



# Zoning District Summary

PO Box 2511, Winston-Salem, NC 27102  
 Bryce A. Stuart Municipal Building  
 100 East First Street  
 Winston-Salem, NC 27101

Phone: 336-727-8000  
 Fax: 336-748-3163  
[www.cityofws.org/planning](http://www.cityofws.org/planning)

## RESIDENTIAL DISTRICTS\*

<p><b>YR- Yadkin River</b>          The YR District is intended primarily to protect the community's main water supply, preserve the historic features of this area, and preserve the natural beauty of a continuous conservation corridor along the Yadkin River. This zoning district is the most restrictive, with low density residential development being the primary use allowed.</p>	<p><b>RS-7 Residential Single Family</b>          The RS-7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable for Growth Management Area 4 and activity centers where public facilities, including public water and sewer are available.</p>
<p><b>AG- Agricultural District</b>          The AG District is primarily intended to accommodate uses of an agricultural nature. The district is also intended to accommodate scattered non-farm residences on large tracts of land, but is not intended for residential subdivisions with small lots. The district is intended for application in Growth Management Areas 4 and 5.</p>	<p><b>RSQ Residential Single Family Quadraplex</b>          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. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer are available.</p>
<p><b>RS-40 Residential Single Family</b>          The RS-40 District is primarily intended to accommodate single family detached dwellings on large lots in areas without access to public water and sewer services. This district is intended for application in Growth Management Areas 4 and 5 and appropriate protected watershed areas. This district may also be applicable to older, larger lot development in Growth Management Areas 2 and 3 developed prior to the effective date of this Ordinance.</p>	<p><b>RM-5 Residential Multifamily</b>          The RM-5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for Growth Management Areas 2 and 3, and may be suitable for Growth Management Area 4 and Metro Activity Centers where public facilities, including public water and sewer are available.</p>
<p><b>RS-30 Residential Single Family</b>          The RS-30 District is primarily intended to accommodate single family detached dwellings on approximately three-quarter (0.75) acre lots in areas without access to public water and sewer services. This district is intended for application in Growth Management Areas 4 and 5. The district may also be applicable to older, larger lot development in Growth Management Areas 2 and 3 developed prior to the effective date of this ordinance.</p>	<p><b>RM-8 Residential Multifamily</b>          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 appropriate for Growth Management Areas 2 and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer are available.</p>
<p><b>RS-20 Residential Single Family</b>          The RS-20 District is primarily intended to accommodate single family detached dwellings in suburban areas and may also be applicable to older, large lot development constructed prior to the effective date of this Ordinance. This district is intended for application in Growth Management Areas 2 and 3.</p>	<p><b>RM-12 Residential Multifamily</b>          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 appropriate for Growth Management Areas 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer are available.</p>
<p><b>RS-15 Residential Single Family</b>          The RS-15 District is primarily intended to accommodate low to moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3.</p>	<p><b>RM-18 Residential Multifamily</b>          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 appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer are available and the site has direct access to a minor or major thoroughfare.</p>
<p><b>RS-12 Residential Single Family</b>          The RS-12 District is primarily intended to accommodate moderate density single family detached dwellings in suburban and urban areas. This district is intended for application in Growth Management Areas 2 and 3.</p>	<p><b>RM-U Residential Multifamily</b>          The RM-U District is primarily intended to accommodate multifamily uses at unrestricted densities. This district is appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer are available and the site has direct access to a minor or major thoroughfare.</p>
<p><b>RS-9 Residential Single Family</b>          The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable in activity centers where public facilities, including public water and sewer are available.</p>	<p><b>MH Manufactured Housing</b>          The MH District is primarily intended to accommodate manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in Growth Management Area 3 where public facilities, including public water and sewer are available.</p>

\*- Please refer to the UDO for complete district descriptions.

## NONRESIDENTIAL DISTRICTS\*

<p><b>NO Neighborhood Office</b></p> <p>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 and along major and minor thoroughfares. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2, 3, and 4.</p>	<p><b>HB Highway Business</b></p> <p>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. This district is intended for application in Growth Management Areas 2, 3, and 4.</p>
<p><b>LO Limited Office</b></p> <p>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. This district is intended for application in Growth Management Areas 2 and 3.</p>	<p><b>GB General Business</b></p> <p>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. This district is intended for application in Growth Management Areas 1, 2, 3, and Metro Activity</p>
<p><b>CPO Corporate Park Office</b></p> <p>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. The district is intended for large sites with direct access to thoroughfares which provide locations for major development in Growth Management Areas 1, 2, 3, 4, and Metro Activity Centers.</p>	<p><b>CB Central Business</b></p> <p>The CB District is primarily intended for application in Growth Management Area 1. The district is established to encourage high intensity, compact urban development.</p>
<p><b>GO General Office</b></p> <p>The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, Metro Activity Centers, and Growth Management Area 3 with access to thoroughfares.</p>	<p><b>MRB-S Major Retail &amp; Business</b></p> <p>This district is characterized by large sized destination shopping in a single structure, or as part of a large shopping center. The establishment of a Major Retail &amp; Business District does not establish justification for future large-scale retail zoning in the area. 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.</p>
<p><b>NB Neighborhood Business</b></p> <p>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. The district is not intended to accommodate retail uses which attract customers from outside the neighborhood or which primarily cater to motorists. This district is intended for application in Growth Management Areas</p>	<p><b>LI Limited Industrial</b></p> <p>The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in Growth Management Areas 1, 2, 3, and 4, and Metro Activity Centers.</p>
<p><b>PB Pedestrian Business</b></p> <p>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. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</p>	<p><b>GI General Industrial</b></p> <p>The GI District is primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities. The district is established to provide locations for major developments in Growth Management Areas 1, 2, and 3.</p>
<p><b>LB Limited Business</b></p> <p>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. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. This district is intended for application in Growth Management Areas 2, 3, 4, and 5.</p>	<p><b>CI Central Industrial</b></p> <p>The CI District is intended to accommodate biomedical, technological, scientific, and other public and private research uses within GMA 1. The district is also intended to accommodate a pedestrian oriented mixture of uses such as office, retail, residential and light manufacturing to support the primary research function of the district.</p>
<p><b>NSB Neighborhood Shopping Center Business</b></p> <p>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 intended for application on sites with good road access in Growth Management Areas 1, 2, and 3 and activity centers. Development in Growth Management Area 4 should be considered only where there is a demonstrated need for retail and service uses. The establishment of a neighborhood shopping center district does not establish justification for future commercial zoning in the area.</p>	<p><b>IP Institutional &amp; Public</b></p> <p>The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon</p>
<p><b>*- Please refer to the UDO for complete district descriptions.</b></p>	<p><b>C Campus</b></p> <p>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 uses.</p>
	<p><b>MU-S Mixed Use</b></p> <p>The MU-S District is intended to accommodate a comprehensively planned, pedestrian oriented mix of three (3) or more distinct land uses. This district has applications in a broad range of urban or suburban locations. The size and intensity of MU-S developments may vary based on their physical context and location. The MU-S District provides greater development flexibility in exchange for certain planning and design considerations.</p>