**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>July 22, 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Text Amendment proposed by City-County Planning and Development Services staff at the request of the Winston-Salem City Council

**SUMMARY OF INFORMATION:**

Zoning text amendment proposed by proposed by City-County Planning and Development Services staff at the request of the Winston-Salem City Council to revise Chapter B of the *Unified Development Ordinances* (UDO) to amend uses permitted within certain zoning districts (UDO-263).

**PLANNING BOARD ACTION:**

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>NOT REQUIRED</td>
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</table>
STAFF REPORT

DOCKET #  UDO-263
STAFF:    Aaron King

REQUEST

Text amendment proposed by Planning and Development Services staff at the request of the Winston-Salem City Council to revise chapter B of the Unified Development Ordinances (UDO) to amend the various permitted uses allowed within zoning districts (UDO-263).

BACKGROUND

At the December 1, 2014 City Council meeting and again at the January 20, 2015 Council meeting, questions were raised by Council Member MacIntosh about the appropriateness of some permitted uses in various zoning districts. Also at the January 20th Council meeting, Council Member Besse requested that Planning staff specifically review the uses allowed in the IP (Institutional/Public) district. Subsequently, Planning staff reviewed all zoning districts and the permitted uses allowed within them. Staff compiled a list of potential revisions that would remove permitted uses from zoning districts where they did not appear to be appropriate.

Planning staff presented a comprehensive list of proposed changes to the Community Development/Housing/General Government Committee during their April and May meetings. Subsequent to said meetings, staff has revised the list of changes to reflect comments made by Council Members during the discussion, and the Committee agreed that these proposed revisions should go forward as a UDO text amendment.

ANALYSIS

The proposed changes to the Permitted Use Table serve as a periodic refinement to ensure that the UDO continues to function adequately. Many of the proposed changes remove land uses that are: (1) not compatible with the purpose statement of the underlying zoning district; or (2) are not compatible with residential properties that are typically located near the zoning district permitting said use. Several other revisions bring the approval process for certain uses in-line with other similar uses.

RECOMMENDATION

APPROVAL

Note: The following ordinance contains a list of all proposed changes—sorted by zoning district. Also attached to this report for reference purposes are comprehensive lists of uses allowed in each zoning district that also reflect the proposed revisions.
Aaron King presented the staff report.

PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

During discussion by the Planning Board, the following points were made:

Heliports and helistops are different uses. The closest thing to a helistop would be what is on top of Baptist Hospital. However, that is zoned C (Campus) so it would not be impacted by these changes.

If a business wanted to provide on-site child care for its employees, it would be considered an accessory use and could still be done.

The decision was made to eliminate small home and large home day care from the MRB (Major Retail & Business) district because those uses have to be in single family homes which aren’t allowed in the MRB district.

No accessory uses have been eliminated.

MOTION:  Paul Mullican moved approval of the text amendment.
SECOND:  Clarence Lambe

VOTE:
  FOR:  Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger
  AGAINST:  None
  EXCUSED:  None

____________________________
A. Paul Norby, FAICP
Director of Planning and Development Services
UDO-263
AN ORDINANCE REVISING THE UNIFIED DEVELOPMENT ORDINANCES TO AMEND THE VARIOUS PERMITTED USES ALLOWED WITHIN ZONING DISTRICTS

Be it ordained by the City Council of the City of Winston-Salem, North Carolina, that the Unified Development Ordinances (UDO) is hereby amended as follows:

Section 1. Chapter B – Zoning Ordinance, Article II – Zoning Districts, Official Zoning Maps and Uses is amended as follows:

Chapter B – Zoning Ordinance
Article II – Zoning Districts, Official Zoning Maps and Uses

Amend Table B.2.6 (“Permitted Uses”) to reflect the following revisions:

***For reference only: (Z) = Permit from Zoning Officer; (P) = Planning Board Review; (A) = Board of Adjustment Special Use Permit; (E) = Elected Body Special Use Permit***

