FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: ________________ AGENDA ITEM NUMBER: ____________

SUBJECT:-

A. Public Hearing on UDO Text Amendment proposed by the City-County Planning Board staff to amend Chapters A and B of the *Unified Development Ordinances* to add a definition for "Mobile School Unit" and amend the Use Conditions for "School, Private" and "School, Public" (UDO 145).

B. Approval of Ordinance

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning text amendment.

ATTACHMENTS:- X YES ___ NO

SIGNATURE: ___________________________ DATE:
**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>October 19, 2005</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, AICP, Director of Planning</td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Text Amendment proposed by City-County Planning Board staff

**SUMMARY OF INFORMATION:**

Zoning Text Amendment proposed by the City-County Planning Board staff to amend Chapters A and B of the *Unified Development Ordinances* to add a definition for "Mobile School Unit" and amend the Use Conditions for "School, Private" and "School, Public" (UDO 145).

**PLANNING BOARD ACTION:**

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
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</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>
</tr>
</tbody>
</table>

UDO 145 October 2005
STAFF REPORT

DOCKET #: UDO-145
STAFF: Chris Murphy

REQUEST
UDO Text Amendment proposed by the City-County Planning Board staff to amend Chapters A and B of the Unified Development Ordinances to add a definition for "Mobile School Unit" and amend the Use Conditions for "School, Private" and "School, Public".

BACKGROUND
The Unified Development Ordinances currently require a Planning Board Review (PBR) each time a mobile classroom unit is needed on a public or private school campus. Given the uncertainties in actual student enrollment versus enrollment projections, the Winston-Salem/Forsyth County school system is often caught trying to secure approvals for unexpected numbers of students at the same time they need to be installing the mobile classrooms to ready them for the school year. Although some advanced approvals have been made over the past year, Planning staff sees this issue continuing in the foreseeable future.

In order to address this issue, Planning staff has drafted a text amendment that provides for a tiered approval process. If the proposed design considerations for the mobile classrooms are met, the approval will be handled through the issuance of a Zoning Permit from the Inspections Division. If the design considerations can not be met, then a Planning Board Review application can be submitted whereby the Planning Board may determine whether or not to approve the project based on the submitted site plan.

ANALYSIS
Under the current review process, Planning staff works with the petitioner to ensure that the locations of the proposed mobile classrooms work with the overall design of the site while trying to minimize impacts to surrounding property owners. The proposed design considerations that must be met for an in-house, Zoning Permit review are things that we routinely look for under the current approval process. The following is a summary of the proposed design considerations:

<table>
<thead>
<tr>
<th>Category</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td>40’ from all property lines and no closer to the street(s) than the principal structure;</td>
</tr>
<tr>
<td>Buffering</td>
<td>Standard Bufferyard requirements or alternative compliance provisions;</td>
</tr>
<tr>
<td>Landscaping</td>
<td>2 large variety trees/unit with specifications about where they should be planted.</td>
</tr>
<tr>
<td>Accessibility &amp; Safety</td>
<td>Minimum 5’ wide, hard-surfaced route between principal structure and mobile classrooms. Striped crosswalks where the route crosses parking and drive aisles.</td>
</tr>
</tbody>
</table>
These design considerations are fairly simple to comply with and should result in easier approvals for the petitioners seeking approval for mobile classrooms in both public and private school settings. All new school construction would still require a Planning Board Review (PBR). As is the case now, we would encourage petitioners to identify the location of future mobile classrooms during this PBR approval process.

**RECOMMENDATION**

**APPROVAL.**

Chris Murphy presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

1. Carol Eickmeyer: I have no problem with the public part of this, but do have problems with the part that applies to private schools. The problem is that a lot of private schools are with churches and parking for churches is a problem. I don't feel items "3" and "4" should be exempted. I would like private schools to be treated differently than public schools when it comes to parking. Staff noted that these requirements are currently in the ordinance. The City Attorney's office indicated that public and private schools needed to be treated similarly. Additionally, when private schools are part of a church campus, schools are viewed as accessory uses to the church. The use regulations for churches take priority.

