City Council – Action Request Form

Date: August 11, 2020

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Damon Dequenne, Assistant City Manager, Aaron King, Director of Planning and Development Services

Council Action Requested:

Request for Public Hearing on an ordinance amending the Unified Development Ordinances (UDO) to add graphics illustrating certain dimensional requirements (UDO-CC3).

Strategic Focus Area: Livable Neighborhoods
Strategic Objective: Improve the user-friendliness and clarity of the UDO
Strategic Plan Action Item: No
Key Work Item: No

Summary of Information:

City-County Planning Board staff is proposing adding illustrative graphics throughout the UDO in order to provide an additional method of explaining ordinance regulations to users. Adding graphics to the UDO was one of the main recommendations of the 2018 UDO Code Assessment, and was a Planning Board work program item for FY ’19-20. This amendment includes 24 illustrative graphics, and staff will be preparing additional graphics in the coming year which will be presented to the Planning Board and Council in a future text amendment.

Committee Action:

<table>
<thead>
<tr>
<th>Committee</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>For</td>
<td>Against</td>
</tr>
</tbody>
</table>

Remarks:
UDO-CC3
A TEXT AMENDMENT PROPOSED BY PLANNING AND DEVELOPMENT SERVICES STAFF TO INTRODUCE GRAPHICS TO THE UDO CLEARCODE TO ILLUSTRATE CERTAIN DIMENSIONAL REQUIREMENTS

Be it ordained by the _________________________________, North Carolina, that the Unified Development Ordinances is hereby amended as follows:

Section 1. Section 4.1.4.C.14, Flag Lots, is amended as follows:

14. FLAG LOTS
   a. FRONTAGE AND WIDTH
      i. Flag lots must have at least twenty-five (25) feet of frontage on a street or private access easement.
      ii. The "pole" of the flag lot from the frontage of the lot to the buildable area of the lot must be a minimum of twenty-five (25) feet in width along its entire length.
   b. LOT AREA AND YARD CALCULATION
      The pole may not be used for the front setback, lot area or yard calculation of the flag lot or any other lot.
   c. MULTIPLE FLAG LOTS (F)
      If more than one flag lot is proposed to the rear of another lot or stacked off the street, a special use permit from the Board of Adjustment is required.
   d. MULTIPLE FLAG LOTS (W)
      If more than one flag lot is proposed to the rear of another lot or stacked off the street, a minor subdivision exception is required per Section 3.2.8, Minor Subdivision.
   e. SETBACK, FRONT
      i. The front setback for a flag lot shall be measured from the line closest to the buildable area and running most parallel with the street.
      ii. The area of the pole may not be used to measure the front setback.
FIGURE 4.1.4.C.14: FLAG LOTS

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.
**Section 2.** Section 4.5.1.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

**TABLE 4.5.1: DIMENSIONAL REQUIREMENTS IN THE YR DISTRICT**

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM ZONING LOT AREA (SF)</th>
<th>width (FT)</th>
<th>MINIMUM SETBACKS [1]</th>
<th>MAXIMUM IMPERVIOUS SURFACE COVER (%)</th>
<th>MAXIMUM HEIGHT (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>YR</td>
<td>130,680</td>
<td>300</td>
<td>FRONT (FT)</td>
<td>REAR (FT)</td>
<td>SIDE [2]</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>45</td>
<td>50</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>50</td>
<td>50</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No Limit</td>
<td></td>
<td>40</td>
</tr>
</tbody>
</table>

**NOTES:**

[1] Nonconforming lots in the YR District meeting the provisions of Section 9.3.2, Combination of Nonconforming Vacant Lots and Nonconforming Vacant Lots Approved Prior to 12/31/1994, must meet the minimum setback requirements of the RS-20 zoning district.

[2] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[3] Cul-de-sac lots shall be exempt from lot width requirements.

[4] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.

**FIGURE 4.5.1.B: GENERAL DIMENSIONAL REQUIREMENTS - YR DISTRICT**

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.
Section 3. Section 4.5.2.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM ZONING LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AREA (SF)</td>
</tr>
<tr>
<td>AG</td>
<td>40,000</td>
</tr>
</tbody>
</table>

NOTES:
[1] Nonconforming lots in the AG District meeting the provisions of Section 9.3.2, Combination of Nonconforming Vacant Lots are
[2] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which
[3] Cul-de-sac lots shall be exempt from lot width requirements.
[4] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not deviate

FIGURE 4.5.2.B: GENERAL DIMENSIONAL REQUIREMENTS – AG DISTRICT

Section 4. Section 4.5.3.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

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.
### TABLE 4.5.3: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-40 DISTRICT

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM ZONING LOT</th>
<th>MINIMUM SETBACKS</th>
<th>MAXIMUM IMPERVIOUS SURFACE COVER (%)</th>
<th>MAXIMUM HEIGHT (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AREA (SF)</td>
<td>WIDTH (FT) [2]</td>
<td>FRONT (FT)</td>
<td>REAR (FT)</td>
</tr>
<tr>
<td>RS-40</td>
<td>40,000</td>
<td>100</td>
<td>35</td>
<td>40</td>
</tr>
</tbody>
</table>

**NOTES:**

[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

[2] Cul-de-sac lots shall be exempt from lot width requirements.