***For reference only: (W) = use allowed in Winston-Salem jurisdiction only; (F) = use allowed in Forsyth County jurisdiction only***

**Campus (C) District**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Correctional Institution (Z)</td>
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</tr>
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</table>

**Central Business (CB) District**

<table>
<thead>
<tr>
<th>Existing</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
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</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Building Contractors, General (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Motor Vehicle, Repair and Maintenance (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Motorcycle Dealer (Z)</td>
<td>Change to Board of Adjustment SUP (A)</td>
</tr>
<tr>
<td>Nursery, Lawn and Garden Supply Store, Retail (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Shooting Range, Indoor (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Residential Building, Townhouse (P)</td>
<td>Change to Permit from Zoning Officer (Z)</td>
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</table>

**Central Industrial (CI) District**

<table>
<thead>
<tr>
<th>Existing</th>
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<tbody>
<tr>
<td>Adult Establishment (F) (Z)</td>
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</tr>
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<td>Agricultural Production, Crops (F) (Z)</td>
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<td>Existing</td>
<td>Proposed</td>
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<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
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<tr>
<td>Building Contractors, Heavy (Z)</td>
<td>Delete use</td>
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<tr>
<td>Building Materials Supply (Z)</td>
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<tr>
<td>Car Wash (Z)</td>
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<tr>
<td>Cemetery (Z)</td>
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<tr>
<td>Motor Vehicle, Body or Paint Shop (Z)</td>
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<tr>
<td>Motor Vehicle, Repair and Maintenance (Z)</td>
<td>Delete use</td>
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<tr>
<td>Motor Vehicle, Storage Yard (Z)</td>
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<tr>
<td>Motorcycle Dealer (Z)</td>
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<td>Nursery, Lawn and Garden Supply Store, Retail (Z)</td>
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<tr>
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<td>Recycling Center (Z)</td>
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<tr>
<td>Recycling Plant (Z)</td>
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<tr>
<td>Restaurant (with drive-through service) (Z)</td>
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</tr>
<tr>
<td>Storage and Salvage Yard (Z)</td>
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<tr>
<td>Storage Services, Retail (F) (Z)</td>
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<td>Storage Services, Retail (W) (Z)</td>
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<tr>
<td>Terminal, Freight (Z)</td>
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<td>Warehousing (Z)</td>
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<td>Wholesale Trade B (Z)</td>
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<tr>
<td>Correctional Institution (P)</td>
<td>Change to Elected Body SUP (E)</td>
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<tr>
<td>Landfill, Construction &amp; Demolition (W) (P)</td>
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<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
<td>Delete use</td>
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<tr>
<td>Meat Packing Plant (P)</td>
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<tr>
<td>Borrow Site (A)</td>
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<tr>
<td>Dirt Storage (A)</td>
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### Corporate Park Office (CPO) District

<table>
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<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
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### General Business (GB) District

<table>
<thead>
<tr>
<th>Existing</th>
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<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
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</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Correctional Institution (Z)</td>
<td>Change to Elected Body SUP (E)</td>
</tr>
<tr>
<td>Residential Building, Duplex (Currently not allowed in district)</td>
<td>Allow as a Planning Board Review (P)</td>
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<tr>
<td>---------------------------------------------------------------</td>
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<tr>
<td>Residential Building, Twin Home</td>
<td>Allow as a Planning Board Review (P)</td>
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**General Industrial (GI) District**

<table>
<thead>
<tr>
<th>Existing</th>
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</thead>
<tbody>
<tr>
<td>Child Care, Drop-In (Z)</td>
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<tr>
<td>Restaurant (with drive-through service) (Z)</td>
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<tr>
<td>Restaurant (without drive-through service) (Z)</td>
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<tr>
<td>Shelter for the Homeless (E)</td>
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**Highway Business (HB) District**

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<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
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<tr>
<td>Correctional Institution (Z)</td>
<td>Change to Elected Body SUP (E)</td>
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<tr>
<td>Storage and Salvage Yard (Z)</td>
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**Institutional & Public (IP) District**