MOTION: Clarence Lambe moved approval of the zoning text amendment.
SECOND: Lavastian Glenn

VOTE:

FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith
AGAINST: None
EXCUSED: None

_____________________
A. Paul Norby, AICP
Director of Planning
UDO-145

AN ORDINANCE AMENDING

CHAPTERS A and B

OF THE UNIFIED DEVELOPMENT ORDINANCES

TO ADD A DEFINITION FOR “MOBILE SCHOOL UNIT” AND AMEND THE USE CONDITIONS FOR “SCHOOL, PRIVATE” AND “SCHOOL, PUBLIC”

Be it ordained by the Board of Commissioners of Forsyth County, North Carolina, that the Unified Development Ordinances are hereby amended as follows:

Section 1. Chapter A, Article II DEFINITIONS is amended by adding the following definition for “MOBILE SCHOOL UNIT”;

MOBILE SCHOOL UNIT. A manufactured building used as classroom space (with or without bathroom facilities), or in support of classroom space, and meeting the requirements of the current edition (with amendments) of the North Carolina State Building Code, Volume 1, for educational occupancy.

Section 2. Chapter B, Article II, Sections 2-5.66 SCHOOL, PRIVATE and 2-5.67 SCHOOL PUBLIC are amended as follows:

2-5.66 SCHOOL, PRIVATE

(A) MINIMUM SITE AREA
The minimum site area for each type of private school shall be not less than the following square footage per pupil:

(1) Elementary School. Elementary School, grades kindergarten through five (5): four hundred (400) square feet;

(2) Secondary School.
    (a) Middle School. Middle School, grades six (6) through eight (8): six hundred (600) square feet; or,
    (b) High School. High School, grades nine (9) through twelve (12): eight hundred (800) square feet.

(3) Combination of Grades and School Types. When a private school provides a combination of above grades and schools, the minimum site area is calculated by prorating the number of pupils for each grade.

(B) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.

UDO 145 October 2005
zoning permit for all School, Private sites provided that the Mobile School Unit meets the requirements of Section 2-5.66(D)(6), and installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.66(D)(6), for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(C) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) **Interior Floor Space.** (F,W,K,C) The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

Interior Floor Space. (L) The minimum interior floor space for each school shall not be less than one hundred (100) square feet per pupil.

(2) **Play Area.** The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.

(3) **Off-Street Loading.** There shall be a minimum of one off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(D) EXEMPTIONS

Exempted from Planning Board review are the following improvements or buildings on school campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet; or,

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

NOTE: Items to be removed are indicated with a *struckthrough*. Items to added are indicated with an _underscore_.

UDO 145 October 2005
(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Private site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

2-5.67 SCHOOL, PUBLIC

The following conditions apply to public schools in all zoning districts where permitted:

(A) **SITE AREA**

The minimum site area for each type of public school shall be based on the following:

(1) **Elementary School.** Elementary School, grades kindergarten through five (5): ten (10) acres plus one acre per one hundred (100) students enrolled;

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UDO 145 October 2005
(2) Secondary School.

(a) Middle School. Middle School, grades six (6) through eight (8): fifteen (15) acres plus one acre per one hundred (100) students enrolled; and,

(b) High School. High School, grades nine (9) through twelve (12): twenty (20) acres plus one acre per one hundred (100) students enrolled.

(B) SCHOOL STADIUMS

(1) Stadiums. A school stadium may be located on the same zoning lot as any public secondary school.

(2) Stadium and Playground Area Setbacks. School stadiums, including the parking areas, or other playground areas, shall be set back not less than fifty (50) feet from the property lines of any adjacent residentially zoned property.

(3) Bufferyards. A fence option bufferyard of type II, as specified in Section 3-5, shall be provided along the side and rear property lines between any school stadium and any property zoned for residential use.

