**RESIDENTIAL DISTRICTS**

### YR Yadkin River
The YR District is intended primarily to protect the community’s main water supply and to preserve the historic features of this area, and preserve the natural beauty of a continuous conservation corridor along the Yadkin River. This zoning district is the most restrictive, with low density residential development being the primary use allowed.

### AG Agricultural District
The AG District is primarily intended to accommodate uses of an agricultural nature. The district is also intended to accommodate scattered non-farm residences on large tracts of land, but is not intended for residential subdivisions with small lots. The district is intended for application in Growth Management Areas 4 and 5.

### RS40 Residential Single Family
The RS40 District is primarily intended to accommodate single family detached dwellings on large lots in areas without access to public water and sewer services. This district is intended for application in Growth Management Areas 4 and 5. The district may also be applicable to older, larger lot development in Management Areas 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RS30 Residential Single Family
The RS30 District is primarily intended to accommodate single family detached dwellings on approximately three-quarter (0.75) acre lots in areas without access to public water and sewer services. This district is intended for application in Growth Management Areas 4 and 5. The district may also be applicable to older, larger lot development in Management Areas 2 and 3 and developed prior to the effective date of this Ordinance.

### RS20 Residential Single Family
The RS20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, larger lot development constructed prior to the effective date of this Ordinance. This district is intended for application in Growth Management Areas 2, 3, and 4.

### RS15 Residential Single Family
The RS15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RS12 Residential Single Family
The RS12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RS9 Residential Single Family
The RS9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RS7 Residential Single Family
The RS7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RSQ Residential Single Family Quadraplex
The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks and other governmental support services are available.

### RMS Residential Multifamily
The RMS District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily and townhouse residential buildings with three or four units, and similar low density uses at a maximum overall density of five (5) units per acre. This district is intended for Growth Management Areas 2 and 3, and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RM6 Residential Multifamily
The RM6 District is primarily intended to accommodate multifamily uses at a maximum overall density of eight (8) units per acre. This district is intended for Growth Management Areas 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RM12 Residential Multifamily
The RM12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is intended for Growth Management Areas 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

### RM18 Residential Multifamily
The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is intended for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.

### RMU Residential Multifamily
The RMU District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is intended for Growth Management Areas 1 and 2 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.

### MH Manufactured Housing
The MH District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is intended for application in Growth Management Area 3 where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

*Please refer to the UDO for complete district descriptions.*
NONRESIDENTIAL DISTRICTS

NO Neighborhood Office

The NO District is intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide locations for employment within GMAs 1, 2, 3, and 4. The size and intensity of NO districts are designed so that this district may serve as a transition between residential districts and other commercial and institutional districts. This district is intended for application in GMAs 2, 3, and 4.

LO Limited Office

The LO District is primarily intended to accommodate moderately intense office, retail, service, institutional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare and areas which are designated as commercial business districts. Standards are designed so this district may serve as a transition between residential districts and other commercial and institutional districts. This district is intended for application in GMAs 2 and 3.

CPO Corporate Park Office

The CPO District is primarily intended to accommodate office and research and development uses in a planned, campus-like setting compatible with adjacent residential uses. Auxiliary assembly and warehousing activities may be permitted as part of a total project. The district may contain limited commercial uses within employment centers. The district is intended for large sites with direct access to thoroughfares which provide locations for major development in GMAs 1, 2, 3, 4, and 2 and Metro Activity Centers. The GMA District is primarily intended to accommodate high intensity office use, retail, service, institutional, administrative, and government office uses close to or within residential areas. The district is established to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the building concentrations surrounding the central core of Winston- Salem, and the central core of other municipalities in the County. The district is primarily intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4, 5, and 6.

NB Neighborhood Business

The NB District is primarily intended to accommodate very low intensity 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 and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the building concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district is primarily intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4, 5, and 6.

PB Pedestrian Business

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 and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the building concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district is primarily intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in GMAs 2, 3, 4, 5, and 6.

LB Limited Business

The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. The district is intended for application in GMAs 1, 2, and 3.