[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.

[4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).

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**FIGURE 4.5.3.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-40 DISTRICT**

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**Section 5.** Section 4.5.4.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

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.
ZONING DISTRICT | MINIMUM ZONING LOT | WIDTH (FT) [2] | AREA (SF) 
---|---|---|---
RS-30 | 30,000 | 100 | 

NOTES:
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which it is located shall be exempt from setback requirements.
[2] Cul-de-sac lots shall be exempt from lot width requirements.
[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the side lot setback.
[4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Developments.

FIGURE 4.5.4.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-30 DISTRICT

Section 6. Section 4.5.5.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

TABLE 4.5.5: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-20 DISTRICT

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM ZONING LOT</th>
<th>MINIMUM SETBACKS</th>
<th>MAXIMUM IMPERVIOUS</th>
</tr>
</thead>
</table>

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.
**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.

### FIGURE 4.5.5.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-20 DISTRICT

**Section 7.** Section 4.5.6.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>Minimum Zoning Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RS-20</strong></td>
<td>20,000 SF</td>
</tr>
<tr>
<td>WIDTH (FT) [2]</td>
<td>30</td>
</tr>
<tr>
<td>FRONT (FT) [3]</td>
<td>30</td>
</tr>
<tr>
<td>REAR (FT)</td>
<td>7</td>
</tr>
<tr>
<td>ONE SIDE (FT)</td>
<td>20</td>
</tr>
<tr>
<td>COMBINED (FT)</td>
<td>20</td>
</tr>
<tr>
<td>STREET (FT) [4]</td>
<td>No Limit</td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
<td>40</td>
</tr>
</tbody>
</table>

**NOTES:**

1. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
2. Cul-de-sac lots shall be exempt from lot width requirements.
3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than ten (10) feet from the requirements of the zoning district in which the lot is located.
4. Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development In GMA 2 (W).
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.

**FIGURE 4.5.6.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-15 DISTRICT**

Section 8. Section 4.5.7.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM ZONING LOT AREA (SF)</th>
<th>WIDTH (FT) [2]</th>
<th>MINIMUM SETBACKS</th>
<th>SIDE [1]</th>
<th>MAXIMUM IMPERVIOUS SURFACE COVER (%)</th>
<th>MAXIMUM HEIGHT (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-15</td>
<td>15,000</td>
<td>85</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

UDO-CC3 Ordinance 8 June 2020
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.

### FIGURE 4.5.7.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-12 DISTRICT

**Section 9.** Section 4.5.8.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM ZONING LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AREA (SF)</td>
</tr>
<tr>
<td>RS-9</td>
<td>9,000</td>
</tr>
<tr>
<td></td>
<td>WIDTH (FT) [2]</td>
</tr>
<tr>
<td></td>
<td>65</td>
</tr>
</tbody>
</table>

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.
NOTES:
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.
[2] Cul-de-sac lots shall be exempt from lot width requirements.
[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not de
[4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Develop

**FIGURE 4.5.8.B: GENERAL DIMENSIONAL REQUIREMENTS – RS-9 DISTRICT**

![Diagram showing general dimensional requirements for RS-9 district]

**Section 10.** Section 4.5.9.B, General Dimensional Requirements, is amended as follows:

**B. GENERAL DIMENSIONAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>TABLE 4.5.9: GENERAL DIMENSIONAL REQUIREMENTS IN THE RS-7 DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ZONING DISTRICT</strong></td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>RS-7</td>
</tr>
</tbody>
</table>

NOTES:
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

NOTE: Items to be removed are indicated with a strike-through; 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.
Section 11. Section 4.5.10.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>RSQ ZONING DISTRICT/USE</th>
<th>MINIMUM ZONING LOT AREA (SF)</th>
<th>WIDTH (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>5,000</td>
<td>40</td>
</tr>
<tr>
<td>Duplex</td>
<td>7,000</td>
<td>50</td>
</tr>
<tr>
<td>Twin Homes</td>
<td>[4]</td>
<td>[4]</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th></th>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Building Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Triplex</td>
<td>9,000</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td>Quadruplex</td>
<td>11,000</td>
<td></td>
<td>60</td>
</tr>
<tr>
<td>3- or 4-Unit Townhouse</td>
<td>[5]</td>
<td></td>
<td>[5]</td>
</tr>
<tr>
<td>Other</td>
<td>11,000</td>
<td></td>
<td>60</td>
</tr>
</tbody>
</table>

**NOTES:**

[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the entrance is located shall be the same as for the main entrance.

