February 24, 2016

City of Winston-Salem
c/o Lee Garrity, City Manager
P. O. Box 2511
Winston-Salem, NC  27102

Re: Zoning Petition W-3289

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
ACTION REQUEST FORM

DATE: February 24, 2016
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of the City of Winston-Salem

SUMMARY OF INFORMATION:

Zoning petition of the City of Winston-Salem from HB and RM5 to PB-L (Residential Building, Multifamily; Combined Use; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Motor Vehicle, Rental and Leasing; Offices; Services A; Testing and Research Lab; Recreation Services, Indoor; Recreation Facility, Public; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities): property is located on the southwest corner of Martin Luther King Jr. Drive and Excelsior Street (Zoning Docket W-3289).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of City of Winston-Salem, Docket W-3289

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from HB and RM5 to PB-:
(Residential Building, Multifamily; Combined Use; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store, Banking and Financial Services; Motor Vehicle, Rental and Leasing; Offices; Services A; Testing and Research Lab; Recreation Services, Indoor; Recreation Facility, Public; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities) the zoning classification of the following described property:

PIN#s 6835-75-0208 and 6835-65-7234

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the ______ day of __________________, 20____ to the City of Winston-Salem.
Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in Section One above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of the City of Winston-Salem, (Zoning Docket W-3289). The site shall be developed in accordance with the conditions approved by the Council and the following uses: Residential Building, Multifamily; Combined Use; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Motor Vehicle, Rental and Leasing; Offices; Services A; Testing and Research Lab; Recreation Services, Indoor; Recreation Facility, Public; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities, approved by the Winston-Salem City Council the _____ day of __________________, 20___ and signed, provided the property is developed in accordance with requirements of the PB-L zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line which abuts PIN 6835-65-6273 and along the frontage of Excelsior Street. Lighting fixtures must be approved by the Historic Resources Commission (HRC) prior to installation.
  b. Parking areas and any other future development on the site must be reviewed by the Community Appearance Commission (CAC).
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. The existing opaque wall located along the north side of the subject property shall be removed.
  b. Developer shall install a ten foot (10') wide Type I bufferyard along the frontage of Excelsior Street where a streetyard would otherwise be required. Bufferyard must be approved by the Historic Resources Commission (HRC) prior to installation.
  c. Developer shall install a six foot (6’) high opaque fence along the entire length of the common property line with PIN# 6835-65-6273.
  d. Lighting shall be installed per approved lighting plan and certified by an engineer.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3289</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN# 6835-75-0208 and 6835-65-7234</td>
</tr>
<tr>
<td>Address</td>
<td>300 South Martin Luther King, Jr. Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use limited rezoning from HB and RM5 to PB-L</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB (Highway Business district) and RM5 (Residential, Multifamily; maximum density 5 dwelling units per acre) to PB-L (Pedestrian Business – special use limited zoning). The petitioner is requesting the following uses: • Residential Building, Multifamily; Combined Use; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Motor Vehicle, Rental and Leasing; Offices; Services A; Testing and Research Lab; Recreation Services, Indoor; Recreation Facility, Public; Theater, Indoor; Child Care, Drop-In; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities</td>
</tr>
</tbody>
</table>

**NOTE:** General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.

| Neighborhood Contact/Meeting | Council Member Derwin L. Montgomery held a community meeting at 6 p.m. Thursday February 4, 2016 to provide information and answer questions about the city’s request to rezone Union Station for Pedestrian Business special use limited. The meeting was held at ISHI Pentecostal Temple located at 1319 Excelsior Street. One citizen came to the meeting and was pleased with what was being planned. |
| Zoning District Purpose Statement | The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small |
towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

<table>
<thead>
<tr>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the site is located adjacent to Winston-Salem State University in an area which has sidewalks and significant pedestrian activity. The area plan also recommends a mixture of uses for the subject property which is consistent with the proposed PB-L zoning.</td>
</tr>
</tbody>
</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>Southwest corner of Martin Luther King Jr. Drive and Excelsior Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.35 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Currently located on the site is the multistory, 35,423 square foot building known as the Former Union Station. It was most recently occupied by Davis Garage.</td>
</tr>
</tbody>
</table>

**Surrounding Property Zoning and Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM5 &amp; HB</td>
<td>Single family homes, a neighborhood scale church, and Fire Station #4</td>
</tr>
<tr>
<td>East</td>
<td>GI</td>
<td>Undeveloped property and the Business 40 interchange</td>
</tr>
<tr>
<td>South</td>
<td>C</td>
<td>Railroad and WSSU</td>
</tr>
<tr>
<td>West</td>
<td>RM5</td>
<td>Single family homes</td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

<table>
<thead>
<tr>
<th>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed mixture of uses is compatible with the uses permitted on the adjacent HB, GI, and C zoned properties. They are less compatible with the residential uses permitted on the RM5 zoned properties located along Excelsior Street.</td>
</tr>
</tbody>
</table>

**Physical Characteristics**

The northern portion of the site is relatively flat and includes some mature, hardwood trees located within the island area. The southern portion of the site drops off steeply to the south approximately 20’ toward the adjacent railroad.

