Commercial Development Opportunities Study

December 2015
Development Opportunity Sites

Purpose and Limitations

In 2014, the Winston-Salem/Forsyth County Planning and Development Services Department was tasked with researching and mapping potentially developable properties that are supported by adopted land use plans (Legacy 2000 and area plans) and that were also properly zoned to allow these uses. Specific land use types that were considered in this initial study included: Commercial, Industrial, and Multifamily Residential/Mixed Use development. Additionally, the properties highlighted in that study:

- were determined to be vacant or underdeveloped (having a ratio of total investment to total land value low enough to make these sites suitable for redevelopment); and
- met parcel size qualifications that were deemed suitable for attracting development (minimum lot size: Industrial, 5 acres; Commercial, .25 acres; Multifamily/Mixed Use, 2 acres).

This updated study expands the initial study by including sites which meet all the aforementioned requirements, as well as sites recommended for these uses but which need to be rezoned in order to be development-ready. Only sites that have a proposed land use that is commercial, multifamily/mixed-use or industrial in nature; meet the minimum size requirements; and are determined vacant or underdeveloped were added to the study. All sites are labeled with the proposed land use designation in parenthesis below the current zoning.

These factors may make some sites highlighted in this study appear to be illogically singled out. In fact, other adjacent sites may be recommended in area plans for larger assembly, but these sites have not been included in this study due to those sites having a higher existing on-site investment value. Such sites may be available for development, but are not included in this study as it focuses on only the most readily available sites.

This new study analysis was completed using tax data provided by the Forsyth County Tax Department; recommendations of Legacy 2000 and area plans adopted prior to June 2015; 2010 and 2014 Forsyth County aerial photography; and current Forsyth County Zoning maps. Additional site validation and screening was completed by the City-County Planning and Development Services staff and staff from surrounding municipalities.

As before, this study does not take into account other variables such as topography, slope, access, utility availability, poor soil conditions, property ownership status, drainage or floodplain issues, etc. The sites identified in this study also may not be owned by the City of Winston-Salem or Forsyth County, nor does the City or County know whether the owners of these properties are actively marketing them for sale. This study is strictly an assessment of primarily vacant or underdeveloped parcels that have proposed land uses consistent with adopted plans or applicable zoning, while meeting various size thresholds, unless otherwise shown.

If you have questions or comments about the study, you may contact Byron Brown, Project Planner by email at byronb@cityows.org or contact Planning Staff at 336-747-7040.

Qualifying Factors

The highlighted parcels in this study meet the following qualifying factors:

- Meet all standards of Readily Available Sites but are not properly zoned for those recommended uses.
- Lot is undeveloped or underdeveloped.

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Development Opportunity Acreage Comparison by Type

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<tr>
<td>Readily available sites</td>
<td>1072.1</td>
<td>57%</td>
<td>33%</td>
</tr>
<tr>
<td>Sites which require rezoning</td>
<td>804.9</td>
<td>43%</td>
<td>67%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1877</td>
<td>1642</td>
<td>4218</td>
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Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Highway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroads

Current Zoning

Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.
Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Railroad
Floodplain
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Qualifying Factors

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- streets
- Parcels
- Refuse
- Commercial Sites

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1 inch = 500 feet
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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites
- Commercial Sites

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Poches
- Railroads

Each site is displayed with current zoning and the proposed land use as determined by the most recent adopted area plan as of date of study (June 2015).

1 inch = 500 feet

Current Zoning
Proposed Land Use

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

RS9 (COM)

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Poches
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- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Railroads

Development Opportunity Sites
- RS9 (COM)
- HB (COM)
- LB-L (OFFLIC)
- GI-S
- LI
- RM18-S
- GI
- RM12-S
- HB-S
- GB-S
- LO-S
- MH
- RM8-S
- LB

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Park

Development Opportunity Sites

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Current Zoning
- RS9 (COM)

Proposed Land Use
- Commercial
- Industrial
- Multifamily/Mixed Use

Min. Lot Size (Acres)
- Commercial: 2.5
- Industrial: 5
- Multifamily/Mixed Use: 2

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad

Development Opportunity Sites
- Commercial Sites

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retail

Development Opportunity Sites
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Legend
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- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Refused

Development Opportunity Sites

Commercial Sites

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RS9 (COM)

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Reynolda Road
Shattalon Drive
Bethania Road
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- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retired

Development Opportunity Sites

Qualifying Factors
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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites

Commercial Sites

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Legend:
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retail
- Commercial

Development Opportunity Sites

Current Zoning
Proposed Land Use

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23 1 inch = 500 feet

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Lake, River, Pond
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Development Opportunity Sites

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- Floodplain
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- Zoning Boundary
- Streets
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Development Opportunity Sites

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- Zoning Boundary
- Streets
- Parcels
- Redeveloped

Min. Lot Size

- Commercial
- Industrial
- Multifamily/Mixed Use

Legend for Qualifying Factors
- Current Zoning
- Proposed Land Use

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Corridor
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- Floodzone
- Zoning Boundary
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Development Opportunity Sites
Commercial Sites

Current Zoning
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Development Opportunity Sites

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- Airport
- Proposed Beltway Corridor
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- Zoning Boundary
- Streets
- Parcels
- Railroads

Robinhood Road
N Peace Haven Road
Polo Road
Silas Creek Parkway
RS9
RS12
RS9-S
RM18
RSQ-S
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Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Redevelop

Development Opportunity Sites

Current Zoning

Proposed Land Use

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- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
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Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
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Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

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Current Zoning

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- Airport
- Proposed Beltway Corridor
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- Floodzones
- Zoning Boundary
- Streets
- Parcels
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Current Zoning
Proposed Land Use