[2] Cul-de-sac lots shall be exempt from lot width requirements.

[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the setback requirement.

[4] Lot area, lot width, and building setbacks for Twin Homes shall be the same as for Duplex, however the land under units may differ.

[5] Lot area, lot width and building setbacks for three- and four-Unit Townhouses shall be the same as for Quadruplex, however, the land under units may differ.

[6] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development.

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**FIGURE 4.5.10.B: GENERAL DIMENSIONAL REQUIREMENTS – RSQ DISTRICT**

**SINGLE FAMILY:**

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**NOTE:** Items to be removed are indicated with a strike-through; 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.
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.

UDO-CC3 Ordinance 13 June 2020
QUADRAPLEX:

3- OR 4- UNIT TOWNHOUSE:

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.
Section 12. Section 4.5.10.C, Supplementary District Requirements, is amended as follows:

C. SUPPLEMENTARY DISTRICT REQUIREMENTS

1. PARKING IN SIDE OR REAR
   a. LOTS IN FORSYTH COUNTY (F)
      i. All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that, due to lot size, shape, or topographic features, some or all parking cannot be placed to the side or rear.
      ii. All parking shall be set back at least five (5) feet off the property line.
      iii. The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of Table 6.3.2A.3.a, Type I Bufferyard.
      iv. The provisions of this section shall not apply to single family dwellings.
   b. LOTS IN WINSTON-SALEM
      i. All off-street parking shall be provided to the side or rear of the principal building(s) unless the Planning staff determines that, due to lot size, shape, or topographic features, some or all parking cannot be placed to the side or rear.
      ii. All parking shall be set back at least five (5) feet off the property line.
iii. The intervening five (5) feet shall be landscaped to meet the type I bufferyard standards of Section 6.3, Bufferyard Standards.

iv. The provisions of this section shall not apply to single family dwellings with lot widths sixty (60) feet wide or greater at the building line.

v. Lots less than sixty (60) feet wide at the building line shall be permitted only one driveway connection to the street with a maximum driveway width of twelve (12) feet measured at the right-of-way. (W)
Section 13. Section 4.5.11.B, General Dimensional Requirements, is amended as follows:

### B. GENERAL DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>ZONING DISTRICT/USE</th>
<th>AREA (SF)</th>
<th>WIDTH (FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>5,000</td>
<td>40</td>
</tr>
<tr>
<td>Duplex</td>
<td>7,000</td>
<td>50</td>
</tr>
<tr>
<td>Twin Homes</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Triplex Multi-family</td>
<td>9,000</td>
<td>60</td>
</tr>
<tr>
<td>Quadraplex Multi-family</td>
<td>11,000</td>
<td>60</td>
</tr>
<tr>
<td>3- or 4-Unit Townhouse</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Other</td>
<td>11,000</td>
<td>60</td>
</tr>
</tbody>
</table>

NOTES:
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the entrance is located shall be increased by fifteen (15) feet.
[3] Buildings must be spaced a minimum of fifteen (15) feet from side to side, fifteen (15) feet from side to rear and thirty (30) feet from front to side.
[4] Cul-de-sac lots shall be exempt from lot width requirements.
[5] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease setback.
[6] Buildings must be spaced a minimum twenty (20) feet from side to side, twenty (20) feet from side to rear and forty (40) feet from front to side.
[7] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development.
FIGURE 4.5.11.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-5 DISTRICT

SINGLE FAMILY:

DUPLEX:

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.
TWIN HOMES:

- 40’ MAXIMUM HEIGHT
- 7,000 SF MINIMUM LOT AREA
- 15’ COMBINED MINIMUM SIDE SETBACK
- 10’ ONE SIDE MINIMUM SETBACK
- 15’ MINIMUM SIDE SETBACK IF SIDE LOT LINE IS ADJACENT TO STREET

TRIPLEX:

- 40’ MAXIMUM HEIGHT
- 9,000 SF MINIMUM LOT AREA
- 20’ COMBINED MINIMUM SIDE SETBACK
- 15’ MINIMUM REAR SETBACK
- 10’ ONE SIDE MINIMUM SETBACK
- 15’ MINIMUM SIDE SETBACK IF SIDE LOT LINE IS ADJACENT TO STREET

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.
3- OR 4- UNIT TOWNHOUSE:

- 40' MAXIMUM HEIGHT
- 9,000 SF MINIMUM LOT AREA
- 20' COMBINED MINIMUM SIDE SETBACK
- 15' MINIMUM SETBACK IF SIDE LOT LINE IS ADJACENT TO STREET
- 10' ONE SIDE MINIMUM SETBACK