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<tbody>
<tr>
<td>Academic Biomedical Research Facility (Z)</td>
<td>Change to Planning Board Review (P)</td>
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<tr>
<td>Animal Shelter, Public (Z)</td>
<td>Change to Elected Body SUP (E)</td>
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<tr>
<td>College or University (Z)</td>
<td>Change to Board of Adjustment SUP (A)</td>
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<tr>
<td>Family Group Home A (Currently not allowed in district)</td>
<td>Allow as a Permit from Zoning Officer (Z)</td>
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<tr>
<td>Park and Shuttle Lot (Z)</td>
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<td>Recreation Services, Indoor (Z)</td>
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<tr>
<td>Recreation Services, Outdoor (Z)</td>
<td>Change to Board of Adjustment SUP (A)</td>
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<tr>
<td>Club or Lodge (P)</td>
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<td>Family Group Home C (P)</td>
<td>Change to Board of Adjustment SUP (A)</td>
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<tr>
<td>Helistop (A)</td>
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<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
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<tr>
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**Limited Business (LB) District**

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<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
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<tr>
<td>Borrow Site (A)</td>
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<tr>
<td>Dirt Storage (A)</td>
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</tbody>
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**Limited Office (LO) District**

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<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
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<tr>
<td>Planned Residential Development (Currently not allowed in district)</td>
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<tr>
<td>Shelter for the Homeless (E)</td>
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**Manufactured Housing (MH) Development District**

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<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
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**Major Retail & Business (MRB-S) Special Use District**

<table>
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<tr>
<td>Adult Day Care Home (Z)</td>
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<tr>
<td>Animal Shelter, Public (Z)</td>
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<tr>
<td>Bed and Breakfast (Z)</td>
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<tr>
<td>Boarding or Rooming House (Z)</td>
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<tr>
<td>Building Contractors, General (Z)</td>
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<tr>
<td>Child Day Care, Large Home (Z)</td>
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<td>Child Day Care, Small Home (Z)</td>
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</tr>
<tr>
<td>Family Group Home B (Z)</td>
<td>Delete use</td>
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<tr>
<td>Family Group Home C (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Group Care Facility A (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Group Care Facility B (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Motor Vehicle, Body or Paint Shop (Z)</td>
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<tr>
<td>School, Private (Z)</td>
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<tr>
<td>School, Public (Z)</td>
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<tr>
<td>Shelter for the Homeless (E)</td>
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<tr>
<td>Access Easement, Private Off-Site (E)</td>
<td>Change to Permit from Zoning Officer (Z)</td>
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### Mixed Use (MU-S) Special Use District

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<th>Proposed</th>
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<tbody>
<tr>
<td>Adult Establishment (F) (Z)</td>
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<tr>
<td>Building Contractors, General (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Building Contractors, Heavy (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Cemetery (Z)</td>
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</tr>
<tr>
<td>Correctional Institution (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Fish Hatchery (Z)</td>
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</tr>
<tr>
<td>Fraternity or Sorority (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Fuel Dealer (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Group Care Facility A (Z)</td>
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</tr>
<tr>
<td>Group Care Facility B (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Helistop (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (Z)</td>
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</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Motor Vehicle, Body or Paint Shop (Z)</td>
<td>Delete use</td>
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<tr>
<td>Motor Vehicle, Storage Yard (Z)</td>
<td>Delete use</td>
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<tr>
<td>Wholesale Trade B (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Airport, Private (P)</td>
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</tr>
<tr>
<td>Child Care Institution (P)</td>
<td>Change to Permit from Zoning Officer (Z)</td>
</tr>
<tr>
<td>Family Group Home B (P)</td>
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<tr>
<td>Family Group Home C (P)</td>
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<tr>
<td>Planned Residential Development (P)</td>
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</tr>
<tr>
<td>Residential Building, Multifamily (P)</td>
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</tr>
<tr>
<td>Residential Building, Townhouse (P)</td>
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</tr>
<tr>
<td>Access Easement, Private Off-Site (E)</td>
<td>Change to Permit from Zoning Officer (Z)</td>
</tr>
</tbody>
</table>

