

Motion and  
Statement of Consistency with Comprehensive Plan  
UDO-263

I move that the following statement be adopted in support of a **Motion to Approve** Zoning Text Amendment UDO-263.

The zoning text amendment, proposed by the City-County Planning and Development Services staff at the request of the Winston-Salem City Council to revise Chapter B, Article II of the Unified Development Ordinances (UDO) to amend the various permitted uses allowed within zoning districts, is in conformance with the recommendations of the Legacy Comprehensive Plan and is reasonable and in the public interest because:

1. The proposed text amendment revises the various permitted uses allowed within zoning districts to ensure permitted uses are in appropriate zoning districts; and
2. The proposed text amendment also removes land uses that are not compatible with the purpose statement of the underlying zoning district or are not compatible with residential properties that are typically located near the zoning district permitting the said use; and
3. The proposed text amendment also brings the approval process for certain uses in-line with other similar uses.

Based on the foregoing Statement, I move adoption of UDO-263.

Second:

Vote:



**UDO-263**  
**AN ORDINANCE REVISING THE UNIFIED DEVELOPMENT ORDINANCES**  
**TO AMEND THE VARIOUS PERMITTED USES**  
**ALLOWED WITHIN ZONING DISTRICTS**

Be it ordained by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances (UDO)* is hereby amended as follows:

**Section 1.** Chapter B – Zoning Ordinance, Article II – Zoning Districts, Official Zoning Maps and Uses is amended as follows:

**Chapter B – Zoning Ordinance**  
**Article II – Zoning Districts, Official Zoning Maps and Uses**

Amend Table B.2.6 (“Permitted Uses”) to reflect the following revisions:

**\*\*\*For reference only: (Z) = Permit from Zoning Officer; (P) = Planning Board Review; (A) = Board of Adjustment Special Use Permit; (E) = Elected Body Special Use Permit\*\*\***

**\*\*\*For reference only: (W) = use allowed in Winston-Salem jurisdiction only; (F) = use allowed in Forsyth County jurisdiction only\*\*\***

**Campus (C) District**

Existing	Proposed
Correctional Institution (Z)	Delete use

**Central Business (CB) District**

Existing	Proposed
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Building Contractors, General (Z)	Delete use
Motor Vehicle, Repair and Maintenance (Z)	Change to Board of Adjustment SUP (A)
Motorcycle Dealer (Z)	Change to Board of Adjustment SUP (A)
Nursery, Lawn and Garden Supply Store, Retail (Z)	Delete use
Shooting Range, Indoor (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use
Residential Building, Townhouse (P)	Change to Permit from Zoning Officer (Z)

**Central Industrial (CI) District**

<b>Existing</b>	<b>Proposed</b>
Adult Establishment (F) (Z)	Delete use
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Building Contractors, General (Z)	Delete use
Building Contractors, Heavy (Z)	Delete use
Building Materials Supply (Z)	Delete use
Car Wash (Z)	Delete use
Cemetery (Z)	Delete use
Motor Vehicle, Body or Paint Shop (Z)	Delete use
Motor Vehicle, Repair and Maintenance (Z)	Delete use
Motor Vehicle, Storage Yard (Z)	Delete use
Motorcycle Dealer (Z)	Change to Board of Adjustment SUP (A)
Nursery, Lawn and Garden Supply Store, Retail (Z)	Delete use
Outdoor Display Retail (Z)	Delete use
Recycling Center (Z)	Delete use
Recycling Plant (Z)	Delete use
Restaurant (with drive-through service) (Z)	Delete use
Storage and Salvage Yard (Z)	Delete use
Storage Services, Retail (F) (Z)	Delete use
Storage Services, Retail (W) (Z)	Delete use
Terminal, Freight (Z)	Delete use
Warehousing (Z)	Delete use
Wholesale Trade B (Z)	Delete use
Correctional Institution (P)	Change to Elected Body SUP (E)
Landfill, Construction & Demolition (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use
Meat Packing Plant (P)	Delete use
Borrow Site (A)	Delete use
Dirt Storage (A)	Delete use

**Corporate Park Office (CPO) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use

**General Business (GB) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Correctional Institution (Z)	Change to Elected Body SUP (E)
Residential Building, Duplex (Currently not allowed in district)	Allow as a Planning Board Review (P)
Residential Building, Twin Home	Allow as a Planning Board Review (P)

**General Industrial (GI) District**

<b>Existing</b>	<b>Proposed</b>
Child Care, Drop-In (Z)	Delete use
Restaurant (with drive-through service) (Z)	Delete use
Restaurant (without drive-through service) (Z)	Delete use
Shelter for the Homeless (E)	Delete use

**Highway Business (HB) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Correctional Institution (Z)	Change to Elected Body SUP (E)
Storage and Salvage Yard (Z)	Delete use