(C) MOBILE SCHOOL UNIT

Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a zoning permit for all School, Public sites provided that the Mobile School Unit meets the requirements of Section 2-5.67(E)(6), and Installation of mobile units shall complies with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.67(E)(6) for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(D) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) Interior Floor Space. The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

(2) Play Area. The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.

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UDO 145 October 2005
(3) **Off-Street Loading.** There shall be a minimum of one (1) off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(4) **State Approval.** The facility plan must be approved by the North Carolina Department of Public Instruction, Division of School Planning and/or the North Carolina Department of Insurance.

(E) **EXEMPTIONS**

Exempted from Planning Board review are the following improvements or buildings on Winston-Salem/Forsyth County School campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

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(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

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(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

Section 3. This ordinance shall be effective upon adoption.
UDO-145
AN ORDINANCE AMENDING
CHAPTERS A and B
OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ADD A DEFINITION FOR “MOBILE SCHOOL UNIT” AND AMEND THE USE CONDITIONS FOR “SCHOOL, PRIVATE” AND “SCHOOL, PUBLIC”

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Section 3. This ordinance shall be effective upon adoption.
UDO-145
AN ORDINANCE AMENDING
CHAPTERS A and B
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TO ADD A DEFINITION FOR “MOBILE SCHOOL UNIT” AND AMEND THE USE
CONDITIONS FOR “SCHOOL, PRIVATE” AND “SCHOOL, PUBLIC”

Be it ordained by the Board of Aldermen of the Town of Kernersville, North Carolina, that the Unified Development Ordinances are hereby amended as follows:

Section 1. Chapter A, Article II DEFINITIONS is amended by adding the following definition for “MOBILE SCHOOL UNIT”;

MOBILE SCHOOL UNIT. A manufactured building used as classroom space (with or without bathroom facilities), or in support of classroom space, and meeting the requirements of the current edition (with amendments) of the North Carolina State Building Code, Volume 1, for educational occupancy.

Section 2. Chapter B, Article II, Sections 2-5.66 SCHOOL, PRIVATE and 2-5.67 SCHOOL PUBLIC are amended as follows:

2-5.66 SCHOOL, PRIVATE

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(2) Secondary School.
   (a) Middle School. Middle School, grades six (6) through eight (8): six hundred (600) square feet; or,
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(3) Combination of Grades and School Types. When a private school provides a combination of above grades and schools, the minimum site area is calculated by prorating the number of pupils for each grade.

(B) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a

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UDO 145 October 2005
zoning permit for all School, Private sites provided that the Mobile School Unit meets the requirements of Section 2-5.66(D)(6), and installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.66(D)(6), for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(C) OTHER REQUIREMENTS IN THE CB DISTRICT

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(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet; or,

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.

UDO 145 October 2005
(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Private site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

2-5.67 SCHOOL, PUBLIC

The following conditions apply to public schools in all zoning districts where permitted:

(A) **SITE AREA**

The minimum site area for each type of public school shall be based on the following:

(1) **Elementary School.** Elementary School, grades kindergarten through five (5): ten (10) acres plus one acre per one hundred (100) students enrolled;

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.

UDO 145 October 2005
(2) *Secondary School.*

(a) **Middle School.** Middle School, grades six (6) through eight (8): fifteen (15) acres plus one acre per one hundred (100) students enrolled; and,

(b) **High School.** High School, grades nine (9) through twelve (12): twenty (20) acres plus one acre per one hundred (100) students enrolled.

(B) **SCHOOL STADIUMS**

(1) **Stadiums.** A school stadium may be located on the same zoning lot as any public secondary school.

(2) **Stadium and Playground Area Setbacks.** School stadiums, including the parking areas, or other playground areas, shall be set back not less than fifty (50) feet from the property lines of any adjacent residentially zoned property.

(3) **Bufferyards.** A fence option bufferyard of type II, as specified in Section 3-5, shall be provided along the side and rear property lines between any school stadium and any property zoned for residential use.

