable growth patterns in the Triad region.

**Piedmont Land Conservancy:** A nonprofit land trust whose mission is to protect natural and scenic lands, farms, and open space to enrich the quality of life for current and future generations.

**Piedmont Triad Partnership (PTP):** A nonprofit economic development organization that markets the 12-county Piedmont Triad region domestically and internationally.

**Piedmont Triad Regional Seamless Mobility Study:** A regional study conducted to assess the existing transit and paratransit systems located in a nine-county area. The purpose of this study is to coordinate transit programs across the study region in order to pool resources and to provide a more efficient and more effective regional transit system.

**Piedmont Triad Sustainable Communities Planning Project:** A regional planning effort by 35 Piedmont Triad organizations designed to promote livable communities and a more sustainable future.

**Pioneering Healthier Communities Initiative:** A community leadership strategy to facilitate active living and healthier eating through policy and environmental changes.

**Planned Residential Development (PRD):** An alternative to conventional subdivisions that allows the use of smaller lots provided the permitted overall density of the underlying zoning district is not exceeded and open space and rural character are preserved.

**Pocket Park:** A small park that takes advantage of very small land areas that may be unsuitable for development, enhancing walkability and streetscape design in an urban area. Also known as a mini park.

**Primary Growth Corridors:** Major arterial roads linking activity centers with downtown Winston-Salem and intended to function as the main future multi-modal transportation arterial roads in Forsyth County and to accommodate increased residential density and mixed-use development. These are shown on Forsyth County’s Growth Management Plan.

**Proposed Land Use Map:** A composite map of all land use recommendations from all area plans. The Proposed Land Use Map is the principal means of implementing Legacy 2030’s land use goals and objectives.

**Public/Private Partnership:** Any sort of relationship under contract that is undertaken by a public organization and a private firm. These partnerships usually involve a public good venture, such as job creation, and are undertaken to facilitate that good by distributing risk and capital investment.

**Purchase of Development Rights (PDR):** See Transfer of Development Rights.

**Regional Planning:** Cooperation between municipalities to identify and solve short- and long-term problems best addressed at the regional level.

**Residential Infill Ordinance:** An ordinance designed for GMA2 that establishes standards for front- and street-facing building setbacks, garage placement, orientation of buildings on narrow lots, and subdivision of property. The ordinance includes provisions for new single family and multifamily development as well as additions to existing single-family structures.
Revitalizing Urban Commercial Areas (RUCAs): A program to assist struggling urban commercial districts in Winston-Salem.

Right-of-Way: The land over which facilities such as roads, sidewalks, railroads, or power lines are built.

Riparian Buffer: See Vegetative Buffer

Rural Area (GMA 5): The area located at the fringes of Forsyth County beyond the area that can be provided with public sewer and other services in a cost-effective manner.

Safe Routes to School Program: A federally-funded program that provides funding to elementary and middles schools to study and improve conditions for bicycling and walking near those schools. The program aims to increase the number of students who bike and walk to school through improvements in infrastructure, education, encouragement, and enforcement of applicable laws.

Secondary Growth Corridors: Major roadways or portions of roadways that typically link activity centers in suburban neighborhoods and in some cases link smaller municipalities to one another.

Serviceable Land Area: The area within the Muddy Creek drainage basin that can be served by adequate infrastructure and services, especially public sewer.

Setback: The measurement of how far back a structure must be placed from either a property line (lot line) or a roadway.

Site Plan: A plan that graphically describes existing and proposed building footprints, travelways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping and garden elements. It is used to visualize all improvements that will be made on a property in order to assess development impacts and site design proposals.

Smart Growth: A comprehensive approach to improving how communities grow and develop. Elements of smart growth include a range of housing opportunities, walkable neighborhoods, a mixture of land uses, compact design, the preservation of open space and rural areas, transportation choices, including transit, and sound environmental practices.

Smith Reynolds Airport Master Plan: A plan created to implement a 20-year development program that would maintain a safe, efficient, economical, and environmentally-acceptable airport facility for Forsyth County.

Sprawl Development: A low-density development pattern that requires more use of roadways and the extension of utilities to geographically spread out locations.

Special Use Permit: A permit to develop or redevelop a tract of land for a usage that may not comply with the original zoning requirements of that tract.

Stakeholder: An individual or organization involved in or affected by a planning process.

State Transportation Improvement Program (STIP): North Carolina’s multiyear program of transportation projects that is comprised of all the MPOs’ Transportation Improvement Programs (MTIPs).

Street Connectivity: The directness of links and the density of connections of the road network.

Stream/Floodplain Buffer: See Vegetative Buffer.