OTHER:

- 40' MAXIMUM HEIGHT
- 11,000 SF MINIMUM LOT AREA
- 20' COMBINED MINIMUM SIDE SETBACK
- 10' ONE SIDE MINIMUM SETBACK
- 15' MINIMUM SIDE SETBACK IF SIDE LOT LINE IS ADJACENT TO STREET

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.
Section 14. Section 4.5.12.B, General Dimensional Requirements, is amended as follows:

B. GENERAL DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>ZONING DISTRICT/USE</th>
<th>MINIMUM ZONING LOT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AREA (SF)</td>
</tr>
<tr>
<td>RM-8</td>
<td>8,000</td>
</tr>
</tbody>
</table>

NOTES:
[1] Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the entrance is located shall be increased 10 feet for each additional story above the first floor.
[2] Cul-de-sac lots shall be exempt from lot width requirements.
[3] Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not result in a setback that is less than the minimum setback as shown above.
[4] Residential structures in GMA 2 shall meet the requirements of Section 6.4.2, Supplementary Standards For Residential Development.

FIGURE 4.5.12.B: GENERAL DIMENSIONAL REQUIREMENTS – RM-8 DISTRICT

Section 15. This ordinance shall be effective upon adoption.

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.
REQUEST

This text amendment is proposed by Planning and Development Services staff to amend the UDO ClearCode to include graphics for various ordinance provisions. The amendment focuses on improving the clarity of the UDO through illustrating selected ordinance provisions in a visually appealing format that will provide another method of explaining regulations to code users.

BACKGROUND

Adding graphics to the UDO was one of the main recommendations of the UDO Code Assessment completed by CodeWright Planners in 2018. Our UDO currently includes few graphics, and the Code Assessment recommended illustrative graphics as a tool for increasing the clarity of the ordinance. To implement this recommendation, the Planning Board included the development of a set of uniform UDO graphics in its 2019-20 work program.

Initially, staff anticipated using a consultant to prepare these illustrative graphics, and an RFP was released in fall 2019. However, none of the submitted proposals met the expectations of staff regarding the number and quality of graphics that would be prepared. Accordingly, staff decided to prepare these graphics “in-house,” and the upshot of this decision is that staff has been able to maintain greater control over the graphic development process and make edits in a timely fashion.

ANALYSIS

Staff identified specific sections of the UDO where clarifying graphics would be most beneficial and determined the proper type of graphic for each situation, developing a cohesive graphic style to be used throughout the ordinance. The proposed graphics aim to find a balance between being abstract, like a blueprint, and being literal, like a photograph. These isometric drawings provide the necessary perspective to give a simple three-dimensional understanding of the code while allowing for the dimensional relationships between objects to be conveyed. A color scheme for the graphics was developed which complements the appearance of the UDO. Ordinance provisions are further highlighted using line weights, fonts, and consistent symbols.

Staff presented an initial set of UDO graphics to the Forsyth County Quarterly Development Forum and a sub-group of the Winston-Salem Neighborhood Alliance this past winter. Both of these stakeholders were pleased with the direction of the graphics, and staff continued to refine them through discussions with our Permit Office and Land Use Administration staff in recent months.
The 24 graphics included in this text amendment represent the initial set of UDO illustrations. Staff proposes adopting these illustrative graphics in batches as they are completed, so the graphics may be added to the UDO as quickly as possible. Staff will continue working on additional ordinance graphics in the coming fiscal year and will bring additional text amendments to the Planning Board.

Overall, staff believes these illustrative graphics will be beneficial to code users who find the legal language of the UDO difficult to understand.

**RECOMMENDATION:** APPROVAL
Dakota Pahel-Short gave the staff report and explained how incorporating graphics into the UDO would further increase visual appeal and user-friendliness. Dakota showed some examples of graphics that he has been putting together for the past few months.

Melynda Dunigan noted that it would be beneficial to the reader if each graphic were labeled so that the reader would not have to hunt for the dimensional requirements to figure out if it were for single family or multi-family. Aaron stated that Dakota would check his records, and if they are not already in there, staff could add them.

Jack Steelman asked for an explanation as to why an illustration for rear yard parking is included on only one of the drawings. Dakota stated that it was likely due to specific dimensional requirements that were not present in the other set of graphics that are currently being released. Kirk Ericson added that this was not meant to be an exhaustive illustration of every principle in Section 4 of the UDO at this point.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Brenda Smith

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None
EXCUSED: None

MOTION: Clarence Lambe recommended approval of the text amendment.
SECOND: Jason Grubbs
VOTE:
  FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
       Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman
  AGAINST: None
  EXCUSED: None

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Aaron King
Director of Planning and Development Services