(C) **MOBILE SCHOOL UNIT**

Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a zoning permit for all School, Public sites provided that the Mobile School Unit meets the requirements of Section 2-5.67(E)(6), and installation of mobile units shall complies with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.67(E)(6) for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(D) **OTHER REQUIREMENTS IN THE CB DISTRICT**

(1) **Interior Floor Space.** The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

(2) **Play Area.** The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.
(3) **Off-Street Loading.** There shall be a minimum of one (1) off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(4) **State Approval.** The facility plan must be approved by the North Carolina Department of Public Instruction, Division of School Planning and/or the North Carolina Department of Insurance.

(E) **EXEMPTIONS**

Exempted from Planning Board review are the following improvements or buildings on Winston-Salem/Forsyth County School campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet;

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.
(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Public site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

Section 3. This ordinance shall be effective upon adoption.
UDO-145
AN ORDINANCE AMENDING
CHAPTERS A and B
OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ADD A DEFINITION FOR “MOBILE SCHOOL UNIT” AND AMEND THE USE
CONDITIONS FOR “SCHOOL, PRIVATE” AND “SCHOOL, PUBLIC”

Be it ordained by the Village Council of the Village of Clemmons, North Carolina, that the Unified Development Ordinances are hereby amended as follows:

Section 1. Chapter A, Article II DEFINITIONS is amended by adding the following definition for “MOBILE SCHOOL UNIT”;

MOBILE SCHOOL UNIT. A manufactured building used as classroom space (with or without bathroom facilities), or in support of classroom space, and meeting the requirements of the current edition (with amendments) of the North Carolina State Building Code, Volume 1, for educational occupancy.

Section 2. Chapter B, Article II, Sections 2-5.66 SCHOOL, PRIVATE and 2-5.67 SCHOOL PUBLIC are amended as follows:

2-5.66 SCHOOL, PRIVATE

(A) MINIMUM SITE AREA
The minimum site area for each type of private school shall be not less than the following square footage per pupil:

(1) Elementary School. Elementary School, grades kindergarten through five (5): four hundred (400) square feet;

(2) Secondary School.
   (a) Middle School. Middle School, grades six (6) through eight (8): six hundred (600) square feet; or,
   (b) High School. High School, grades nine (9) through twelve (12): eight hundred (800) square feet.

(3) Combination of Grades and School Types. When a private school provides a combination of above grades and schools, the minimum site area is calculated by prorating the number of pupils for each grade.

(B) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.
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zoning permit for all School, Private sites provided that the Mobile School Unit meets the requirements of Section 2-5.66(D)(6), and Installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.66(D)(6), for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(C) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) **Interior Floor Space.** (F,W,K,C) The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

Interior Floor Space. (L) The minimum interior floor space for each school shall not be less than one hundred (100) square feet per pupil.

(2) **Play Area.** The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.

(3) **Off-Street Loading.** There shall be a minimum of one off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(D) EXEMPTIONS

Exempted from Planning Board review are the following improvements or buildings on school campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet; or,

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.

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(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Private site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

**2-5.67 SCHOOL, PUBLIC**

The following conditions apply to public schools in all zoning districts where permitted:

(A) **SITE AREA**

The minimum site area for each type of public school shall be based on the following:

(1) **Elementary School.** Elementary School, grades kindergarten through five (5): ten (10) acres plus one acre per one hundred (100) students enrolled;
(2) Secondary School.

(a) Middle School. Middle School, grades six (6) through eight (8): fifteen (15) acres plus one acre per one hundred (100) students enrolled; and,

(b) High School. High School, grades nine (9) through twelve (12): twenty (20) acres plus one acre per one hundred (100) students enrolled.

(B) SCHOOL STADIUMS

(1) Stadiums. A school stadium may be located on the same zoning lot as any public secondary school.

(2) Stadium and Playground Area Setbacks. School stadiums, including the parking areas, or other playground areas, shall be set back not less than fifty (50) feet from the property lines of any adjacent residentially zoned property.

(3) Bufferyards. A fence option bufferyard of type II, as specified in Section 3-5, shall be provided along the side and rear property lines between any school stadium and any property zoned for residential use.

