

Zoning Classification Summary

RESIDENTIAL

YR-Yadkin River Conservation District

The YR District is intended primarily to protect the community's main water supply, preserves the historic features of this area, and preserve the natural beauty of a continuous conservation corridor along the Yadkin River. There is a minimum three (3) acre lot size in this zoning district. This district is intended for application in Growth Management Area (GMA) 6.

AG-Agricultural District

The AG District is primarily intended to accommodate uses of an agricultural nature. The district also is intended to accommodate scattered non-farm residences on large tracts of land, but is not intended for residential subdivisions with small lots. The minimum lot size in this district is 40,000 square feet (0.92 acre). This district is intended for application in GMAs 4B, 5, and 6.

RS-40-Residential Single Family

The RS-40 District is primarily intended to accommodate single family detached dwellings on large lots in areas without access to public water or sewer services. The minimum lot size in this district is 40,000 square feet (0.92 acre). This district is intended for application in GMAs 4B and 5.

RS-30-Residential Single Family

The RS-30 District is primarily intended to accommodate single family detached dwellings in areas without access to public water and sewer. The minimum lot size in this district is 30,000 square feet (0.69 acre). This district is intended for application in GMAs 4B and 5.

RS-20-Residential Single Family

The RS-20 District is primarily intended to accommodate single detached dwellings in suburban areas and also may be applicable to older, large lot developments constructed prior to the UDO. The minimum lot size in this district is 20,000 square feet (0.46 acre). This district is intended for application in GMAs 2, 3, 4A and 4B.

RS-15-Residential Single Family

The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. The minimum lot size in this district is 15,000 square feet (0.34 acre). This district is intended for application in GMAs 2, 3 and possibly 4A.

RS-12-Residential Single Family

The RS-12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. The minimum lot size in this district is 12,000 square feet (0.28 acre). This district is intended for application in GMAs 2, 3 and possibly 4A.

RS-9-Residential Single Family

The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. The minimum lot size in this district is 9,000 square feet (0.21 acre). This district is intended for application in GMAs 2, 3 and 4A.

RS-7-Residential Single Family

The RS-7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. The minimum lot size in this district is 7,000 square feet (0.16 acre). This district is intended for application in GMAs 2, 3 and possibly 4A and 4B.

RSQ-Residential Single Family Quadraplex

The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. The minimum lot size for single family lots in this district is 5,000 square feet (0.11 acre). This district is intended for application in GMAs 2, 3 and possibly 4A.

RM-5-Residential Multifamily

The RM-5 District is primarily intended to accommodate duplexes, twin homes, townhouses, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for application in GMAs 2, 3 and possibly 4A and 4B.

RM-8-Residential Multifamily

The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is intended for application in GMAs 2, 3 and possibly 4A.

RM-12-Residential Multifamily

The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is intended for application in GMAs 1, 2, 3 and possibly 4A.

RM-18-Residential Multifamily

The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is intended for application in GMAs 1, 2 and possibly 3.

RM-U-Residential Multifamily

The RM-U District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is intended for application in GMAs 1 and 2.

MH-Manufactured Housing Development

The MH District is primarily intended to accommodate manufactured housing on individual lots or in manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in GMAs 3 and 4A.

NON-RESIDENTIAL

NO-Neighborhood Office

The NO District is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares.

LO-Limited Office

The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences.

CPO-Corporate Park Office

The CPO District is primarily intended to accommodate office, and research and development uses in a planned, campus-like setting compatible with adjacent residential uses.

GO-General Office

The GO District is primarily intended to accommodate high intensity office uses and supporting services.

NB-Neighborhood Business

The NB District is primarily intended to accommodate very low intensity office, retail, and personal service uses close to or within residential areas. The district is established to provide convenient locations for businesses which serve the everyday household needs of nearby residents without disrupting the character of the neighborhood.

PB-Pedestrian Business

The PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county.

LB-Limited Business

The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas.

NSB-Neighborhood Shopping Center Business

The NSB District is intended to provide for the development of integrated, self-contained shopping and service centers designed to meet the daily retail and service needs of residents in the surrounding area. The district is designed to be compatible with adjacent residential areas, and does not establish justification for future commercial zoning in the area.

HB-Highway Business

The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. The district is not intended to encourage or accommodate strip commercial development.

GB-General Business

The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. The district is not intended to encourage or accommodate strip commercial development.

CB-Central Business

The CB District is intended for application in Growth Management Area 1, the central core of the City of Winston-Salem and the Town of Kernersville. The district is intended to encourage high intensity, compact urban development.

LI-Limited Industrial

The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which have little or no adverse effect upon adjoining properties.

CPI-Corporate Park Industrial

The CPI District is intended to accommodate a wide range of assembling, fabricating, and light manufacturing activities, and such ancillary industrial activities as warehousing and distribution. Commercial uses also are permitted accessory to industrial development.

GI-General Industrial

The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established for the purpose of designating appropriate locations and establishing development regulations for uses which may have significant environmental impacts.

CI-Central Industrial

The CI District is intended to accommodate assembly, fabrication, and manufacturing activities within Growth Management Areas 1 and 2, the central areas of the City of Winston-Salem and Town of Kernersville.

IP-Institutional and Public

The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding areas.

C-Campus

The C District is intended to accommodate medium to large-sized public, semi-public, and institutional uses which have a major land use impact or traffic generation potential upon surrounding areas.

MU-S-Mixed Use

The MU-S District is intended to accommodate a mix of residential, commercial, and light industrial uses in a cohesive development which is compatible with surrounding land uses.

MRB-S

The MRB-S District ensures that major retail projects are adequately analyzed through site plan review and supplemental criteria in order to determine their compatibility with the surrounding community. This district is characterized by large sized destination shopping in a single structure, or as part of a large shopping center. This District is intended for application in Growth Management Areas 1, 2, and 3, and within a designated Metro Activity Center, and shall be applied as a Special Use District.