**Institutional & Public (IP) District**

<b>Existing</b>	<b>Proposed</b>
Academic Biomedical Research Facility (Z)	Change to Planning Board Review (P)
Animal Shelter, Public (Z)	Change to Elected Body SUP (E)
College or University (Z)	Change to Board of Adjustment SUP (A)
Family Group Home A (Currently not allowed in district)	Allow as a Permit from Zoning Officer (Z)
Park and Shuttle Lot (Z)	Change to Planning Board Review (P)
Recreation Services, Indoor (Z)	Change to Board of Adjustment SUP (A)
Recreation Services, Outdoor (Z)	Change to Board of Adjustment SUP (A)
Club or Lodge (P)	Change to Board of Adjustment SUP (A)
Family Group Home C (P)	Change to Board of Adjustment SUP (A)
Helistop (A)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Limited Business (LB) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use
Borrow Site (A)	Delete use
Dirt Storage (A)	Delete use

**Limited Office (LO) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use
Planned Residential Development (Currently not allowed in district)	Allow as a Planning Board Review (P)
Shelter for the Homeless (E)	Delete use

**Manufactured Housing (MH) Development District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Major Retail & Business (MRB-S) Special Use District**

<b>Existing</b>	<b>Proposed</b>
Adult Day Care Home (Z)	Delete use
Animal Shelter, Public (Z)	Delete use
Bed and Breakfast (Z)	Delete use
Boarding or Rooming House (Z)	Delete use
Building Contractors, General (Z)	Delete use
Child Day Care, Large Home (Z)	Delete use
Child Day Care, Small Home (Z)	Delete use
Family Group Home A (Z)	Delete use
Family Group Home B (Z)	Delete use
Family Group Home C (Z)	Delete use
Group Care Facility A (Z)	Delete use

Group Care Facility B (Z)	Delete use
Motor Vehicle, Body or Paint Shop (Z)	Delete use
School, Private (Z)	Delete use
School, Public (Z)	Delete use
Shelter for the Homeless (E)	Delete use
Access Easement, Private Off-Site (E)	Change to Permit from Zoning Officer (Z)

**Mixed Use (MU-S) Special Use District**

<b>Existing</b>	<b>Proposed</b>
Adult Establishment (F) (Z)	Delete use
Building Contractors, General (Z)	Delete use
Building Contractors, Heavy (Z)	Delete use
Cemetery (Z)	Delete use
Correctional Institution (Z)	Delete use
Fish Hatchery (Z)	Delete use
Fraternity or Sorority (Z)	Delete use
Fuel Dealer (Z)	Delete use
Group Care Facility A (Z)	Delete use
Group Care Facility B (Z)	Delete use
Helistop (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (Z)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (Z)	Delete use
Motor Vehicle, Body or Paint Shop (Z)	Delete use
Motor Vehicle, Storage Yard (Z)	Delete use
Wholesale Trade B (Z)	Delete use
Airport, Private (P)	Delete use
Child Care Institution (P)	Change to Permit from Zoning Officer (Z)
Family Group Home B (P)	Change to Permit from Zoning Officer (Z)
Family Group Home C (P)	Change to Permit from Zoning Officer (Z)
Planned Residential Development (P)	Change to Permit from Zoning Officer (Z)
Residential Building, Multifamily (P)	Change to Permit from Zoning Officer (Z)
Residential Building, Townhouse (P)	Change to Permit from Zoning Officer (Z)
Access Easement, Private Off-Site (E)	Change to Permit from Zoning Officer (Z)

**Neighborhood Office (NO) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Neighborhood Shopping Center Business (NSB) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Building Materials Supply (Z)	Delete use
Kennel, Outdoor (F) (Z)	Delete use
Motorcycle Dealer (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use
Borrow Site (A)	Delete use
Dirt Storage (A)	Delete use
Helistop (A)	Delete use
Riding Stable (A)	Delete use

**Pedestrian Business (PB) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Fraternity or Sorority (Z)	Delete use
Nursery, Lawn and Garden Supply Store, Retail (Z)	Delete use
Shooting Range, Indoor (F) (Z)	Delete use
Correctional Institution (P)	Delete use
Group Care Facility B (P)	Delete use
Landfill, Land Clearing/Inert Debris (W) (P)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (P)	Delete use
Borrow Site (A)	Delete use
Dirt Storage (A)	Delete use

**Residential Multifamily 5 units/acre (RM5) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Multifamily 8 units/acre (RM8) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Multifamily 12 units/acre (RM12) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Multifamily 18 units/acre (RM18) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Multifamily Unlimited Density (RMU) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Single Family 7,000sf lot size (RS7) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Single Family 9,000sf lot size (RS9) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Single Family 12,000sf lot size (RS12) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Single Family 15,000sf lot size (RS15) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris, 2 acres or less (F) (A)	Delete use

**Residential Single Family 20,000sf lot size (RS20) District**

<b>Existing</b>	<b>Proposed</b>
Landfill, Construction and Demolition (W) (A)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use

**Residential Single Family Quadraplex (RSQ) District**

<b>Existing</b>	<b>Proposed</b>
Agricultural Production, Crops (F) (Z)	Delete use
Agricultural Production, Livestock (F) (Z)	Delete use
Landfill, Land Clearing/Inert Debris (W) (A)	Delete use

**Section 2.** This ordinance shall be effective upon adoption.

## STAFF REPORT

DOCKET # UDO-263  
STAFF: Aaron King

### REQUEST

Text amendment proposed by Planning and Development Services staff at the request of the Winston-Salem City Council to revise chapter B of the *Unified Development Ordinances* (UDO) to amend the various permitted uses allowed within zoning districts (UDO-263).

