

Special Use Limited District Rezoning Disclaimer

Special use limited zoning involves the rezoning of a property without requiring the submittal of a site plan as part of the rezoning. Through special use limited district zoning, the applicant can: (1) specify the specific zoning district; (2) restrict the potential land uses allowed in the proposed district; and (3) conditions can be placed on the request by staff, Planning Board, or the elected body.

It is important to keep in mind that the use limitations and conditions added to this request are not all that may be required of the applicant. All minimum UDO, NC State Building Code, and applicable local and state requirements must still be met. The purpose of this handout is to make applicants aware of potential development related requirements that are typically not discussed in detail as part of the special use limited zoning process. It is incumbent on the applicant to perform their due diligence to understand what other requirements must be satisfied. Common items that must be addressed after the rezoning process include, but are not limited to:

- **Site Plan:** Even though a site plan was not required for the rezoning submittal, one will likely be required before any new tenants move into existing buildings or before permits can be issued. The site plan will need to show several pieces of information including, but not limited to: parking calculations (including dimensions), parking layout, any required bufferyards, sign locations, and any other requirements needed to ensure compliance with the UDO.
- **Driveway Permit:** A driveway permit will likely be required if the future use of the property is different than the current use.
- **Special Use Fee:** A special use fee is assessed by the Inspections Division for all special use zoning sites. The fee for special use limited sites is \$30/acre with a \$100 minimum. You will be required to pay this fee before any permits are issued.
- **Building Permits:** If new construction or work on an existing building is proposed, building permits will be required. Even if an existing building is changing uses, building permits may be required to ensure compliance with the building code.
- **Plats:** If your request involves the subdivision of land, multifamily units, or required easements- you will likely have to have a plat prepared. The Planning Department will review the plat for compliance with UDO requirements. The time frame for this review by Planning Staff ranges in time from five (5) working days to fifteen (15).
- **Sidewalks and Other Transportation Improvements:** If your request meets the thresholds described in Section 3-13 (Street Standards) of the UDO, you may be required to construct sidewalks along your site's public road frontage. You might also want to check with WSDOT and NCDOT to understand what transportation related improvements may be required as part of the driveway permit.
- **Stormwater:** If you are located within the City limits of Winston-Salem, you should contact the Stormwater Department to discuss what stormwater requirements would be applicable to your request. Within unincorporated areas of Forsyth County, you will need to discuss any stormwater requirements with NCDENR.

By signing below, the applicant for case _____ attests that they have read and understand the material listed above and that Planning staff has adequately addressed any questions. For any applicant who is not the current property owner, it is your responsibility to communicate the information listed above to the current and any future property owners.

Name (Printed)

Signature

Date