DOCKET #: W3086

PROPOSED ZONING: GB-L

EXISTING ZONING: HB

PETITIONER: IPTV-B-MC-I1 LLC for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 4.9

NEAREST BLDG: 40' east

MAP(S): 618878
December 22, 2010

IPTV-B-MC-II, LLC
c/o Steven Schroeder
American Webbing & Fittings, Inc.
4957-4961 Home Road
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-3086

Dear Mr. Schroeder:

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
Blanco Tackabery & Attorneys, P. O. Box 25008, Winston-Salem, NC 27114
Tom Terrell, 380 N. Greene, Greensboro, NC 27401
# ACTION REQUEST FORM

**DATE:**
December 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 IPTV-B-MC-I1, LLC  

## SUMMARY OF INFORMATION:

Zoning map amendment of IPTV-B-MC-I1, LLC from HB to GB-L [Academic Biomedical Research Facility; Academic Medical Center; Access Easement, Private Off-Site; Adult Day Care Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Borrow Site; Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Child Care Institution; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Convenience Store; Correctional Institution; Dirt Storage; Family Group Home B; Family Group Home C; Food or Drug Store; Fraternity or Sorority; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Helistop; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Life Care Community; 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; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Multifamily; Residential Building, Townhouse; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Private; School, Public; School, Vocational or Professional; Services A; Services B; Shelter for Homeless; Shopping Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Utilities; Veterinary Services; Warehousing; and, Wholesale Trade A]; property is located on the east side of Home Road, north of Indiana Avenue (Zoning Docket W-3086).  

## 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 IPTV-B-MC-11, LLC, Docket W-3086

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 to GB-L [Academic Biomedical Research Facility; Academic Medical Center; Access Easement, Private Off-Site; Adult Day Care Center; Animal Shelter, Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Borrow Site; Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Child Care Institution; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Convenience Store; Correctional Institution; Dirt Storage; Family Group Home B; Family Group Home C; Food or Drug Store; Fraternity or Sorority; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Helistop; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Life Care Community; 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; Park and Shuttle
Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Multifamily; Residential Building, Townhouse; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Private; School, Public; School, Vocational or Professional; Services A; Services B; Shelter for Homeless; Shopping Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Utilities; Veterinary Services; Warehousing; and, Wholesale Trade A] the zoning classification of the following described property:

PIN #6827-38-2866

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 IPTV-B-MC-II, LLC.

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 IPTV-B-MC-II, LLC. 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 IPTV-B-MC-11, LLC, (Zoning Docket W-3086). The site shall be developed in accordance with the conditions approved by the Board and the following uses:

[Academic Biomedical Research Facility; Academic Medical Center; Access Easement; Private Off-Site; Adult Day Care Center; Animal Shelter; Public; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Borrow Site; Building Contractors, General; Building Materials Supply; Car Wash; Cemetery; Child Care Institution; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Convenience Store; Correctional Institution; Dirt Storage; Family Group Home B; Family Group Home C; Food or Drug Store; Fraternity or Sorority; Fuel Dealer; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Group Care Facility B; Habilitation Facility C; Helistop; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Kennel, Indoor; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Library, Public; Life Care Community; 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; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Multifamily; Residential ...]
Building, Townhouse; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; School, Private; School, Public; School, Vocational or Professional; Services A; Services B; Shelter for Homeless; Shopping Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Utilities; Veterinary Services; Warehousing; and, Wholesale Trade A], 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. There are no additional conditions.
### CITY-COUNTY PLANNING BOARD
#### STAFF REPORT

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3086</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>IPTV-B-MC-11, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6827-38-2866</td>
</tr>
<tr>
<td>Address</td>
<td>4957 and 4961 Home Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited rezoning from HB to GB-L</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Maps for the subject property **from** HB (Highway Business District) **to** GB-L (General Business - Special Use Limited District). The petitioner is requesting the following uses:
- all GB uses except Adult Establishment

**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**

According to the petitioner a letter was sent out on 11-24-10 to approximately 20 surrounding residents and businesses informing them of the subject request.

**Zoning District Purpose Statement**

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.

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</td>
</tr>
<tr>
<td>Yes, the site is located within GMA 3 along a minor thoroughfare and includes two large and one smaller business buildings.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Home Road, north of Indiana Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>±4.9 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently developed with three business buildings totaling 86,625 square feet along with the associated parking and loading areas.</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>HB &amp; RS-9</td>
<td>Undeveloped property</td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>South</td>
<td>HB</td>
<td>Sign and electrical business</td>
</tr>
<tr>
<td>West</td>
<td>HB</td>
<td>Credit union</td>
</tr>
</tbody>
</table>

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

- (R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

- The proposed GB District uses are compatible with the uses permitted in the adjacent HB zoned properties. The GB uses are no more or less compatible with the single family residential uses located to the east than the existing HB uses.