### Neighborhood Office (NO) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
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</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
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### Neighborhood Shopping Center Business (NSB) District

<table>
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<tr>
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</tr>
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<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
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</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Building Materials Supply (Z)</td>
<td>Delete use</td>
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<tr>
<td>Kennel, Outdoor (F) (Z)</td>
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<tr>
<td>Motorcycle Dealer (Z)</td>
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</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (P)</td>
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</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Borrow Site (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Dirt Storage (A)</td>
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</tr>
<tr>
<td>Helistop (A)</td>
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<tr>
<td>Riding Stable (A)</td>
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**Pedestrian Business (PB) District**

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<tr>
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<tbody>
<tr>
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<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
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<tr>
<td>Fraternity or Sorority (Z)</td>
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<tr>
<td>Nursery, Lawn and Garden Supply Store, Retail (Z)</td>
<td>Delete use</td>
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<tr>
<td>Shooting Range, Indoor (F) (Z)</td>
<td>Delete use</td>
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<tr>
<td>Correctional Institution (P)</td>
<td>Delete use</td>
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<tr>
<td>Group Care Facility B (P)</td>
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</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (P)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Borrow Site (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Dirt Storage (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

**Residential Multifamily 5 units/acre (RM5) District**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

**Residential Multifamily 8 units/acre (RM8) District**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>
### Residential Multifamily 12 units/acre (RM12) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Multifamily 18 units/acre (RM18) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Multifamily Unlimited Density (RMU) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Single Family 7,000sf lot size (RS7) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Single Family 9,000sf lot size (RS9) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>
### Residential Single Family 12,000sf lot size (RS12) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Single Family 15,000sf lot size (RS15) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Single Family 20,000sf lot size (RS20) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill, Construction and Demolition (W) (A)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Residential Single Family Quadruplex (RSQ) District

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural Production, Crops (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Agricultural Production, Livestock (F) (Z)</td>
<td>Delete use</td>
</tr>
<tr>
<td>Landfill, Land Clearing/Inert Debris (W) (A)</td>
<td>Delete use</td>
</tr>
</tbody>
</table>

### Section 2.
This ordinance shall be effective upon adoption.
USES ALLOWED IN THE C ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
- Academic Biomedical Research Facility
- Academic Medical Center
- Child Care, Drop-In
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- College or University
- Correctional Institution
- Family Group Home A
- Family Group Home B
- Family Group Home C
- Fraternity or Sorority
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospice and Palliative Care
- Hospital or Health Center
- Life Care Community
- Museum or Art Gallery
- Nursing Care Institution
- Police or Fire Station
- School, Private
- School, Public
- School, Vocational or Professional
- Transmission Tower
- Urban Agriculture (W)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
- Child Care Institution
- Child Day Care Center

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
- Landfill, Land Clearing/Inert Debris (W)
- Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
- Access Easement, Private Off-Site
USES ALLOWED IN THE CB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Food or Drug Store
Fraternity or Sorority
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Library, Public
Motor Vehicle, Repair and Maintenance
Motorcycle Dealer – Change to BOA SUP
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Multifamily
Residential Building, Single Family
Restaurant (without drive-through service)
USES ALLOWED IN THE CB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Retail Store
School, Vocational or Professional Services A
Services B
Shooting Range, Indoor (F)
Shopping Center
Shopping Center, Small
Stadium, Coliseum, or Exhibition Building
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower
Utilities
Wholesale Trade A

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Family Group Home B
Family Group Home C
Group Care Facility A
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Life Care Community
Residential Building, Townhouse – Change to Permit from Zoning Officer
School, Private
School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Child Care Institution
Helistop
Motor Vehicle, Rental and Leasing
Postal Processing Facility