### BACKGROUND

At the December 1, 2014 City Council meeting and again at the January 20, 2015 Council meeting, questions were raised by Council Member MacIntosh about the appropriateness of some permitted uses in various zoning districts. Also at the January 20<sup>th</sup> Council meeting, Council Member Besse requested that Planning staff specifically review the uses allowed in the IP (Institutional/Public) district. Subsequently, Planning staff reviewed all zoning districts and the permitted uses allowed within them. Staff compiled a list of potential revisions that would remove permitted uses from zoning districts where they did not appear to be appropriate.

Planning staff presented a comprehensive list of proposed changes to the Community Development/Housing/General Government Committee during their April and May meetings. Subsequent to said meetings, staff has revised the list of changes to reflect comments made by Council Members during the discussion, and the Committee agreed that these proposed revisions should go forward as a UDO text amendment.

### ANALYSIS

The proposed changes to the Permitted Use Table serve as a periodic refinement to ensure that the UDO continues to function adequately. Many of the proposed changes remove land uses that are: (1) not compatible with the purpose statement of the underlying zoning district; or (2) are not compatible with residential properties that are typically located near the zoning district permitting said use. Several other revisions bring the approval process for certain uses in-line with other similar uses.

### RECOMMENDATION

#### APPROVAL

**Note: The following ordinance contains a list of all proposed changes-sorted by zoning district. Also attached to this report for reference purposes are comprehensive lists of uses allowed in each zoning district that also reflect the proposed revisions.**

---

---

**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR UDO-263  
JULY 9, 2015**

Aaron King presented the staff report.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

Heliports and helistops are different uses. The closest thing to a helistop would be what is on top of Baptist Hospital. However, that is zoned C (Campus) so it would not be impacted by these changes.

If a business wanted to provide on-site child care for its employees, it would be considered an accessory use and could still be done.

The decision was made to eliminate small home and large home day care from the MRB (Major Retail & Business) district because those uses have to be in single family homes which aren't allowed in the MRB district.

No accessory uses have been eliminated.

MOTION: Paul Mullican moved approval of the text amendment.

SECOND: Clarence Lambe

VOTE:

FOR: Melynda Dunigan, 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

## **USES ALLOWED IN THE C ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

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

Academic Biomedical Research Facility  
Academic Medical Center  
Child Care, Drop-In  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
College or University  
~~Correctional Institution~~  
Family Group Home A  
Family Group Home B  
Family Group Home C  
Fraternity or Sorority  
Habilitation Facility A  
Habilitation Facility B  
Habilitation Facility C  
Hospice and Palliative Care  
Hospital or Health Center  
Life Care Community  
Museum or Art Gallery  
Nursing Care Institution  
Police or Fire Station  
School, Private  
School, Public  
School, Vocational or Professional  
Transmission Tower  
Urban Agriculture (W)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Child Care Institution  
Child Day Care Center

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Landfill, Land Clearing/Inert Debris (W)  
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

# USES ALLOWED IN THE CB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Academic Medical Center  
Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Arts and Crafts Studio  
Banking and Financial Services  
Bed and Breakfast  
Boarding or Rooming House  
~~Building Contractors, General~~  
Child Care, Drop-In  
Child Day Care, Small Home  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Club or Lodge  
College or University  
Combined Use  
Food or Drug Store  
Fraternity or Sorority  
Furniture and Home Furnishings Store  
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  
Library, Public  
Motor Vehicle, Repair and Maintenance - Change to BOA SUP  
Motorcycle Dealer - Change to BOA SUP  
Museum or Art Gallery  
~~Nursery, Lawn and Garden Supply Store, Retail~~  
Nursing Care Institution  
Offices  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Recreation Facility, Public  
Recreation Services, Indoor  
Recreation Services, Outdoor  
Residential Building, Multifamily  
Residential Building, Single Family  
Restaurant (without drive-through service)

## **USES ALLOWED IN THE CB ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

Retail Store  
School, Vocational or Professional  
Services A  
Services B  
~~Shooting Range, Indoor (F)~~  
Shopping Center  
Shopping Center, Small  
Stadium, Coliseum, or Exhibition Building  
Swimming Pool, Private  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Indoor  
Transmission Tower  
Utilities  
Wholesale Trade A

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Family Group Home B  
Family Group Home C  
Group Care Facility A  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Life Care Community  
Residential Building, Townhouse – Change to Permit from Zoning Officer  
School, Private  
School, Public

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Child Care Institution  
Helistop  
Motor Vehicle, Rental and Leasing  
Postal Processing Facility

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site  
Correctional Institution  
Entertainment Facility, Large (W)  
Shelter for Homeless

