



**DOCKET #:** W3078

**PROPOSED ZONING:**  
GB-L

**EXISTING ZONING:**  
HB

**PETITIONER:**  
Piedmont Federal Savings and  
Loan for property owned by Same

**SCALE:** 1" represents 300'

**STAFF:** Roberts

**GMA:** 2

**ACRES:** 1.87

**NEAREST  
BLDG:** 30' southeast

**MAP(S):** 618854



September 22, 2010

Piedmont Federal Savings and Loan Association  
c/o Michael L. Hanson, COO  
16 West Third Street  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-3078

Dear Mr. Hanson:

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

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102  
Doug Stimmel, 601 N. Trade St., Suite 200, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** September 22, 2010  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Piedmont Federal Savings and Loan Association

**SUMMARY OF INFORMATION:**

Zoning map amendment of Piedmont Federal Savings and Loan Association from HB to GB-L [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Cemetery; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Correctional Institution; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Landfill, Construction & Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for Homeless; Stadium, Coliseum, or Exhibition Bldg; Manufacturing A; Borrow Site; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities]: property is located on the southeast side of Stratford Road at Stratford Court (Zoning Docket W-3078).

**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 Piedmont Federal Savings and Loan Association, Docket W-3078

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

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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 to GB-L [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Cemetery; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Correctional Institution; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office;

Group Care Facility A; Group Care Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Landfill, Construction & Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for Homeless; Stadium, Coliseum, or Exhibition Bldg; Manufacturing A; Borrow Site; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities] the zoning classification of the following described property:

PIN #6825-25-0146

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 Piedmont Federal Savings and Loan Association.

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 known as Piedmont Federal Savings and Loan Association. 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 Piedmont Federal Savings and Loan Association, (Zoning Docket W-3078). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Cemetery; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Correctional Institution; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Landfill, Construction &

Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Museum or Art Gallery;  
Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School,  
Vocational or Professional; Shelter for Homeless; Stadium, Coliseum, or Exhibition Bldg;  
Manufacturing A; Borrow Site; Access Easement, Private Off-Site; Helistop; Park and Shuttle  
Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; 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 GB-L zoning  
district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control  
Ordinance, and other applicable laws, and the following additional condition be met:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. A cross access agreement shall be recorded between this site and the adjoining Towers, Inc. site (W-3076).

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3078
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	Piedmont Federal Savings and Loan Association
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN #6825-25-0146
<b>Address</b>	201 South Stratford Road
<b>Type of Request</b>	General Use rezoning from HB to GB-L
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> HB (Highway Business District) <b>to</b> GB-L (General Business District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• [Residential Building, Townhouse; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Outdoor Display Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Wholesale Trade A; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Cemetery; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Correctional Institution; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Landfill, Construction &amp; Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for Homeless; Stadium, Coliseum, or Exhibition Bldg; Manufacturing A; Borrow Site; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities]</li> </ul>
<b>Neighborhood Contact/Meeting</b>	The Agent for the petitioner stated that contact has been made with the Ardmore Neighborhood Association.



<b>Zoning District Purpose Statement</b>	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes, the site is located along a Major Thoroughfare within the Growth Management Area 2, Urban Neighborhoods.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Southeast side of Stratford Road at Stratford Court		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Southwest		
<b>Site Acreage</b>	± 1.87 acres		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	GB & HB	US 421/Business 40 and commercial uses
	East	HB	Commercial uses
	South	HB	Commercial uses
	West	GB	Commercial uses
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	Yes, the site is adjacent to and across the street from GB and HB zoned property.		
<b>Physical Characteristics</b>	The site has been cleared and is essentially flat.		
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.		
<b>Stormwater/ Drainage</b>	No known issues.		
<b>Watershed and Overlay Districts</b>	The site is not within a water supply watershed.		
<b>Analysis of General Site Information</b>	The site appears to have no constraints and is suitable for development within the proposed GB-L District.		

<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Stratford Road	Major Thoroughfare	270'	22,000	26,900
Stratford Court	Private Street	309'	NA	NA
<b>Proposed Access Point(s)</b>	Because this is a Special Use Limited rezoning with no site plan, the exact location of access points is unknown; however, the site does have public road frontage on Stratford Road. Both NCDOT and City DOT recommend a cross access easement between this site and W-3076.			
<b>Planned Road Improvements</b>	The Comprehensive Transportation Plan identifies Stratford Road as a Boulevard and a major thoroughfare. The desired cross-section for this road includes four lanes with a divided raised median, curb & gutter, standard inside lanes, and wide outside lanes with sidewalks on both sides of the road.			
<b>Trip Generation - Existing/Proposed</b>	No trip rates are available for the proposed Special Use Limited zoning.			
<b>Sidewalks</b>	Sidewalks are located along Stratford Road.			
<b>Transit</b>	Route 19 along Stratford Road.			
<b>Analysis of Site Access and Transportation Information</b>	Staff does not anticipate any negative transportation impacts from this request.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	Growth Management Area 2, Urban Neighborhoods			
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.</li> <li>• Ensure that zoning along Urban Boulevards, other major roads and at Activity Centers support the mix, type, density and design of development that facilitates walking, bicycling and the use of public transportation.</li> <li>• Revitalize and concentrate development in downtowns and existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe.</li> <li>• Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings.</li> </ul>			
<b>Relevant Area Plan(s)</b>	<i>Southwest Winston-Salem Area Plan, 2008</i>			