NSB Neighborhood Shopping Center Business

The NSB District is intended to provide for the development of mixed-use, self-contained shopping and service centers designed to meet the daily retail and service needs of residents in the surrounding area. The district is designed to be compatible within residential areas by limiting uses and access drives, and by providing substantial setbacks and landscape buffers. The district is intended for application on sites which are core commercial areas in GMAs 1, 2, and 3 and Metro Activity Centers. Development in GMA 4 should be considered only where there is a demonstrated need for retail and service uses. The establishment of a neighborhood shopping center district does not establish justification for future commercial zoning in the area.

HB Highway Business

The HB District is primarily intended to accommodate retail service and distribution uses in a planned, campus-like setting compatible with adjacent residential uses. Auxiliary assembly and warehousing activities may be permitted as part of a total project. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The district is established to provide locations for employment within GMAs 1, 2, 3, and 4. The size and intensity of HB districts are designed so that this district may serve as a transition between residential districts and other commercial and institutional districts. This district is intended for application in GMAs 2, 3, and 4.

GB General Business

The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate strip retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with limited central core. This district is intended for application in GMAs 1, 2, 3, and 4, and Metro Activity Centers.

CB Central Business

The CB District is primarily intended for application in GMA 1. The district is primarily intended to encourage or accommodate strip commercial development. The district is established to accommodate a wide range of uses, including office, retail, service, and institutional developments in a pedestrian oriented setting. The district also accommodates high density residential development. These uses may be mixed on the same tract or within the same structure.

MRB-S Major Retail & Business

The purpose of the MRB-S District Section is to ensure that major retail projects are adequately analyzed through site plan review and supplemental criteria in order to determine their compatibility with the surrounding community. This district is characterized by large sized destination shopping in a single structure, or as a part of a large shopping center. The potential individual and cumulative impact upon the community as a result of the large-scale retail development shall receive a comprehensive review under the established criteria. The establishment of a Major Retail and Business District does not establish justification for future large-scale retail zoning in the area. Therefore the community’s natural, physical, economic and fiscal resources, and their adequacy to absorb the anticipated retail development impact, both individually and cumulatively shall be fully evaluated. This District is intended for application in GMAs 1, 2, and 3, and within a designated Metro Activity Center, and shall be applied as a Special Use District.

E Entertainment

The E District is primarily intended to accommodate a mixture of retail, office, residential, and entertainment (indoor and outdoor) related uses. This district is intended for application in GMAs 1 and 2.

LI Limited Industrial

The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, may have adverse effects on adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3, and 4 and Metro Activity Centers.

GI General Industrial

The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts or which require special measures to ensure compatibility with adjoining properties. The district is established to provide locations for major developments in GMAs 1, 2, and 3.

CI Central Industrial

The CI District is intended to accommodate biotechnological, technological, scientific, and other public and private research uses within GMA 1. The district is also intended to accommodate a pedestrian oriented mixture of uses such as office, retail, residential and light manufacturing to support the research function of the district. The district encourages innovation by offering flexibility in design and layout requirements in an urban context. Development in the CI District should incorporate pedestrian oriented design elements such as facade articulation, sidewalks, open space plazas, entrances facing the street, windows, awnings, and structured parking.

IP Institutional & Public

The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service or public access impacts. The district is intended to accommodate smaller, less intensive public and institutional uses which generate limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate larger, more intensive public and institutional uses which have concentrated service or public access impacts.

C Campus

The C District is intended to accommodate medium to large-sized public, educational, institutional, or other types of major retail and service uses on small to mid-sized sites in residential areas or, larger, less intensive recreational or institutional facilities in rural areas.

MU-S Mixed Use

The MU-S District is intended to accommodate a comprehensively planned, pedestrian oriented mix of three (3) or more distinct land uses. This district is intended to encourage the development of a broad range of uses in a pedestrian oriented setting. The size and intensity of MU-S districts may vary and are based on their physical context and location. The MU-S District provides for flexible land use development flexibility in exchange for certain planning and design considerations.