# USES ALLOWED IN THE CI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Academic Medical Center  
Adult Day Care Center  
~~Adult Establishment (F)~~  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Arts and Crafts Studio  
Banking and Financial Services  
Bed and Breakfast  
~~Building Contractors, General~~  
~~Building Contractors, Heavy~~  
~~Building Materials Supply~~  
~~Car Wash~~  
~~Cemetery~~  
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  
Food or Drug Store  
Fuel Dealer  
Furniture and Home Furnishings Store  
Government Offices, Neighborhood Organization, or Post Office  
Habilitation Facility A  
Habilitation Facility B  
Habilitation Facility C  
Hospital or Health Center  
Hotel or Motel  
Library, Public  
Manufacturing A  
Manufacturing B  
~~Motor Vehicle, Body or Paint Shop~~  
Motor Vehicle, Rental and Leasing  
~~Motor Vehicle, Repair and Maintenance~~  
~~Motor Vehicle, Storage Yard~~  
Motorcycle Dealer – Change to Board of Adjustment SUP  
Museum or Art Gallery  
~~Nursery, Lawn and Garden Supply Store, Retail~~

# USES ALLOWED IN THE CI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

Nursing Care Institution  
Offices  
~~Outdoor Display Retail~~  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Postal Processing Facility  
Recreation Facility, Public  
Recreation Services, Indoor  
Recreation Services, Outdoor  
~~Recycling Center~~  
~~Recycling Plant~~  
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  
Shopping Center  
Shopping Center, Small  
Signs, Off-Premises  
Stadium, Coliseum, or Exhibition Building  
~~Storage and Salvage Yard~~  
~~Storage Services, Retail (F)~~  
~~Storage Services, Retail (W)~~  
Swimming Pool, Private  
Terminal, Bus or Taxi  
~~Terminal, Freight~~  
Testing and Research Lab  
Theater, Indoor  
Transmission Tower  
Utilities  
~~Warehousing~~  
Wholesale Trade A  
~~Wholesale Trade B~~

## **USES ALLOWED IN THE CI ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Correctional Institution – Change to Elected Body SUP

Heliport

~~Landfill, Construction and Demolition (W)~~

~~Landfill, Land Clearing/Inert Debris (W)~~

~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~

~~Meat Packing Plant~~

### **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 IN THE CPO ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

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

Academic Biomedical Research Facility  
Academic Medical Center  
Banking and Financial Services  
Child Care, Drop-In  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
College or University  
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  
Manufacturing A  
Motor Vehicle, Rental and Leasing  
Offices  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Recreation Facility, Public  
Restaurant (without drive-through service)  
School, Vocational or Professional  
Services A  
Testing and Research Lab  
Transmission Tower (see UDO)  
Utilities

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center  
Airport, Private  
Child Care, Sick Children  
Child Day Care Center  
Heliport  
~~Landfill, Land Clearing/Inert Debris (W)~~  
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Helistop  
Transmission Tower

# **USES ALLOWED IN THE CPO ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

## **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

## USES ALLOWED IN THE GB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Academic Medical Center  
Adult Establishment (F)  
Adult Establishment (W)  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
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 – Change to Elected Body SUP  
Food or Drug Store  
Fraternity or Sorority  
Fuel Dealer  
Funeral Home  
Furniture and Home Furnishings Store  
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  
Kennel, Outdoor (F)  
Library, Public  
Manufacturing A  
Motor Vehicle, Body or Paint Shop  
Motor Vehicle, Rental and Leasing  
Motor Vehicle, Repair and Maintenance

## **USES ALLOWED IN THE GB ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

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  
Restaurant (with drive-through service)  
Restaurant (without drive-through service)  
Retail Store  
School, Vocational or Professional  
Services A  
Services B  
Shooting Range, Indoor (F)  
Shopping Center  
Shopping Center, Small  
Stadium, Coliseum, or Exhibition Building  
Storage Services, Retail (F)  
Storage Services, Retail (W)  
Swimming Pool, Private  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Indoor  
Transmission Tower  
Urban Agriculture (W)  
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

## **USES ALLOWED IN THE GB ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Group Care Facility B  
Landfill, Construction and Demolition (F)  
Landfill, Construction and Demolition (W)  
Landfill, Land Clearing/Inert Debris (W)  
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)  
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)  
Life Care Community  
Residential Building, Multifamily  
Residential Building, Townhouse  
Add Residential Building, Twin Home and Duplex  
School, Private  
School, Public

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Borrow Site  
Dirt Storage  
Helistop  
Landfill, Sanitary (F)

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site  
Entertainment Facility, Large (W)  
Shelter for Homeless

## USES ALLOWED IN THE GI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Adult Establishment (F)  
Adult Establishment (W)  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Animal Feeding Operation  
Animal Shelter, Public  
Arts and Crafts Studio  
Asphalt and Concrete Plant (F)  
Banking and Financial Services  
Building Contractors, General  
Building Contractors, Heavy  
Building Materials Supply  
Bulk Storage of Petroleum Products  
~~Child Care, Drop-In~~  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Correctional Institution  
Fish Hatchery  
Fuel Dealer  
Golf Course  
Government Offices, Neighborhood Organization, or Post Office  
Kennel, Indoor  
Kennel, Outdoor (F)  
Manufacturing A  
Manufacturing B  
Manufacturing C  
Motor Vehicle, Body or Paint Shop  
Motor Vehicle, Rental and Leasing  
Motor Vehicle, Repair and Maintenance  
Motor Vehicle, Storage Yard  
Offices  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Postal Processing Facility  
Recreation Facility, Public  
Recreation Services, Indoor  
Recreation Services, Outdoor  
Recycling Center  
Recycling Plant  
~~Restaurant (with drive-through service)~~