(C) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a zoning permit for all School, Public sites provided that the Mobile School Unit meets the requirements of Section 2-5.67(E)(6), and installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.67(E)(6) for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(D) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) Interior Floor Space. The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

(2) Play Area. The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.
(3) **Off-Street Loading.** There shall be a minimum of one (1) off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(4) **State Approval.** The facility plan must be approved by the North Carolina Department of Public Instruction, Division of School Planning and/or the North Carolina Department of Insurance.

(E) **EXEMPTIONS**
Exempted from Planning Board review are the following improvements or buildings on Winston-Salem/Forsyth County School campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

1. **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

2. **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

3. **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

4. **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet;

5. **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

6. **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

   - **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.
(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Public site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

Section 3. This ordinance shall be effective upon adoption.
UDO-145
AN ORDINANCE AMENDING
CHAPTERS A and B
OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ADD A DEFINITION FOR “MOBILE SCHOOL UNIT” AND AMEND THE USE
CONDITIONS FOR “SCHOOL, PRIVATE” AND “SCHOOL, PUBLIC”

Be it ordained by the Board of Aldermen of the Town of Walkertown, North Carolina, that the Unified Development Ordinances are hereby amended as follows:

Section 1. Chapter A, Article II DEFINITIONS is amended by adding the following definition for “MOBILE SCHOOL UNIT”;

**MOBILE SCHOOL UNIT.** A manufactured building used as classroom space (with or without bathroom facilities), or in support of classroom space, and meeting the requirements of the current edition (with amendments) of the North Carolina State Building Code, Volume 1, for educational occupancy.

Section 2. Chapter B, Article II, Sections 2-5.66 SCHOOL, PRIVATE and 2-5.67 SCHOOL PUBLIC are amended as follows:

2-5.66 SCHOOL, PRIVATE

(A) MINIMUM SITE AREA
The minimum site area for each type of private school shall be not less than the following square footage per pupil:

(1) Elementary School. Elementary School, grades kindergarten through five (5): four hundred (400) square feet;

(2) Secondary School.

(a) Middle School. Middle School, grades six (6) through eight (8): six hundred (600) square feet; or,

(b) High School. High School, grades nine (9) through twelve (12): eight hundred (800) square feet.

(3) Combination of Grades and School Types. When a private school provides a combination of above grades and schools, the minimum site area is calculated by prorating the number of pupils for each grade.

(B) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a
zoning permit for all School, Private sites provided that the Mobile School Unit meets the requirements of Section 2-5.66(D)(6), and Installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.66(D)(6), for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(C) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) Interior Floor Space. (F,W,K,C) The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.
Interior Floor Space. (L) The minimum interior floor space for each school shall not be less than one hundred (100) square feet per pupil.

(2) Play Area. The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.

(3) Off-Street Loading. There shall be a minimum of one off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(D) EXEMPTIONS
Exempted from Planning Board review are the following improvements or buildings on school campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) Recreation Improvements. Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) Accessory Buildings. Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) Modification to Parking Lots. Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) New Parking. New parking or pavement areas of less than twenty thousand (20,000) square feet; or,

(5) Utilities. Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.
UDO 145 October 2005
(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Private site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

### 2-5.67 SCHOOL, PUBLIC

The following conditions apply to public schools in all zoning districts where permitted:

(A) **SITE AREA**

The minimum site area for each type of public school shall be based on the following:

(1) **Elementary School.** Elementary School, grades kindergarten through five (5): ten (10) acres plus one acre per one hundred (100) students enrolled;
(2) Secondary School.

(a) **Middle School.** Middle School, grades six (6) through eight (8): fifteen (15) acres plus one acre per one hundred (100) students enrolled; and,

(b) **High School.** High School, grades nine (9) through twelve (12): twenty (20) acres plus one acre per one hundred (100) students enrolled.

(B) **SCHOOL STADIUMS**

(1) **Stadiums.** A school stadium may be located on the same zoning lot as any public secondary school.

