

**General Dimensional Requirements
(Residential Districts)**

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Zoning District	Minimum Zoning Lot ¹		Minimum Setbacks					Maximum Impervious Cover (%)	Maximum Height (ft)
			Front (ft)	Rear (ft)	Side ⁶				
	Area (sf)	Width (ft)			One Side ² (ft)	Combined (ft)	Street (ft)		
YR ⁴	130,680	300	45	50	20	50	30	NA	40
AG ⁴	40,000	150	45	50	20	50	30	NA	40
RS-40	40,000	100	35	40	10	25	20	NA	40
RS-30	30,000	100	35	35	7	20	20	NA	40
RS-20	20,000	95	30	30	7	20	20	NA	40
RS-15	15,000	85	25	25	7	20	20	NA	40
RS-12	12,000	75	20	25	7	20	20	NA	40
RS-9	9,000	65	20	25	7	20	20	NA	40
RS-7	7,000	50	15	20	5	15	20	NA	40
RSQ ³	5,000/ 11,000	40/60	15	15	5/10	15/20	20	NA	40
RM-5 ³	5,000/ 11,000	40/60	15	15	5/10	15/20	15	NA	40
RM-8 ⁵	8,000	70	25	25	7	20	20	70	45
RM-12	7,000	70	25	25	15	30	20	75	45
RM-18	5,000	70	25	25	15	30	20	80	60
RMU	5,000	70	10	10	10	10	10	85	NA
MH	10,000	70	30	20	10	25	20	NA	40

1. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
2. For twinhome and townhouse projects, refer to Section 2-5.64.
3. Ranges of requirements for RSQ and RM-5 are listed; dimensional requirements are based on the use in the district. Refer to Section 2-1.2(J) &(K).
4. Nonconforming lots in the YR and AG districts meeting the provisions of Section 5-3.2 of the UDO must meet the minimum setback requirements of the RS-20 zoning district.
5. Three story structures in RM-8 must be setback a minimum of fifty (50) feet from adjacent properties zoned for single family residential development.
6. Where the main entrance to a single family residence is located on a side yard, the setback for the portion of the wall on which the door is located shall be equal to the front yard setback.

Other Notes

* These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 2- 1.6(C) (Airport Overlay Regulations); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).

** Additional dimensional requirements for residential uses in other districts are listed in Tables 3.3 and 3.4.

General Dimensional Requirements (Non-Residential Districts)

Zoning District	Minimum Zoning Lot ³		Minimum Contiguous Site Area (ac)	Minimum Setbacks ^{7,8}				Maximum Impervious Cover (%)	Maximum Height ² (ft)
	Area ¹ (sf)	Width (ft)		Front (ft)	Rear (ft)	Side			
						Interior Side (ft)	Street (ft)		
NO	6,000	65	NA	20	25	7	20	60	40
LO	10,000	100	NA	20	20	5	20	75	40
CPO	NA ⁹	250 ⁹	10	60	40	40	40	80	60/unlimited
GO	10,000	75	NA	20	NA	NA	20	80 ⁴	60/unlimited
NB	6,000	65	NA	10	25	7	20	60	40
PB	NA	NA	NA	NA	NA	NA	NA	NA	60
LB	10,000	100	NA	20	5	0.5/12 ⁵	20	75	40
NSB	NA ⁹	250 ⁹	4	40	40	40	20	75	40
HB	20,000	100	NA	40	20	0.5/12 ⁵	20	85	60
GB	10,000	75	NA	20	NA	NA	20	NA	60/unlimited
CB	NA	NA	NA	NA	NA	NA	NA	NA	NA
MRB-S	NA	NA	10	40	20	0.5/12 ⁵	20	85	60
LI	10,000	100	NA	20	20	0.5/12 ⁵	20	90	70/unlimited
CPI	NA ⁹	150 ⁹	30	40	20	20	20	70	70
GI	43,560	150	5	40	20	0.5/12 ⁵	20	NA	70/unlimited
CI	NA	NA	NA	NA	NA	NA	NA	NA	NA
IP	10,000	65	NA	25	10	5	20	60	60
C	20,000	100	20	20	20	20	20	70 ⁶	40/75 or 60/unlimited
MU-S	NA	NA	NA	NA	NA	NA	NA	NA	NA

1. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
2. Certain districts have an option for height (e.g. 60/unlimited). The first number indicates the maximum height allowed at the minimum setback required adjacent to property zoned RS, RM (except RMU), YR, AG, or H. Heights may be increased according to the provisions of Section 3-1.2(D) and (E). Height limits for the C district vary per GMA (see Section 2-1.5(B)(2)).
3. Minimum area and width requirements may be reduced for the CPO, NSB, and CPI districts under the respective subsections of Section 2-1.
4. The eighty percent (80%) limit applies only in GMA 3, per Section 2-1.3(D).
5. Side yards are not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.
6. The seventy percent (70%) limit does not apply to GMA 1 & 2, per Section 2-1.5(B).
7. Building setbacks shall be measured from either the existing street right-of-way, or the proposed right-of-way established by the Transportation Plan, whichever is most restrictive.
8. Whenever a lot in a nonresidential district other than the NB or NO districts shares a common boundary line with a lot in a residential district (except RMU), YR, AG, or H district with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
9. For outparcels with internal access to the property provided, the minimum lot size is 20,000 square feet; the required minimum lot width is reduced to 100 feet; and the interior rear and side yard requirements are deleted, except that any side yard provided adjacent to an interior lot line shall not be less than 12 feet. Negative access along external roads must be provided and on record.

Other Notes

* These dimensional requirements are subject to additional provisions in Section 3-1.2 (Supplementary Dimensional Requirements); Section 2-5 (Use Conditions); Section 2- 1.6(C) (Airport Overlay Regulations); Section 3-4 (Landscaping Standards); Section 3-5 (Bufferyard Standards); and Section 3-8 (Supplementary Standards for Older Neighborhoods).