### Physical Characteristics

- The site has a gentle slope downward to the northeast. A more severe slope downward is present along the northern and eastern edges of the site.

### Proximity to Water and Sewer

- Public water and sewer are available to the site.

### Stormwater/Drainage

- No known issues.

### Watershed and Overlay Districts

- The site is not within a water supply watershed.

### Analysis of General Site Information

- The site has no apparent constraints and appears to be suitable for development within the proposed GB District.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Road</td>
<td>Minor Thoroughfare</td>
<td>605'</td>
<td>6,200</td>
<td>12,600</td>
</tr>
<tr>
<td>Hamilton Street</td>
<td>Local Street</td>
<td>40'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

### Proposed Access Point(s)

- Because this is a Special Use Limited request with no site plan or access conditions, the exact location of access points (other than the existing driveways) is unknown; however, the site does have access onto Home Road. It also has frontage on Hamilton Street; however, there is a significant grade change on that portion of the site.

### Trip Generation - Existing/Proposed

- No trip rate is available for the existing or proposed zonings which have no site plan.

### Sidewalks

- The Comprehensive Transportation Plan recommends sidewalks along Home Road.

### Transit

- Route 44 runs along Home Road.

### Analysis of Site Access and Transportation Information

- Staff does not anticipate any negative transportation impacts from this request.
### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 - Suburban Neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relevant Legacy Recommendations</td>
<td></td>
</tr>
</tbody>
</table>
- Manage growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities.  
- Revitalize and concentrate development in existing commercial centers, maximizing the density in these areas rather than promoting growth at the suburban fringe. |
| Relevant Area Plan(s) | *North Suburban Area Plan (NSAP), 2005* |
| Area Plan Recommendations |  
- The area plan recognizes the site as being an existing commercial use. |
| Addressing | If the buildings on the subject property are divided into multiple tenant spaces, additional address assignments will be necessary. |
| 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?  
No  
(R)(4) - Is the requested action in conformance with Legacy?  
Yes |

#### Analysis of Conformity to Plans and Planning Issues

The request is to rezone a 4.9 acre commercially developed site from HB to GB-L. While the existing HB District and the proposed GB-L Districts are very similar, there are some distinctions worth noting. As is listed in Appendix A, the GB District does allow some additional light manufacturing, institutional and residential uses which are not allowed in HB. There is also a 30% parking reduction allowed in the GB District. 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. Both districts have the same buffering and setback requirements from residential zoning.

The *NSAP* recommends commercial use for the site which is consistent with the proposed district. *Legacy* encourages reuse and infill and concentrating development in existing commercial centers. Staff does note the proximity of several single family homes to the east of the site. While the request proposes to intensify the zoning designation for the site, there are several mitigating factors which should be taken into consideration.

First, while no site plan is associated with the request, it would appear that the subject property is built out in regard to its building and parking coverage and has been so for many years. Second, there is a significant topographical and vegetative separation between the commercial properties along Home Road and the homes along Deland Street and
Third, the zoning line which transitions these two uses is located at the rear property line rather than at the side or front (across the street).

Based upon these considerations, along with the recommendations of the area plan, and the removal of the Adult Establishments use, staff is supportive of the request.

### 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-2776</td>
<td>HB to GI-S</td>
<td>Withdrawn at 8-11-05</td>
<td>Directly south</td>
<td>2.69</td>
<td>Withdrawal</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning Board</td>
<td></td>
<td></td>
<td>Withdrawn</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 request is consistent with the recommendations of the NSAP and Legacy.</td>
<td>The request would intensify the zoning category of a site which backs up to a residential neighborhood.</td>
</tr>
<tr>
<td>The request is consistent with the purpose statement of the proposed GB District.</td>
<td></td>
</tr>
<tr>
<td>Site is already zoned HB and has a long history of commercial use.</td>
<td></td>
</tr>
<tr>
<td>There is a significant topographical and vegetative separation between the site and the adjacent residential properties.</td>
<td></td>
</tr>
<tr>
<td>The HB and GB Districts are very similar.</td>
<td></td>
</tr>
</tbody>
</table>

**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.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3086
DECEMBER 9, 2010

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION
MOTION: Paul Mullican moved approval of the zoning map amendment.
SECOND: Lynne Mitchell
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Allan Younger
   AGAINST: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3086

PROPOSED ZONING:
GB-L

EXISTING ZONING:
HB

PETITIONER:
IPTV-B-MC-II LLC
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 4.9

NEAREST BLDG: 40' east

MAP(S): 618878
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
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
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
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
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
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