**Proximity to Water and Sewer**

Public water and sewer are available to the site.
<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
<th>No known issues.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Historic, Natural Heritage and/or Farmland Inventories</td>
<td>The former Union Station building is located on the subject property and was constructed in 1926 in the Beaux Arts architectural style. It is the only remaining railroad station in Winston-Salem. The building and site was listed on the National Register of Historic Places (NR) in 1998. The National Register of Historic Places is the nation’s official list of historically significant properties and serves as an honorary designation. There are generally no restrictions involved unless federal funds/projects are involved or may affect NR designated properties. However, the interior and exterior of Union Station, along with the site, is also designated as a Local Historic Landmark (LHL). Any alteration or changes to the interior, exterior, or the site must be reviewed and receive an approved Certificate of Appropriateness from the Historic Resources Commission prior to commencement of the work. The building is also listed as FY1271 in the Forsyth County Architectural Inventory.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The historic Former Union Station building is located on the subject property. In December 2015, the Forsyth County Historic Resources Commission reviewed and approved a request for Comprehensive Rehabilitation of Building (Exterior &amp; Interior) &amp; Site as submitted. A Certificate of Appropriateness was then issued for that work. Any additional work not approved during said review on the portion of the subject property which is within the landmark boundaries (that which is currently zoned HB) will require further review from the HRC.</td>
</tr>
</tbody>
</table>

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Martin Luther King Jr. Drive</td>
<td>Boulevard</td>
<td>200'</td>
<td>19,000</td>
<td>38,100</td>
</tr>
<tr>
<td>Excelsior Street</td>
<td>Local Street</td>
<td>355'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
Because this is a special use limited request, the exact location of access points is not defined as part of the rezoning action. The site is currently accessed from Martin Luther King Jr. Drive and Excelsior Street.

**Trip Generation - Existing/Proposed**
No trip generation is available for the existing general use zoning districts or the proposed special use limited zoning which have no site plan.

**Sidewalks**
Sidewalks are located along both sides of Martin Luther King Jr. Drive and along the subject property side of Excelsior Street.