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Correctional Institution
Entertainment Facility, Large (W)
Shelter for Homeless

Uses Allowed in CB
Revised 6/24/2015
USES ALLOWED IN THE CI ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Adult Day Care Center
Adult Establishment (F)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Child Care, Sick Children
Child Day Care Center
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Food or Drug Store
Fuel Dealer
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Library, Public
Manufacturing A
Manufacturing B
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer – Change to Board of Adjustment SUP
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
USES ALLOWED IN THE CI ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Nursing Care Institution
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
Residential Building, Multifamily
Residential Building, Townhouse
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Private
School, Public
School, Vocational or Professional
Services A
Services B
Shopping Center
Shopping Center, Small
Signs, Off-Premises
Stadium, Coliseum, or Exhibition Building
Storage and Salvage Yard
Storage Services, Retail (F)
Storage Services, Retail (W)
Swimming Pool, Private
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Theater, Indoor
Transmission Tower
Utilities
Warehousing
Wholesale Trade A
Wholesale Trade B
USES ALLOWED IN THE CI ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Correctional Institution – Change to Elected Body SUP
Heliport
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Meat Packing Plant

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow-Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
USES ALLOWED IN THE CPO ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Banking and Financial Services
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
College or University
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Manufacturing A
Motor Vehicle, Rental and Leasing Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Restaurant (without drive-through service)
School, Vocational or Professional Services A
Testing and Research Lab
Transmission Tower (see UDO)
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Airport, Private
Child Care, Sick Children
Child Day Care Center
Heliport
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop
Transmission Tower
USES ALLOWED IN THE CPO ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
USES ALLOWED IN THE GB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Adult Establishment (F)
Adult Establishment (W)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Correctional Institution – Change to Elected Body SUP
Food or Drug Store
Fraternity or Sorority
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Kennel, Outdoor (F)
Library, Public
Manufacturing A
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance

Uses Allowed in GB

Revised 6/24/2015
USES ALLOWED IN THE GB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Services B
Shooting Range, Indoor (F)
Shopping Center
Shopping Center, Small
Stadium, Coliseum, or Exhibition Building
Storage Services, Retail (F)
Storage Services, Retail (W)
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower
Urban Agriculture (W)
Utilities
Veterinary Services
Warehousing
Wholesale Trade A

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Family Group Home B
Family Group Home C
Group Care Facility A
USES ALLOWED IN THE GB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Group Care Facility B
Landfill, Construction and Demolition (F)
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)
Life Care Community
Residential Building, Multifamily
Residential Building, Townhouse
Add Residential Building, Twin Home and Duplex
School, Private
School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Entertainment Facility, Large (W)
Shelter for Homeless
USES ALLOWED IN THE GI ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Adult Establishment (F)
Adult Establishment (W)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Asphalt and Concrete Plant (F)
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Child Care, Drop In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Kennel, Outdoor (F)
Manufacturing A
Manufacturing B
Manufacturing C
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
Restaurant (with drive through service)
USES ALLOWED IN THE GI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Restaurant (without drive-through service)
School, Vocational or Professional Services A
Services B
Shooting Range, Indoor (F)
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail (F)
Storage Services, Retail (W)
Storage Trailer
Terminal, Bus or Taxi
Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture (W)
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition (F)
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Airport, Public
Borrow Site
Dirt Storage
Helistop
Landfill, Sanitary (F)
Shooting Range, Outdoor (F)
USES ALLOWED IN THE GI ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant (W)
Hazardous Waste Management Facility
Landfill, Sanitary (W)
Mining, Quarry, or Extractive Industry
Shelter for Homeless
USES ALLOWED IN THE HB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Convenience Store
Correctional Institution – Change to Elected Body SUP
Electronic Sweepstakes Operation (W)
Food or Drug Store
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Kennel, Outdoor (F)
Library, Public
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
USES ALLOWED IN THE HB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recreational Vehicle Park
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Services B
Shooting Range, Indoor (F)
Shopping Center
Shopping Center, Small
Signs, Off-Premises
Stadium, Coliseum, or Exhibition Building
Storage and Salvage Yard
Storage Services, Retail (F)
Storage Services, Retail (W)
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Drive-In
Theater, Indoor
Transmission Tower
Urban Agriculture (W)
Utilities
Veterinary Services
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition (F)
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)
School, Private
School, Public