## **USES ALLOWED IN THE GI ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Restaurant ~~(without drive-through service)~~  
School, Vocational or Professional  
Services A  
Services B  
Shooting Range, Indoor (F)  
Signs, Off-Premises  
Solid Waste Transfer Station  
Storage and Salvage Yard  
Storage Services, Retail (F)  
Storage Services, Retail (W)  
Storage Trailer  
Terminal, Bus or Taxi  
Terminal, Freight  
Testing and Research Lab  
Transmission Tower  
Urban Agriculture (W)  
Utilities  
Veterinary Services  
Warehousing  
Wholesale Trade A  
Wholesale Trade B

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Airport, Private  
Heliport  
Landfill, Construction and Demolition (F)  
Landfill, Construction and Demolition (W)  
Landfill, Land Clearing/Inert Debris (W)  
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)  
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)  
Meat Packing Plant  
Motor Vehicle Dismantling and Wrecking Yard

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Airport, Public  
Borrow Site  
Dirt Storage  
Helistop  
Landfill, Sanitary (F)  
Shooting Range, Outdoor (F)

# USES ALLOWED IN THE GI ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

## **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED**

### **BODY (E)**

Access Easement, Private Off-Site

Asphalt and Concrete Plant (W)

Hazardous Waste Management Facility

Landfill, Sanitary (W)

Mining, Quarry, or Extractive Industry

Shelter for Homeless

## USES ALLOWED IN THE HB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Academic Medical Center  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
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 – Change to Elected Body SUP  
Electronic Sweepstakes Operation (W)  
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  
Kennel, Outdoor (F)  
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

## **USES ALLOWED IN THE HB ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Offices  
Outdoor Display Retail  
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  
Shooting Range, Indoor (F)  
Shopping Center  
Shopping Center, Small  
Signs, Off-Premises  
Stadium, Coliseum, or Exhibition Building  
~~Storage and Salvage Yard~~  
Storage Services, Retail (F)  
Storage Services, Retail (W)  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Drive-In  
Theater, Indoor  
Transmission Tower  
Urban Agriculture (W)  
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 (F)  
Landfill, Construction and Demolition (W)  
Landfill, Land Clearing/Inert Debris (W)  
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)  
Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)  
School, Private  
School, Public

# **USES ALLOWED IN THE HB ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

## **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Borrow Site

Dirt Storage

Helistop

Landfill, Sanitary (F)

## **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

Entertainment Facility, Large (W)

## USES ALLOWED IN THE IP ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility – Change to PBR

Animal Shelter, Public – Change to Elected Body SUP

Cemetery

Child Care, Drop-In

Child Day Care, Small Home

Church or Religious Institution, Neighborhood

College or University- Change to BOA SUP

Family Group Home A - Add

Funeral Home

Golf Course

Government Offices, Neighborhood Organization, or Post Office

Habilitation Facility A

Habilitation Facility B

Habilitation Facility C

Hospice and Palliative Care

Library, Public

Museum or Art Gallery

Nursing Care Institution

Park and Shuttle Lot – Change to PBR

Police or Fire Station

Recreation Facility, Public

Recreation Services, Indoor – Change to BOA SUP

Recreation Services, Outdoor – Change to BOA SUP

Residential Building, Single Family

Swimming Pool, Private

Transmission Tower (see UDO)

Urban Agriculture (W)

Utilities

### USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center

Child Care Institution

Child Care, Sick Children

Child Day Care Center

Child Day Care, Large Home

Church or Religious Institution, Community

Club or Lodge – Change to BOA SUP

Family Group Home B

Family Group Home C – Change to BOA SUP

Planned Residential Development

School, Private

School, Public

School, Vocational or Professional

## **USES ALLOWED IN THE IP ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Helistop

Landfill, Land Clearing/Inert Debris (W)

Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

Transmission Tower

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

# USES ALLOWED IN THE LB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

~~Agricultural Production, Crops (F)~~

~~Agricultural Production, Livestock (F)~~

Animal Shelter, Public

Arts and Crafts Studio

Banking and Financial Services

Bed and Breakfast

Car Wash

Child Care, Drop-In

Church or Religious Institution, Community

Church or Religious Institution, Neighborhood

Club or Lodge

Combined Use

Convenience Store

Food or Drug Store

Funeral Home

Furniture and Home Furnishings Store

Government Offices, Neighborhood Organization, or Post Office

Habilitation Facility A

Habilitation Facility B

Habilitation Facility C

Kennel, Indoor

Kennel, Outdoor (F)

Library, Public

Limited Campus Uses

Motor Vehicle, Rental and Leasing

Motor Vehicle, Repair and Maintenance

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

Recreation Facility, Public

Recreation Services, Indoor

Restaurant (without drive-through service)

Retail Store

School, Vocational or Professional

Services A

Shopping Center

Shopping Center, Small

## **USES ALLOWED IN THE LB ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Transmission Tower (see UDO)

Urban Agriculture (W)