(2) **Stadium and Playground Area Setbacks.** School stadiums, including the parking areas, or other playground areas, shall be set back not less than fifty (50) feet from the property lines of any adjacent residentially zoned property.

(3) **Bufferyards.** A fence option bufferyard of type II, as specified in Section 3-5, shall be provided along the side and rear property lines between any school stadium and any property zoned for residential use.

(C) **MOBILE SCHOOL UNIT**

Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a zoning permit for all School, Public sites provided that the Mobile School Unit meets the requirements of Section 2-5.67(E)(6), and the installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.67(E)(6) for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(D) **OTHER REQUIREMENTS IN THE CB DISTRICT**

(1) **Interior Floor Space.** The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

(2) **Play Area.** The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore. UDO 145 October 2005
(3) **Off-Street Loading.** There shall be a minimum of one (1) off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(4) **State Approval.** The facility plan must be approved by the North Carolina Department of Public Instruction, Division of School Planning and/or the North Carolina Department of Insurance.

(E) **EXEMPTIONS**
Exempted from Planning Board review are the following improvements or buildings on Winston-Salem/Forsyth County School campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet;

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

   (a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.
(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Public site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

Section 3. This ordinance shall be effective upon adoption.
UDO-145
AN ORDINANCE AMENDING
CHAPTERS A and B
OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ADD A DEFINITION FOR “MOBILE SCHOOL UNIT” AND AMEND THE USE
CONDITIONS FOR “SCHOOL, PRIVATE” AND “SCHOOL, PUBLIC”

Be it ordained by the Town Council of the Town of Lewisville, North Carolina, that the Unified Development Ordinances are hereby amended as follows:

Section 1. Chapter A, Article II DEFINITIONS is amended by adding the following definition for “MOBILE SCHOOL UNIT”;

MOBILE SCHOOL UNIT. A manufactured building used as classroom space (with or without bathroom facilities), or in support of classroom space, and meeting the requirements of the current edition (with amendments) of the North Carolina State Building Code, Volume 1, for educational occupancy.

Section 2. Chapter B, Article II, Sections 2-5.66 SCHOOL, PRIVATE and 2-5.67 SCHOOL PUBLIC are amended as follows:

2-5.66 SCHOOL, PRIVATE

(A) MINIMUM SITE AREA
The minimum site area for each type of private school shall be not less than the following square footage per pupil:

(1) Elementary School. Elementary School, grades kindergarten through five (5): four hundred (400) square feet;

(2) Secondary School.
   (a) Middle School. Middle School, grades six (6) through eight (8): six hundred (600) square feet; or,
   (b) High School. High School, grades nine (9) through twelve (12): eight hundred (800) square feet.

(3) Combination of Grades and School Types. When a private school provides a combination of above grades and schools, the minimum site area is calculated by prorating the number of pupils for each grade.

(B) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a
zoning permit for all School, Private sites provided that the Mobile School Unit meets the requirements of Section 2-5.66(D)(6), and installation of mobile units shall comply with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.66(D)(6), for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(C) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) **Interior Floor Space.** (F,W,K,C) The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

(2) **Play Area.** The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.

(3) **Off-Street Loading.** There shall be a minimum of one off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(D) EXEMPTIONS

Exempted from Planning Board review are the following improvements or buildings on school campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet; or,

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.

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(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.

(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Private site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

**2-5.67 SCHOOL, PUBLIC**

The following conditions apply to public schools in all zoning districts where permitted:

(A) **SITE AREA**

The minimum site area for each type of public school shall be based on the following:

(1) **Elementary School.** Elementary School, grades kindergarten through five (5): ten (10) acres plus one acre per one hundred (100) students enrolled;

NOTE: Items to be removed are indicated with a strikethrough. Items to added are indicated with an underscore.
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(2) Secondary School.

(a) Middle School. Middle School, grades six (6) through eight (8): fifteen (15) acres plus one acre per one hundred (100) students enrolled; and,

(b) High School. High School, grades nine (9) through twelve (12): twenty (20) acres plus one acre per one hundred (100) students enrolled.