Uses Allowed in HB
Revised 6/24/2015
USES ALLOWED IN THE HB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
- Borrow Site
- Dirt Storage
- Helistop
- Landfill, Sanitary (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
- Access Easement, Private Off-Site
- Entertainment Facility, Large (W)
USES ALLOWED IN THE IP ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility – Change to PBR
Animal Shelter, Public – Change to Elected Body SUP
Cemetery
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
College or University- Change to BOA SUP
Family Group Home A - Add
Funeral Home
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospice and Palliative Care
Library, Public
Museum or Art Gallery
Nursing Care Institution
Park and Shuttle Lot – Change to PBR
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor – Change to BOA SUP
Recreation Services, Outdoor – Change to BOA SUP
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO)
Urban Agriculture (W)
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Church or Religious Institution, Community
Club or Lodge – Change to BOA SUP
Family Group Home B
Family Group Home C – Change to BOA SUP
Planned Residential Development
School, Private
School, Public
School, Vocational or Professional

Uses Allowed in IP Revised 6/24/2015
USES ALLOWED IN THE IP ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Helistop
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
USES ALLOWED IN THE LB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Car Wash
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
Combined Use
Convenience Store
Food or Drug Store
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Kennel, Indoor
Kennel, Outdoor (F)
Library, Public
Limited Campus Uses
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Shopping Center
Shopping Center, Small
USES ALLOWED IN THE LB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Transmission Tower (see UDO)
Urban Agriculture (W)
Utilities
Veterinary Services

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
School, Private
School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Borrow Site
Dirt Storage
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM Elected BODY (E)

Access Easement, Private Off-Site
USES ALLOWED IN THE LO ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Banking and Financial Services
Bed and Breakfast
Church or Religious Institution, Neighborhood
Combined Use
Family Group Home A
Family Group Home B
Funeral Home
Government Offices, Neighborhood Organization, or Post Office
Hospice and Palliative Care
Library, Public
Limited Campus Uses
Museum or Art Gallery
Offices
Park and Shuttle Lot
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO)
Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Group Care Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Residential Building, Multifamily
Residential Building, Townhouse
Add Planned Residential Development

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Kennel, Outdoor (F)
Transmission Tower (see UDO)
Veterinary Services
USES ALLOWED IN THE LO ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Kennel, Indoor
Shelter for Homeless
USES ALLOWED IN THE MH ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Manufactured Home, Class A
Manufactured Home, Class B (F)
Manufactured Home, Class B (W)
Manufactured Home, Class C (F)
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Golf Course
Manufactured Housing Development
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Church or Religious Institution, Community
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Transmission Tower (W)
USES ALLOWED IN THE MRB-S ZONING DISTRICT

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Medical Center
Adult Day Care Center
Adult Day Care Home
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Child Care, Drop-In
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Child Day Care, Small Home
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Family Group Home A
Family Group Home B
Family Group Home C
Food or Drug Store
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Group Care Facility A
Group Care Facility B
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospice and Palliative Care
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Library, Public
Life Care Community
Limited Campus Uses
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing

Uses Allowed in MRB-S
Revised 6/24/2015
USES ALLOWED IN THE MRB-S ZONING DISTRICT

Motor Vehicle, Repair and Maintenance
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Outdoor Display Retail
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Multifamily
Residential Building, Townhouse
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Developments Larger than 125,000 sf
Retail Store
School, Private
School, Public
School, Vocational or Professional
Services A
Services B
Shopping Center
Shopping Center, Small
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower
Veterinary Services
Wholesale Trade A