Utilities

Veterinary Services

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center

Child Care, Sick Children

Child Day Care Center

~~Landfill, Land Clearing/Inert Debris (W)~~

~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~

School, Private

School, Public

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

~~Borrow Site~~

~~Dirt Storage~~

Transmission Tower

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

## **USES ALLOWED IN THE LO ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

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

Banking and Financial Services  
Bed and Breakfast  
Church or Religious Institution, Neighborhood  
Combined Use  
Family Group Home A  
Family Group Home B  
Funeral Home  
Government Offices, Neighborhood Organization, or Post Office  
Hospice and Palliative Care  
Library, Public  
Limited Campus Uses  
Museum or Art Gallery  
Offices  
Park and Shuttle Lot  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO)  
Utilities

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Group Care Facility A  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Residential Building, Multifamily  
Residential Building, Townhouse  
Add Planned Residential Development

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Kennel, Outdoor (F)  
Transmission Tower (see UDO)  
Veterinary Services

## **USES ALLOWED IN THE LO ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED**

#### **BODY (E)**

Access Easement, Private Off-Site

Kennel, Indoor

~~Shelter for Homeless~~

## **USES ALLOWED IN THE MH ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Manufactured Home, Class A  
Manufactured Home, Class B (F)  
Manufactured Home, Class B (W)  
Manufactured Home, Class C (F)  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Golf Course  
Manufactured Housing Development  
Utilities

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Church or Religious Institution, Community  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site  
Transmission Tower (W)

# USES ALLOWED IN THE MRB-S ZONING DISTRICT

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

Academic Medical Center  
Adult Day Care Center  
~~Adult Day Care Home~~  
~~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  
Child Care, Drop-In  
Child Care, Sick Children  
Child Day Care Center  
~~Child Day Care, Large Home~~  
~~Child Day Care, Small Home~~  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Club or Lodge  
College or University  
Combined Use  
Convenience Store  
~~Family Group Home A~~  
~~Family Group Home B~~  
~~Family Group Home C~~  
Food or Drug Store  
Funeral Home  
Furniture and Home Furnishings Store  
Government Offices, Neighborhood Organization, or Post Office  
~~Group Care Facility A~~  
~~Group Care Facility B~~  
Habilitation Facility A  
Habilitation Facility B  
Habilitation Facility C  
Hospice and Palliative Care  
Hospital or Health Center  
Hotel or Motel  
Institutional Vocational Training Facility  
Kennel, Indoor  
Library, Public  
Life Care Community  
Limited Campus Uses  
~~Motor Vehicle, Body or Paint Shop~~  
Motor Vehicle, Rental and Leasing

## USES ALLOWED IN THE MRB-S ZONING DISTRICT

Motor Vehicle, Repair and Maintenance  
Motorcycle Dealer  
Museum or Art Gallery  
Nursery, Lawn and Garden Supply Store, Retail  
Nursing Care Institution  
Offices  
Outdoor Display Retail  
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 Developments Larger than 125,000 sf  
Retail Store  
School, Private  
~~School, Public~~  
School, Vocational or Professional  
Services A  
Services B  
Shopping Center  
Shopping Center, Small  
Swimming Pool, Private  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Indoor  
Transmission Tower  
Veterinary Services  
Wholesale Trade A

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

None

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

None

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Shelter for Homeless

Access Easement, Private Off-Site – Change to Permit from Zoning Officer

## USES ALLOWED IN THE MU-S ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Academic Medical Center  
Adult Day Care Center  
Adult Day Care Home  
~~Adult Establishment (F)~~  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Animal Shelter, Public  
Arts and Crafts Studio  
Banking and Financial Services  
Bed and Breakfast  
Boarding or Rooming House  
~~Building Contractors, General~~  
~~Building Contractors, Heavy~~  
Building Materials Supply  
Car Wash  
~~Cemetery~~  
Child Care, Drop-In  
Child Care, Sick Children  
Child Day Care Center  
Child Day Care, Large Home  
Child Day Care, Small Home  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Club or Lodge  
College or University  
Combined Use  
Convenience Store  
~~Correctional Institution~~  
Family Group Home A  
~~Fish Hatchery~~  
Fishing, Fee Charged  
Food or Drug Store  
~~Fraternity or Sorority~~  
~~Fuel Dealer~~  
Funeral Home  
Furniture and Home Furnishings Store  
Golf Course  
Government Offices, Neighborhood Organization, or Post Office  
~~Group Care Facility A~~  
~~Group Care Facility B~~  
Habilitation Facility A

## USES ALLOWED IN THE MU-S ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

Habilitation Facility B  
Habilitation Facility C  
~~Helistop~~  
Hospice and Palliative Care  
Hospital or Health Center  
Hotel or Motel  
Kennel, Indoor  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Library, Public  
Life Care Community  
Limited Campus Uses  
Manufactured Home, Class A  
Manufactured Housing Development  
Manufacturing A  
~~Motor Vehicle, Body or Paint Shop~~  
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, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Restaurant (with drive-through service)  
Restaurant (without drive-through service)  
Retail Store  
Riding Stable  
School, Private  
School, Public  
School, Vocational or Professional  
Services A  
Services B  
Shopping Center  
Shopping Center, Small

## **USES ALLOWED IN THE MU-S ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

Stadium, Coliseum, or Exhibition Building

Storage Services, Retail (F)

Storage Services, Retail (W)