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Development Opportunity Sites
Commercial Sites

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- Zoning Boundary
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Development Opportunity Sites

Commercial Sites

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Development Opportunity Sites

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Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Floodplain
- Development Opportunity Sites
- Commercial Sites

Scale: 1 inch = 500 feet

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Development Opportunity Sites

Commercial Sites

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplains
- Floodzones
- Zoning Boundary
- Streets
- Parcels
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### Development Opportunity Sites

#### Commercial Sites

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- **Current Zoning**
  - RS9 (COM)
- **Proposed Land Use**
  - Commercial
  - Industrial
  - Multifamily/Mixed Use

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Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Retired

Development Opportunity Sites

Legend

Commercial Sites

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzones
- Zoning Boundary
- Streets
- Parcels
- Retained

Development Opportunity Sites

Commercial Sites
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Development Opportunity Sites
Commercial Sites

Legend
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Legend
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- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Pub. Right of Way
- Refineries

Development Opportunity Sites

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Legend
- Commercial Sites
- Proposed Land Use
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- Proposed Beltway Corridor
- Lake, River, Pond
- Floodzone
- Zoning Boundary
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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Developed

Development Opportunity Sites

Commercial Sites
Development Opportunity Sites

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Legend
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- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Commercial Sites

RS9 (COM) - Current Zoning
RS9 (COM) - Proposed Land Use

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Development Opportunity Sites

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Development Opportunity Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Commercial Sites

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Min. Lot Size
- Commercial: 25 acres
- Industrial: 5 acres
- Multifamily/Mixed Use: 2 acres

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Development Opportunity Sites

Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Retained

Current Zoning (COM)

Commercial Sites

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1 inch = 500 feet
Development Opportunity Sites

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Land Use | Min. Lot Size (Acres) | Land Use
--- | --- | ---
Commercial | .25 | Industrial
Multifamily/Mixed Use | 2 | Commercial

Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzones
Zoning Boundary
Streets
Parcels
Redlined

Commercial Sites
Development Opportunity Sites

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Roads
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### Development Opportunity Sites

**Legend**
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroads
- Floodplain
- Floodzone

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Min. Lot Size (Acres) Land Use
.25 Commercial
.5 Industrial
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Current Zoning
Proposed Land Use

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Legend
Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Refined
Development Opportunity Sites
Commercial Sites

Commercial Sites
RS9 (COM)

Current Zoning
Proposed Land Use

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Floodplain
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- Zoning Boundary
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Ebert Road
W Clemmonsville Road
Old Salisbury Road
Stafford Village Boulevard
RS9
IP
LB
RM8-S
RM8-S
RS7

Legend
Area Plan Boundary
Municipal Limits
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Legend

- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Development Opportunity Sites
- Commercial Sites

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Development Opportunity Sites

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Legend
- Area Plan Boundary
- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
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All sites are labeled with the proposed land use designation under the current zoning.

Current Zoning and Proposed Land Use abbreviations can be found on the last page of this document.

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Legend

Area Plan Boundary
Municipal Limits
Airport
Proposed Beltway Corridor
Lake, River, Pond
Floodplain
Floodzone
Zoning Boundary
Streets
Parcels
Redroad

Development Opportunity Sites

Commercial Sites

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Current Zoning

Proposed Land Use

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Legend
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- Municipal Limits
- Airport
- Proposed Beltway Corridor
- Lake, River, Pond
- Floodplain
- Floodzone
- Zoning Boundary
- Streets
- Parcels
- Railroad
- Commercial Sites

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Abbreviations

The following local zoning and land use abbreviations are used throughout this document.

### Current Zoning Abbreviations

**Single-Family Residential Zoning Districts**
- RS-40: 40,000 square foot minimum lot size
- RS-30: 30,000 square foot minimum lot size
- RS-20: 20,000 square foot minimum lot size
- RS-15: 15,000 square foot minimum lot size
- RS-12: 12,000 square foot minimum lot size
- RS-9: 9,000 square foot minimum lot size
- RS-7: 7,000 square foot minimum lot size
- RSQ: Residential Single Family Quadruplex

**Multifamily Residential Zoning Districts**
- RM-S: Maximum density of five units per acre
- RM-8: Maximum density of eight units per acre
- RM-12: Maximum density of twelve units per acre
- RM-18: Maximum density of eighteen units per acre
- RM-U: Unrestricted multifamily density

### Proposed Land Use Abbreviations

**Residential Land Uses**
- SFR: Single-Family Residential
- IDR: Intermediate-Density Residential
- HDR: High Density Residential
- RESINF: Residential Infill
- URINIF: Urban Infill

**Non-Residential Zoning Districts**
- NO: Neighborhood Office
- GO: General Office
- LO: Limited Office
- CPO: Corporate Park Office
- PB: Pedestrian Business
- LB: Limited Business
- NB: Neighborhood Business
- NSB: Neighborhood Shopping Center Business
- HB: Highway Business

Please refer to the City-County Planning website for a Zoning District Summary: [https://www.cityofws.org/portals/0/pdf/Planning/forms-reports/zoning_classif_062405.pdf](https://www.cityofws.org/portals/0/pdf/Planning/forms-reports/zoning_classif_062405.pdf)

Please refer to the Unified Development Ordinances (UDO) for complete district descriptions: [https://www.municode.com/library/nc/winston-salem/codes/fs_forsyth_county_unified_development_ordinance_judo](https://www.municode.com/library/nc/winston-salem/codes/fs_forsyth_county_unified_development_ordinance_judo)


*Lewisville Zoning District, see: [https://www.municode.com/library/nc/lewisville/codes/unified_development_ordinance](https://www.municode.com/library/nc/lewisville/codes/unified_development_ordinance)