Streetcar System: See Center City Streetcar.

Streetscape: The area including the road/street surface, any pedestrian walkways or crosswalks, street furniture, including trash bins and benches, street lighting, street level landscaping, including trees and hedges, and any outside entryways to street level buildings, walkways, or premises.

Strip Development: Type of development that includes car-centric design modes including large parking areas; large footprint, one-story buildings; and inefficient use of land area. Often strip development is a large component of Sprawl Development.

Suburban Neighborhoods (GMA 3): Neighborhoods in Winston-Salem/Forsyth County, built after World War II, where most development has occurred in recent decades.

Suburban Sprawl: See Sprawl Development.
Sustainable Communities Grant: A grant program directed by HUD for the support of metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of: 1) economic competitiveness and revitalization; 2) social equity, inclusion, and access to opportunity; 3) energy use and climate change; and 4) public health and environmental impact.

Sustainable Growth: The wise use of physical resources and the establishment of development patterns that allow communities to meet their current needs and have resources to meet the needs of generations to come.

Sustainable Sites Initiative: An interdisciplinary effort by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at The University of Texas at Austin, and the United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction and maintenance practices.

Target Area Business Assistance Program: A program designed and administered by the City of Winston-Salem Community and Business Development Department to facilitate business development in specific geographic areas of Winston-Salem. This initiative is designed to provide incentives to encourage businesses to locate within distressed areas of the city and to create job opportunities. The resulting revitalization will in turn increase the tax base within these areas of the city.

Telecommuting: The act of working away from traditional office environments. By doing so, working from home or from another location can greatly reduce traffic congestion, parking requirements, and transportation and building energy requirements.

Thoroughfare: Part of the roadway system serving as the principal network for through traffic flow. Thoroughfares connect areas of principal traffic generation to other such areas.

Thoroughfare Overlay (TO) District: An overlay zoning district created to preserve the visual quality and functional operation of major roadways in Winston-Salem and Forsyth County. The TO District consists of the public right-of-way and land within 100 feet of either side of the right-of-way.

Topical Plans: Plans that address a particular development or land use issue. Since 2001, a number of topical plans have been completed, including the Greenway Plan, Parks and Open Space Plan, Trends Report, Industrial Site Study, Architectural Survey Update, Streetcar Feasibility Study, Comprehensive Bicycle Master Plan, Sidewalk and Pedestrian Facilities Plan, Collector Street Plan, and a number of comprehensive transportation plans. All the topical plan recommendations are used as a resource for recommendations in area plans. In turn, Area Plans provide neighborhood-level input for topical plans.

Town Centers: The cultural, social, and economic hubs of the smaller municipalities of Forsyth County. Kernersville, Walkertown and Rural Hall have undertaken or are looking at strategies for revitalizing their existing town centers while Lewisville, Bethania, and Tobaccoville are in the process of creating town centers. Clemmons, through their Community Compass Plan, is actually moving their town center to a new, mixed-use development area. The small towns of Forsyth County each have their own more detailed versions, plans, and strategies for implementing the 2001 Legacy Plan.

Traditional Neighborhood Development (TND): Compact neighborhoods comprised of a mixture of residential styles and types, neighborhood-serving commercial and office developments, well-designed and connected streets, pedestrian networks, and public green spaces.

Traffic Calming Programs: Design techniques used to slow and control the flow of traffic and to increase pedestrian safety in neighborhoods and other special focus areas.

Traffic Impact Study (TIS): A study conducted to assess the impact that a proposed development will have on traffic demand for the road network in the surrounding area.

Transfer of Development Rights (TDR): TDR is a development tool that seeks to buy development rights from some landowners and then sell those development rights to other land owners. This is a method that allows a local government to encourage intensified development in certain areas such as a central business district while reducing development in others such as historic properties or greenfield properties. Purchase of Development Rights (PDR) programs emphasize the same goals as TDR programs but purchase development rights outright from the landowner and transfer them to a local agency such as a land trust or local government entity.
Transit Emphasis Corridors: Roadways where higher frequency transit service, with enhanced amenities and special features, are offered.

Transportation Demand Management Programs: Any program associated with reducing the travel demand on our roadways. These programs included mass transit, ridesharing and vanpooling, and awareness programs such as the Triad Commute Challenge. These programs may also include incentive programs such as transit subsidies, preferential carpool/vanpool parking, expansion of bicycle facilities, alternative work schedule programs, ridesharing, and telecommunication programs.

Triad Commute Challenge: The Piedmont Authority for Regional Transportation, in partnership with Triad Air Awareness, host the Triad Commute Challenge every year. This three-month targeted effort improves air quality by challenging people to try an alternate commute option at least one time instead of driving alone.