Swimming Pool, Private

Terminal, Bus or Taxi

Testing and Research Lab

Theater, Indoor

Transmission Tower

Urban Agriculture (W)

Utilities

Veterinary Services

Wholesale Trade A

~~Wholesale Trade B~~

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Airport, Private

Child Care Institution – Change to Permit from Zoning Officer

Family Group Home B – Change to Permit from Zoning Officer

Family Group Home C – Change to Permit from Zoning Officer

Planned Residential Development – Change to Permit from Zoning Officer

Residential Building, Multifamily – Change to Permit from Zoning Officer

Residential Building, Townhouse – Change to Permit from Zoning Officer

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

None

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site – Change to Permit from Zoning Officer

## **USES ALLOWED IN THE NO ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

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

Adult Day Care Home  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Combined Use  
Government Offices, Neighborhood Organization, or Post Office  
Library, Public  
Offices  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Child Day Care, Large Home  
Limited Campus Uses  
Residential Building, Multifamily  
Residential Building, Townhouse  
Utilities

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Adult Day Care Center  
Banking and Financial Services  
Bed and Breakfast  
Child Care, Sick Children  
Child Day Care Center  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Park and Shuttle Lot

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

## USES ALLOWED IN THE NSB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

~~Agricultural Production, Crops (F)~~

~~Agricultural Production, Livestock (F)~~

Arts and Crafts Studio

Banking and Financial Services

~~Building Materials Supply~~

Car Wash

Child Care, Drop-In

Church or Religious Institution, Community

Church or Religious Institution, Neighborhood

Convenience Store

Food or Drug Store

Furniture and Home Furnishings Store

Government Offices, Neighborhood Organization, or Post Office

Kennel, Indoor

~~Kennel, Outdoor (F)~~

Library, Public

Motor Vehicle, Rental and Leasing

Motor Vehicle, Repair and Maintenance

~~Motoreycle Dealer~~

Museum or Art Gallery

Nursery, Lawn and Garden Supply Store, Retail  
Offices

Park and Shuttle Lot

Parking, Commercial

Police or Fire Station

Recreation Facility, Public

Recreation Services, Indoor

Restaurant (with drive-through service)

Restaurant (without drive-through service)

Retail Store

School, Vocational or Professional

Services A

Shopping Center

Shopping Center, Small

Theater, Indoor

Transmission Tower (see UDO)

Utilities

Veterinary Services

## **USES ALLOWED IN THE NSB ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center

Child Care, Sick Children

Child Day Care Center

Landfill, Land Clearing/Inert Debris (W)

Landfill, Land Clearing/Inert Debris, 2 acres or less (F)

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Borrow Site

Dirt Storage

Helistop

Riding Stable

Transmission Tower

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site

## USES ALLOWED IN THE PB ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Academic Biomedical Research Facility  
Academic Medical Center  
Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Arts and Crafts Studio  
Banking and Financial Services  
Bed and Breakfast  
Boarding or Rooming House  
Building Contractors, General  
Car Wash  
Child Care, Drop-In  
Child Day Care, Small Home  
Church or Religious Institution, Community  
Church or Religious Institution, Neighborhood  
Club or Lodge  
College or University  
Combined Use  
Convenience Store  
Food or Drug Store  
~~Fraternity or Sorority~~  
Funeral Home  
Furniture and Home Furnishings Store  
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  
Library, Public  
Motor Vehicle, Rental and Leasing  
Motor Vehicle, Repair and Maintenance  
Motorcycle Dealer  
Museum or Art Gallery  
~~Nursery, Lawn and Garden Supply Store, Retail~~  
Nursing Care Institution  
Offices  
Park and Shuttle Lot  
Parking, Commercial  
Police or Fire Station  
Postal Processing Facility

## **USES ALLOWED IN THE PB ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

Recreation Facility, Public  
Recreation Services, Indoor  
Recreation Services, Outdoor  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Restaurant (without drive-through service)  
Retail Store  
School, Vocational or Professional  
Services A  
Services B  
Shopping Center  
Shopping Center, Small  
~~Shooting Range, Indoor (F)~~  
Stadium, Coliseum, or Exhibition Building  
Swimming Pool, Private  
Terminal, Bus or Taxi  
Testing and Research Lab  
Theater, Indoor  
Transmission Tower (see UDO)  
Urban Agriculture (W)  
Utilities  
Warehousing

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Adult Day Care Center  
Child Care Institution  
Child Care, Sick Children  
Child Day Care Center  
~~Correctional Institution~~  
Family Group Home B  
Family Group Home C  
Group Care Facility A  
~~Group Care Facility B~~  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Life Care Community  
Residential Building, Multifamily  
Residential Building, Townhouse  
School, Private  
School, Public

# **USES ALLOWED IN THE PB ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

## **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Borrow-Site  
Dirt-Storage  
Helistop  
Transmission Tower

## **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)**

Access Easement, Private Off-Site  
Shelter for Homeless  
Storage Services, Retail (W)

## **USES ALLOWED IN THE RM12 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Bed and Breakfast  
Boarding or Rooming House  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Habilitation Facility A  
Habilitation Facility B  
Library, Public  
Nursing Care Institution  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Child Day Care, Large Home  
Church or Religious Institution, Community  
Family Group Home B  
Family Group Home C  
Fraternity or Sorority  
Golf Course  
Life Care Community  
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)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Group Care Facility A