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
None

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
None

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Shelter for Homeless
Access Easement, Private Off-Site – Change to Permit from Zoning Officer
USES ALLOWED IN THE MU-S ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Adult Day Care Center
Adult Day Care Home
Adult Establishment (F)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Car Wash
Cemetary
Child Care, Drop-In
Child Care, Sick Children
Child Day Care Center
Child Day Care, Large Home
Child Day Care, Small Home
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Correctional Institution
Family Group Home A
Fish Hatchery
Fishing, Fee Charged
Food or Drug Store
Fraternity or Sorority
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Group Care Facility A
Group Care Facility B
Habilitation Facility A
USES ALLOWED IN THE MU-S ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
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Habilitation Facility B
Habilitation Facility C
Helistop
Hospice and Palliative Care
Hospital or Health Center
Hotel or Motel
Kennel, Indoor
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Library, Public
Life Care Community
Limited Campus Uses
Manufactured Home, Class A
Manufactured Housing Development
Manufacturing A
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
Riding Stable
School, Private
School, Public
School, Vocational or Professional
Services A
Services B
Shopping Center
Shopping Center, Small
USES ALLOWED IN THE MU-S ZONING DISTRICT
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Stadium, Coliseum, or Exhibition Building
Storage Services, Retail (F)
Storage Services, Retail (W)
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower
Urban Agriculture (W)
Utilities
Veterinary Services
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Child Care Institution – Change to Permit from Zoning Officer
Family Group Home B – Change to Permit from Zoning Officer
Family Group Home C – Change to Permit from Zoning Officer
Planned Residential Development – Change to Permit from Zoning Officer
Residential Building, Multifamily – Change to Permit from Zoning Officer
Residential Building, Townhouse – Change to Permit from Zoning Officer

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
None

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site – Change to Permit from Zoning Officer
USES ALLOWED IN THE NO ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
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USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Combined Use
Government Offices, Neighborhood Organization, or Post Office
Library, Public
Offices
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Limited Campus Uses
Residential Building, Multifamily
Residential Building, Townhouse
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Adult Day Care Center
Banking and Financial Services
Bed and Breakfast
Child Care, Sick Children
Child Day Care Center
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
USES ALLOWED IN THE NSB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Arts and Crafts Studio
Banking and Financial Services
Building Materials Supply
Car Wash
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Convenience Store
Food or Drug Store
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Kennel, Outdoor (F)
Library, Public
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional
Services A
Shopping Center
Shopping Center, Small
Theater, Indoor
Transmission Tower (see UDO)
Utilities
Veterinary Services
USES ALLOWED IN THE NSB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop
Riding Stable
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
USES ALLOWED IN THE PB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Academic Biomedical Research Facility
Academic Medical Center
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Car Wash
Child Care, Drop-In
Child Day Care, Small Home
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Combined Use
Convenience Store
Food or Drug Store
Fraternity or Sorority
Funeral Home
Furniture and Home Furnishings Store
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Library, Public
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail
Nursing Care Institution
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
USES ALLOWED IN THE PB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional Services A
Services B
Shopping Center
Shopping Center, Small
Shooting Range, Indoor (F)
Stadium, Coliseum, or Exhibition Building
Swimming Pool, Private
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Indoor
Transmission Tower (see UDO)
Urban Agriculture (W)
Utilities
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care Institution
Child Care, Sick Children
Child Day Care Center
Correctional Institution
Family Group Home B
Family Group Home C
Group Care Facility A
Group Care Facility B
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Life Care Community
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
USES ALLOWED IN THE PB ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Borrow Site
Dirt Storage
Helistop
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Shelter for Homeless
Storage Services, Retail (W)
USES ALLOWED IN THE RM12 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Bed and Breakfast
Boarding or Rooming House
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Habilitation Facility A
Habilitation Facility B
Library, Public
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Family Group Home C
Fraternity or Sorority
Golf Course
Life Care Community
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Group Care Facility A