<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The <i>Southwest Winston-Salem Area Plan</i> recommends redeveloping this site as a mixture of residential, office, retail, institutional, and open space uses. The plan recommends zoning the property MU-S, along with other properties in the area. The plan also recommends preparing a master plan for this area as a Transit Oriented Development (TOD) site in accordance with <i>Legacy</i> principles.</li> </ul>
<b>Other Applicable Plans and Planning Issues</b>	Because this is a Special Use Limited rezoning request that includes all of the GB uses except Adult Establishment, the following is a list of uses which are allowed in the proposed GB-L District which are not allowed in the existing HB District: Combined Use; Manufacturing A; Nursing Care Institution; Swimming Pool, Private; Wholesale Trade A; Child Care Institution; Family Group Home B; Family Group Home C; Group Care Facility A; Group Care Facility B; Life Care Community; Shelter for Homeless; Residential Building, Multifamily; Residential Building, Townhouse; and Shelter for Homeless.
<b>Addressing</b>	No address number or street naming concerns.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(R)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>
Yes	
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>While the existing HB District and the proposed GB-L Districts are very similar, there are some distinctions worth noting. As is listed above in the Other Applicable Plans and Planning Issues section, the GB District does allow some additional uses which are not allowed in HB. There is also a 30% parking requirement reduction allowed in the GB District.</p> <p>Finally the GB District has slightly less restrictive dimensional requirements in regard to minimum lot width, area and maximum building height. As a result of UDO 214, both districts now have zero building setback requirements when not adjacent to residentially zoned property.</p> <p>Considering this site's proximity to the railroad, the <i>Southwest Winston-Salem Area Plan</i> recommends MU-S zoning in order to facilitate the development of a mixed use, Transit Oriented Development (TOD). Staff sees the proposed GB-L District as being more consistent with this goal than the existing HB District.</p>
<b>RELEVANT ZONING HISTORIES</b>	
There are no recent rezoning cases in the vicinity of the subject property.	

<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
Request is consistent with the recommendations of <i>Legacy</i> .	Request is not consistent with the recommendations of the <i>Southwest Area Plan</i> .
Request is consistent with the purpose statement of the proposed GB District.	
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>	
<p>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.</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. A cross access agreement shall be recorded between this site and the adjoining Towers, Inc. site (W-3076).</li> </ul> </li> </ul>	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3078  
SEPTEMBER 9, 2010**

David Reed explained that the petitioner has chosen to amend their request to GB-L to exclude the use “Adult Establishment”. All other uses allowed in the GB District would be allowed under this GB-L zoning. In addition, one condition will be added to this GB-L request.

- 1) A cross access agreement shall be recorded between this site and the adjoining Tower’s Inc. site (W-3076) prior to the issuance of Building Permits.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved approval of the zoning map amendment with the change to GB-L, allowing all GB District uses except Adult Establishments, and with the condition stated above.

SECOND: Arthur King

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning

**W-3078 Appendix A**  
**USES ALLOWED IN THE HB ZONING DISTRICT FOR**  
**THE CITY OF WINSTON-SALEM**

**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  
Correctional Institution  
Food or Drug Store  
Fuel Dealer  
Funeral Home  
Furniture and Home Furnishings Store  
Golf Course  
Government Offices, Neighborhood Organization, or Post Office  
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  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station

**W-3078 Appendix A**  
**USES ALLOWED IN THE HB ZONING DISTRICT FOR**  
**THE CITY OF WINSTON-SALEM**

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  
Signs, Off-Premises  
Stadium, Coliseum, or Exhibition Building  
Storage and Salvage Yard  
Storage Services, Retail  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Drive-In  
Theater, Indoor  
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  
Habilitation Facility C  
Landfill, Construction and Demolition  
Landfill, Land Clearing/Inert Debris  
School, Private  
School, Public  
Transmission Tower

**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

**W-3078 Appendix A**  
**USES ALLOWED IN THE PROPOSED**  
**GB- L ZONING DISTRICT FOR**  
**THE CITY OF WINSTON-SALEM**

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

Academic Biomedical Research Facility  
Academic Medical Center  
Adult Establishment  
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  
Food or Drug Store  
Fraternity or Sorority  
Fuel Dealer  
Funeral Home  
Furniture and Home Furnishings Store  
Government Offices, Neighborhood Organization, or Post Office  
Hospital or Health Center  
Hotel or Motel  
Institutional Vocational Training Facility  
Kennel, Indoor  
Library, Public  
Manufacturing A  
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  
Nursing Care Institution  
Offices  
Outdoor Display Retail



**W-3078 Appendix A**  
**USES ALLOWED IN THE PROPOSED**  
**GB- L ZONING DISTRICT FOR**  
**THE CITY OF WINSTON-SALEM**

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  
Shopping Center  
Stadium, Coliseum, or Exhibition Building  
Storage Services, Retail

Swimming Pool, Private  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Indoor  
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  
Group Care Facility B  
Habilitation Facility C  
Landfill, Construction and Demolition  
Landfill, Land Clearing/Inert Debris  
Life Care Community  
Residential Building, Multifamily  
Residential Building, Townhouse  
School, Private  
School, Public  
Transmission Tower

**W-3078 Appendix A  
USES ALLOWED IN THE PROPOSED  
GB- L ZONING DISTRICT FOR  
THE CITY OF WINSTON-SALEM**

**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  
Shelter for Homeless