Triad Early Action Compact (EAC): Early Action Compacts are agreements among local and state governments and the Environmental Protection Agency (EPA). Under EACs, local and state governments implement strategies to improve air quality and the EPA defers designation of nonattainment under Clean Air Act standards. The Triad EAC, created by the Triad’s 11 counties and 28 municipalities in partnership with the State and EPA, became effective in 2004.

Unified Development Ordinances (UDO): The zoning, development, and subdivision regulations for Forsyth County.

Universal Design: The design of products and the built environment to be usable by the widest range of people, to the greatest extent possible without the need for specialized or separate design. It is also called Inclusive Design, Design-for-All and Lifespan Design.

Urban Neighborhoods (GMA 2): The area of Winston-Salem built primarily before the post-1950 pattern of auto-oriented development. This part of the “old city” includes intermixed areas of residential, commercial, industrial, and institutional development featuring smaller lots, sidewalks, and a grid street pattern.

Vegetative Buffer: Refers to a strip of conserved land adjacent to a body of water that serves as a natural filter for pollutants and also serves to mitigate flash flooding erosion and habitat loss for indigenous species. Can also be referred to as a Riparian Buffer.

Vehicle Miles Traveled (VMT): The sum of distances traveled by all motor vehicles in a specified region for a specified period of time.

Viewshed: The entire area that is visible to an individual from a given viewing point.

Voluntary Agricultural District Ordinance (VAD): An ordinance designed as a tool that helps preserve farmland, promote agriculture, the agricultural community and its way of life. Landowners with land in the program receive a set of benefits in exchange for voluntarily restricting development on their land for a specific time period.
Wake Forest Innovation Quarter (WFIQ): Located on the eastern edge of Downtown Winston-Salem, WFIQ’s mission is to expand to an urban, mixed-use biotechnology and related technology research park and to provide a land mass for the long-term growth of Wake Forest Baptist Medical Center and its School of Medicine.

Walk Score: A large-scale index that quantitatively determines the walkability to a specific location. It is meant to compare walkability between cities and communities. (www.walkscore.com)

Walkability: A concept involving pedestrian access to footpaths, sidewalks, greenways, building accessways, and other pedestrian-related facilities. Walkability is often measured by determining the ability of pedestrians to access and utilize a pedestrian network that is integrated into a multimodal transportation network including vehicles, bicycles, and mass transportation.

Winston Overlay (WO) District: An overlay zoning district that encourages new development that is compatible with the existing urban form and character of Downtown Winston-Salem.

Winston-Salem Alliance: A nonprofit organization that promotes economic and entrepreneurial development in the area.

Winston-Salem Department of Transportation (WSDOT): WSDOT plans, designs, constructs, and operates the system of roads, traffic signals, and bike routes in Winston-Salem to aid the flow of traffic and minimize congestion. WSDOT also operates the City-owned parking lots and decks in the Downtown area and is also responsible for adding and repairing sidewalks to promote walkability.

Winston-Salem Transit Authority (WSTA): WSTA is responsible for all public bus transportation within Winston-Salem. Currently WSTA runs fixed bus routes, Trans-AID, Mobility Manager, the West End Trolley, the Park and Shuttle Program, Bike and Ride, and the Try Transit Program.

Zero Waste: A concept with the goal to create and use products that can be reused or recycled completely, creating a materials-use cycle to reduce our need for raw materials and eliminate the expensive practice of transporting and burying waste.

Zoning: A common form of land use regulation that designates permitted land uses based on mapped zones that separate one set of land uses from another. It also establishes development standards including building height, lot coverage, setbacks, screening, landscape buffering, and parking requirements for designated zones.

Zoning, Euclidean: Also known as traditional zoning, Euclidean zoning is the most common type of zoning. It is focused on the separation of land uses and dimensional requirements for each zoning district. It is characterized by little flexibility in the face of unique features or requirements of a community.

Zoning, Form-Based: Focuses on the physical form of development rather than the separation of land uses as in Euclidean zoning. Form-based codes are organized around the desired physical form development should take and focus on the relationship between buildings, streets and public spaces; the form and mass of buildings in relation to one another; and the scale and types of streets and blocks. It emphasizes mixed-uses, walkability, and urban forms. Form-based codes are generally more flexible in terms of uses, but more prescriptive in terms of building scale, massing and design elements.

Zoning, Performance: Focuses on controlling or limiting the effects a proposed land use may have on adjacent properties, such as noise, glare, and traffic. Unlike traditional Euclidean zoning, performance zoning is fairly flexible on where land uses can be located as long as the effects on adjacent properties are kept within established parameters.
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