City-County Planning Board
FORSYTH COUNTY & WINSTON-SALEM, NORTH CAROLINA

General Dimensional Requirements (Residential Districts) [1, 2, 3]

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Zoning District	Minimum Zoning Lot		Minimum Setbacks[4]					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
					Side[8]				
	Area (sf)	Width (ft)[3]	Front (ft)[9]	Rear (ft)	One Side (ft)	Combined (ft)	Street (ft)[9]		
YR[6]	130,680	300	45	50	20	50	30	-	40
AG[6]	40,000	150	45	50	20	50	30	-	40
RS40	40,000	100	35	40	10	25	20	-	40
RS30	30,000	100	35	35	7	20	20	-	40
RS20	20,000	95	30	30	7	20	20	-	40
RS15	15,000	85	25	25	7	20	20	-	40
RS12	12,000	75	20	25	7	20	20	-	40
RS9	9,000	65	20	25	7	20	20	-	40
RS7	7,000	50	15	20	5	15	15	-	40
RSQ[5]	5,000 - 11,000	40 - 60	0/15	0/15	0/10	0/20	0/15	-	40
RM5[5]	5,000 - 11,000	40 - 60	0/15	0/15	0/10	0/20	0/15	-	40
RM8[7]	8,000	70	25	25	7	20	20	70	45
RM12	7,000	70	25	25	15	30	20	75	45
RM18	5,000	70	25	25	15	30	20	80	60
RMU	5,000	70	10	10	10	10	10	85	-
MH	10,000	70	30	20	10	25	20	-	40

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1.6(C); Section B.3-4; Section B.3-5; and Section B.3-8.
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. Additional dimensional requirements for residential uses in other districts are listed in Tables B.3.3 and B.3.4.
4. No setback is required for twin homes; all other uses must be set back a minimum of five (5) feet.
5. Ranges of requirements for RSQ and RM5 are listed; dimensional requirements are based on use in the district. Please refer to Section B.2-1.2(J)(2) for RSQ and Section B.2-1.2(K)(2) for RM5.
6. Nonconforming lots in the YR and AG Districts meeting the provisions of Section B.5-3.2(C) must meet the minimum setback requirements of the RS20 zoning district.
7. Three story structures in RM8 must be setback a minimum of fifty (50) feet from adjacent properties zoned for single family residential development.
8. 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.
9. Residential structures in GMA 2 shall meet the requirements of Section B.3-8. **(W)**

1/15/2015

General Dimensional Requirements (Non-Residential Districts) [1,2]

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks[8,12]				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
				Front (ft)[11]	Rear (ft)	Side			
	Area (sf)	Width (ft)				Interior Side (ft)	Street (ft)[11]		
NO	6,000	65	-	20	25	7	20	60	40
LO	10,000	100	-	-	-	-	-	75	40
CPO	-	250[4]	10	-	-	-	-	80	60/unlimited[3]
GO	10,000	75	-	-	-	-	-	80[5]	60/unlimited[3]
NB	6,000	65	-	10	25	7	20	60	40
PB[10]	-	-	-	-	-	-	-	-	60
LB	10,000	100	-	-	-	-	-	75	40
NSB	-	250[4]	4	-	-	-	-	75	40
HB	20,000	100	-	-	-	-	-	85	60
GB	10,000	75	-	-	-	-	-	-	60/unlimited[3]
CB	-	-	-	-	-	-	-	-	-
MRB-S[9]	-	-	10	40	20	0.5/12[6]	20	85	60
E	-	-	1	-	-	-	-	-	60
LI	10,000	100	-	20	20	0.5/12[6]	20	90	70/unlimited[3]
GI	43,560	150	5	40	20	0.5/12[6]	20	-	70/unlimited[3]
CI	-	-	-	-	-	-	-	-	-
IP	10,000	65	-	25	10	5	20	60	60
C	20,000	100	20	20	20	20	20	70[7]	40/75 or 60/unlimited[3]
MU-S	-	-	-	-	-	-	-	-	-

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1; Section B.3-4; Section B.3-5; and Section B.3-8.
2. Larger lot width, depth, or area may be required by the Public Health Department for the installation of septic systems.
3. 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 Sections B.3-1.2(D) and (E). Height limits for the C District vary per GMAs; see Section B.2-1.5(B)(2).
4. Minimum area and width requirements may be reduced for the CPO and NSB Districts under the respective subsections of Section B.2-1.
5. The eighty percent (80%) limit applies only in GMA 3, per Section B.2-1.3(D).
6. 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.
7. The seventy percent (70%) limit does not apply to GMAs 1 and 2, per Section B.2-1.5(B)(2).
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. Section B.3-12.1 shall apply to all development done within the MRB-S District and shall be reflected in the site plan required as part of the rezoning application. **(W)**
10. Whenever a residential use in the PB Zoning District shares a side yard boundary line with a lot in a residential district, the requirements of Section B.3-1.2(J)(2) shall apply.
11. Residential structures in GMA 2 shall meet the requirements of Section B.3-8. **(W)**
12. Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with Section B.3-14.1(B)(1).**(W)**