(B) SCHOOL STADIUMS

(1) Stadiums. A school stadium may be located on the same zoning lot as any public secondary school.

(2) Stadium and Playground Area Setbacks. School stadiums, including the parking areas, or other playground areas, shall be set back not less than fifty (50) feet from the property lines of any adjacent residentially zoned property.

(3) Bufferyards. A fence option bufferyard of type II, as specified in Section 3-5, shall be provided along the side and rear property lines between any school stadium and any property zoned for residential use.

(C) MOBILE SCHOOL UNIT
Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any area(s) on which mobile units a Mobile School Unit is to be placed. A Mobile School Unit shall be allowed through the issuance of a zoning permit for all School, Public sites provided that the Mobile School Unit meets the requirements of Section 2-5.67(E)(6), and Installation of mobile units shall complies with the temporary use provisions of Section 2-7. If unable to meet the requirements of Section 2-5.67(E)(6) for exemption, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances.

(D) OTHER REQUIREMENTS IN THE CB DISTRICT

(1) Interior Floor Space. The minimum interior floor space for each elementary school shall not be less than one hundred (100) square feet per pupil.

(2) Play Area. The minimum outdoor or indoor play area shall be five thousand (5,000) square feet.
(3) **Off-Street Loading.** There shall be a minimum of one (1) off-street loading or unloading space per fifty (50) pupils enrolled, appropriately located to the entrance(s) to the school building.

(4) **State Approval.** The facility plan must be approved by the North Carolina Department of Public Instruction, Division of School Planning and/or the North Carolina Department of Insurance.

(E) **EXEMPTIONS**
Exempted from Planning Board review are the following improvements or buildings on Winston-Salem/Forsyth County School campuses, provided the Zoning Officer consult with the Director of Planning prior to the issuance of any permits for these improvements or buildings:

(1) **Recreation Improvements.** Concession stands, playground equipment, or bleachers with a seating capacity for less than one thousand (1,000) spectators;

(2) **Accessory Buildings.** Maintenance, storage, or accessory buildings of less than four thousand (4,000) square feet (building footprint);

(3) **Modification to Parking Lots.** Modifications to existing parking lots and driveways (NOTE: Any changes to driveways must receive driveway permits from either the City of Winston-Salem or the North Carolina Department of Transportation, whichever is applicable);

(4) **New Parking.** New parking or pavement areas of less than twenty thousand (20,000) square feet;

(5) **Utilities.** Installation of new utilities or maintenance of existing utilities (NOTE: Any utility relocations or installations must be approved by the Utilities Commission).

(6) **Mobile School Unit.** A Mobile School Unit is exempt from a Planning Board Review provided that the Mobile School Unit meets the following design considerations or the location has previously been approved by the Planning Board. If unable to meet these provisions, the Mobile School Unit must be approved by the Planning Board where the Planning Board may adjust or waive the specified requirements based on site circumstances. The requirements are as follows:

(a) **Setbacks.** A Mobile School Unit shall be setback no less than 40’ from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure.
(b) **Buffering.** Either the bufferyard specified in Chapter B, Article III, Section 3-5.1 shall be installed or the “Alternative Compliance For Schools” provision of Chapter B, Article III, Section 3-5.2(E) met through the approval of a landscaping plan for the School, Public site.

(c) **Landscaping.** At a minimum, there shall be two (2) large variety trees planted on the campus for each Mobile School Unit approved. Such trees shall be located within 150’ of the Mobile School Unit(s) or the principal school structure and be planted with a minimum on-center spacing of 30’ and a maximum on-center spacing of 50’.

(d) **Accessibility and Safety.** A hard-surfaced, accessible route with a minimum width of five feet (5’) shall be provided between the principal school structure and the Mobile School Unit(s). Further, a striped pedestrian crosswalk shall be provided where this accessible route crosses parking and drive aisles.

(e) **Other.** All other standards of the *Unified Development Ordinances* shall be met.

Section 3. This ordinance shall be effective upon adoption.