## **USES ALLOWED IN THE RM12 ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Habilitation Facility C

~~Landfill, Land Clearing/Inert Debris (W)~~

~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~

Park and Shuttle Lot

Transmission Tower (F)

Urban Agriculture (W)

### **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 (W)

## **USES ALLOWED IN THE RM18 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Bed and Breakfast  
Boarding or Rooming House  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Habilitation Facility A  
Habilitation Facility B  
Library, Public  
Nursing Care Institution  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Child Day Care, Large Home  
Church or Religious Institution, Community  
Family Group Home B  
Family Group Home C  
Fraternity or Sorority  
Golf Course  
Life Care Community  
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)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Group Care Facility A

## **USES ALLOWED IN THE RM18 ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Habilitation Facility C

~~Landfill, Land Clearing/Inert Debris (W)~~

~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~

Park and Shuttle Lot

Transmission Tower (F)

Urban Agriculture (W)

### **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 (W)

## **USES ALLOWED IN THE RM5 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
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  
Transmission Tower (see UDO) (F)

### **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  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

### **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 (W)

## USES ALLOWED IN THE RM8 ZONING DISTRICT

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Bed and Breakfast  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Library, Public  
Nursing Care Institution  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Child Day Care, Large Home  
Church or Religious Institution, Community  
Family Group Home B  
Fraternity or Sorority  
Golf Course  
Life Care Community  
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)

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center  
Habilitation Facility A  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

## **USES ALLOWED IN THE RM8 ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

### **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 (W)

## **USES ALLOWED IN THE RMU ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Bed and Breakfast  
Boarding or Rooming House  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Habilitation Facility A  
Habilitation Facility B  
Library, Public  
Nursing Care Institution  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Child Day Care, Large Home  
Church or Religious Institution, Community  
Family Group Home B  
Family Group Home C  
Fraternity or Sorority  
Golf Course  
Life Care Community  
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)**

Adult Day Care Center  
Child Care, Sick Children  
Child Day Care Center

## **USES ALLOWED IN THE RMU ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

Group Care Facility A

Habilitation Facility C

~~Landfill, Land Clearing/Inert Debris (W)~~

~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~

Park and Shuttle Lot

Transmission Tower (F)

Urban Agriculture (W)

### **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 (W)

## **USES ALLOWED IN THE RS12 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
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  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

### **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 (W)

## **USES ALLOWED IN THE RS15 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
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  
Fishing, Fee Charged  
Habilitation Facility A  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

### **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 (W)

## **USES ALLOWED IN THE RS20 ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Planned Residential Development  
School, Private  
School, Public  
Utilities

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)**

Bed and Breakfast  
Borrow Site  
Child Day Care, Large Home  
Dirt Storage  
Fishing, Fee Charged  
Habilitation Facility A  
Kennel, Outdoor (F)  
~~Landfill, Construction and Demolition (W)~~  
~~Landfill, Land Clearing/Inert Debris (W)~~  
Landfill, Land Clearing/Inert Debris, 2 acres or less (F)  
Manufactured Home, Class A  
Manufactured Home, Class B (F)  
Nursing Care Institution  
Park and Shuttle Lot  
Riding Stable  
Shooting Range, Outdoor (F)  
Transmission Tower (F)  
Urban Agriculture (W)

## **USES ALLOWED IN THE RS20 ZONING DISTRICT**

**(F) = Forsyth County Jurisdiction Only**

**(W) = City of Winston-Salem Jurisdiction Only**

### **USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED**

#### **BODY (E)**

Landfill, Land Clearing/Inert Debris, greater than 2 acres (F)

Access Easement, Private Off-Site

Parking, Off-Site, for Multifamily or Institutional Uses

Transmission Tower (W)

## **USES ALLOWED IN THE RS7 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
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  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

### **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 (W)

## **USES ALLOWED IN THE RS9 ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
Agricultural Production, Crops (F)  
Agricultural Production, Livestock (F)  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Single Family  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

### **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
Limited Campus Uses  
Planned Residential Development  
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  
~~Landfill, Land Clearing/Inert Debris (W)~~  
~~Landfill, Land Clearing/Inert Debris, 2 acres or less (F)~~  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

### **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 (W)

# **USES ALLOWED IN THE RSQ ZONING DISTRICT**

(F) = Forsyth County Jurisdiction Only

(W) = City of Winston-Salem Jurisdiction Only

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

Adult Day Care Home  
~~Agricultural Production, Crops (F)~~  
~~Agricultural Production, Livestock (F)~~  
Child Day Care, Small Home  
Church or Religious Institution, Neighborhood  
Family Group Home A  
Police or Fire Station  
Recreation Facility, Public  
Residential Building, Duplex  
Residential Building, Single Family  
Residential Building, Twin Home  
Swimming Pool, Private  
Transmission Tower (see UDO) (F)

## **USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)**

Church or Religious Institution, Community  
Golf Course  
Library, Public  
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  
~~Landfill, Land Clearing/Inert Debris (W)~~  
Manufactured Home, Class A  
Park and Shuttle Lot  
Transmission Tower (F)  
Urban Agriculture (W)

## **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 (W)