**Transit**
Routes 3 and 23 run along Martin Luther King Jr. Drive.

**Analysis of Site Access and Transportation Information**
The former Union Station was the train station for Winston-Salem. The general area has a good network of sidewalks and presently, Martin Luther King Jr. Drive has ample capacity. Staff does not foresee any transportation related issues associated with the proposed rezoning.
### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th><strong>Legacy 2030 Growth Management Area</strong></th>
<th>Growth Management Area 1 – City Center</th>
</tr>
</thead>
</table>
| **Relevant Legacy 2030 Recommendations** | - Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.  
- Encourage reuse of vacant and underutilized commercial and industrial sites. |
| **Relevant Area Plan(s)** | *East-Northeast Area Plan Update - 2015* |
| **Area Plan Recommendations** | - The long term recommendation for this site is to create a mixed-use area with residential, commercial, retail and institutional uses to support the future rail use on the site. |
| **Site Located Along Growth Corridor?** | The site is located along the Martin Luther King Jr. Drive Growth Corridor. |
| **Site Located within Activity Center?** | The site is not located within an activity center. |
| **Addressing** | There are no addressing or street naming issues. |
| **Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)** | (R)(3) - **Have changing conditions substantially affected the area in the petition?**  
The City has purchased the subject property for the purpose of renovating Union Station for a mixture of uses.  
(R)(4) - **Is the requested action in conformance with Legacy 2030?**  
Yes |
| **Analysis of Conformity to Plans and Planning Issues** | The subject request is to rezone the former Union Station site, along with some additional property to the west, from HB and RM5 to PB-L.  
The *East-Northeast Area Plan Update* recommends mixed use development for this area. The PB-L district, along with the list of proposed uses, is more consistent with this recommendation than the current zoning.  
As noted previously, the HB portion of the site is listed on the National Register of Historic Places and is also a designated Local Historic Landmark. The Historic Resources Commission has issued a Certificate of Appropriateness for the proposed renovation of the building and grounds. Also, because public funds will be used for said renovation, any future development on the site must be reviewed by the Community Appearance Commission (CAC).  
While the site fronts on a heavily traveled boulevard and is adjacent to a railroad, it also abuts several single family homes along Excelsior Street. In order to minimize any impact to these homes, staff recommends a |
lighting condition along with some additional landscape plantings along Excelsior Street in the form of a Type I bufferyard beyond the minimum street yard requirement. Staff also recommends a condition for a six foot (6') high opaque fence to be installed along the westernmost property line which abuts a single family home.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3207</td>
<td>GI to C</td>
<td>Approved 1-6-14</td>
<td>400' east</td>
<td>5.7</td>
<td>Approval</td>
</tr>
<tr>
<td>W-3112</td>
<td>Multiple districts to MLKO</td>
<td>Approved 10-3-11</td>
<td>400' north</td>
<td>30.96</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed PB district is consistent with the recommendation of the <em>East-Northeast Area Plan Update</em> for a mixture of uses.</td>
<td>The request extends commercial zoning deeper into a single family residential street.</td>
</tr>
<tr>
<td>The request may facilitate the redevelopment of this historic property.</td>
<td></td>
</tr>
<tr>
<td>The request includes a lighting condition and a condition for some additional plantings along Excelsior Street and an opaque fence along the western property line.</td>
<td></td>
</tr>
<tr>
<td>The location of the subject property is suitable for the proposed PB-L zoning.</td>
<td></td>
</tr>
<tr>
<td>The site is adjacent to HB, GI, and C zoning.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line which abuts PIN 6835-65-6273 and along the frontage of Excelsior Street. Lighting fixtures must be approved by the Historic Resources Commission (HRC) prior to installation.
  b. Parking areas and any other future development on the site must be reviewed by the Community Appearance Commission (CAC).

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. The existing opaque wall located along the north side of the subject property shall be removed.
b. Developer shall install a ten foot (10’) wide Type I bufferyard along the frontage of Excelsior Street where a streetyard would otherwise be required. Bufferyard must be approved by the Historic Resources Commission (HRC) prior to installation.

c. Developer shall install a six foot (6’) high opaque fence along the entire length of the common property line with PIN# 6835-65-6273.

d. Lighting shall be installed per approved lighting plan and certified by an engineer.

STAFF RECOMMENDATION: Approval

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the zoning petition.
SECOND:  Paul Mullican
VOTE:
    FOR:  George Bryan, Melynda Dunigan, Tommy Hicks, 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
RM5 Uses:

**USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)**
- Adult Day Care Home
- 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

**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
- Park and Shuttle Lot
- Urban Agriculture

**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
HB Uses:

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

Academic Biomedical Research Facility
Academic Medical Center
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
Electronic Sweepstakes Operation
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
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
Offices
Outdoor Display Retail
EXISTING RM5 and HB USES ALLOWED
Winston-Salem Jurisdiction Only

- 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
- Shopping Center
- Shopping Center, Small
- Signs, Off-Premises
- Stadium, Coliseum, or Exhibition Building
- Storage Services, Retail
- Terminal, Bus or Taxi
- Testing and Research Lab
- Theater, Drive-In
- Theater, Indoor
- Transmission Tower
- Urban Agriculture
- 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
- Landfill, Land Clearing/Inert Debris
- School, Private
- School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
- Borrow Site
- Dirt Storage
- Helistop
EXISTING RM5 and HB USES ALLOWED
Winston-Salem Jurisdiction Only

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Entertainment Facility, Large
Correctional Institution
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

7212 Garment Pressing and Agents for Laundries and Drycleaners
7215 Coin-Operated Laundries and Cleaning
7216 Drycleaning Plants, Except Rug
7217 Carpet and Upholstery Cleaning
722 Photographic Studios, Portrait
723 Beauty Shops
724 Barber Shops
725 Shoe Repair and Shoeshine Parlors
729 Miscellaneous Personal Services
733 Mailing, Reproduction, Commercial Art and Photography
735 Equipment Rental and Leasing (only with inside storage of equipment)
737 Computer Programming, Data Processing and other Computer Related Services
   (Except: Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
738 Miscellaneous Business Services
762 Electrical Repair Shops
763 Watch, Clock, and Jewelry Repair
764 Upholstery and Furniture Repair
7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.