Uses Allowed in RM12
Revised 6/24/2015
USES ALLOWED IN THE RM12 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Habilitation Facility C
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RM18 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Adult Day Care Home
- Agricultural Production, Crops (F)
- Agricultural Production, Livestock (F)
- Bed and Breakfast
- Boarding or Rooming House
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Habilitation Facility A
- Habilitation Facility B
- Library, Public
- Nursing Care Institution
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private
- Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Child Day Care, Large Home
- Church or Religious Institution, Community
- Family Group Home B
- Family Group Home C
- Fraternity or Sorority
- Golf Course
- Life Care Community
- Limited Campus Uses
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Group Care Facility A
USES ALLOWED IN THE RM18 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Habilitation Facility C
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RM5 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Library, Public
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RM8 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Bed and Breakfast
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Library, Public
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Fraternity or Sorority
Golf Course
Life Care Community
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

Uses Allowed in RM8
Revised 6/24/2015
USES ALLOWED IN THE RM8 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RMU ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
- Adult Day Care Home
- Agricultural Production, Crops (F)
- Agricultural Production, Livestock (F)
- Bed and Breakfast
- Boarding or Rooming House
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Habilitation Facility A
- Habilitation Facility B
- Library, Public
- Nursing Care Institution
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private
- Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
- Child Day Care, Large Home
- Church or Religious Institution, Community
- Family Group Home B
- Family Group Home C
- Fraternity or Sorority
- Golf Course
- Life Care Community
- Limited Campus Uses
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
USES ALLOWED IN THE RMU ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

Group Care Facility A
Habilitation Facility C
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RS12 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RS15 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Fishing, Fee Charged
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RS20 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Kennel, Outdoor (F)
Landfill, Construction and Demolition (W)
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Manufactured Home, Class A
Manufactured Home, Class B (F)
Nursing Care Institution
Park and Shuttle Lot
Riding Stable
Shooting Range, Outdoor (F)
Transmission Tower (F)
Urban Agriculture (W)
USES ALLOWED IN THE RS20 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RS7 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RS9 ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
USES ALLOWED IN THE RSQ ZONING DISTRICT
(F) = Forsyth County Jurisdiction Only
(W) = City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops (F)
Agricultural Production, Livestock (F)
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private
Transmission Tower (see UDO) (F)

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris (W)
Manufactured Home, Class A
Park and Shuttle Lot
Transmission Tower (F)
Urban Agriculture (W)

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
Transmission Tower (W)
WSNA would like to provide the following comments and questions to the Planning Board regarding UDO-263:

Members of the Winston-Salem Neighborhood Alliance see a number of beneficial changes proposed in UDO-263, and so we are generally supportive of this text amendment.

We do note that some "Child Care" options may be deleted, however, and members do have questions and concerns about those changes. WSNA members would like encourage child care options at or near workplaces, and we would like to ensure that the proposed changes would still allow this.

We note that drop-in child care could be deleted from General Industrial (GI) districts. Would that eliminate the ability of an employer to offer on-site child care? If so, we would ask the Planning Board and staff to reconsider.

Likewise, we note that Child Care, Large Home/Small Home could be eliminated from Major Retail and Business (MRB). Is that only because the definition of Large Home or Small Home is not compatible with MRB? Again, we would like to make sure that some sort of child care option would continue to be available at or near workplaces in this category.

In summary, WSNA members support most of the changes proposed in UDO-263, but we do want to ensure that child care options remain available at workplaces.

We thank the Planning Board and staff for their effort and consideration.

Eric Bushnell
on behalf of the Winston-Salem Neighborhood Alliance
The proposed UDO Text Amendment 263 ("Text Amendment") amending the various permitted uses allowed within zoning districts is consistent with the *Legacy Comprehensive Plan* and approval of the Text Amendment is reasonable and in the public interest because said Text Amendment, if approved, will: (1) remove land uses not compatible with the purpose statement of the underlying zoning district; and (2) remove land uses not compatible with residential properties that are typically located near the zoning district permitting said use.