

# The Area Planning Process: Land Use Designations

## The Legacy Toolkit

One of the first steps in the Area Planning process is completing a survey of existing conditions in the Planning Area. As part of this survey, each parcel of land in the Planning Area is assigned an existing land use designation. This is based on the current use of the parcel, as this use will be considered when making future development recommendations throughout the Area Planning process. Each broad land use category contains several specific land uses. Each land use category is represented on the existing and proposed land use maps by a unique color. These land use designations are also used for the Proposed Land Use map. The land use designations summarized below are assigned through the existing conditions survey (NOTE: not all Area Plans will include each land use designation listed):

-  **Agriculture/Low-Density Residential (Map Color: Light Yellow).** This land use category includes Single-Family detached residential uses (up to a density of approximately five units per acre) in rural or non-sewered areas, as well as agricultural uses.
-  **Low-Density Residential (Map Color: Yellow).** This land use includes predominantly Single-Family detached residential uses (up to approximately five units per acre) in urban, suburban, or future growth areas, as well as small home child day care.
-  **Residential Infill (Map Color: Umber).** This land use includes Single-Family, Duplex, Triplex, Quadraplex, and some Townhouse units at varying densities. Residential Infill is recommended for smaller sites in urban neighborhoods in Winston-Salem, older neighborhoods in small towns, and sections of Activity Centers.
-  **Moderate-Density Residential (Map Color: Orange).** This land use includes Multifamily development, Townhouses, and clustered Single-Family residential uses (densities of five to eight units per acre).
-  **Intermediate-Density Residential (Map Color: Light Brown).** This land use includes Multifamily and Townhouses (up to approximately 18 units per acre).
-  **High-Density Residential (Map Color: Brown).** This land use includes Multifamily development over 18 units per acre.
-  **Manufactured Housing Park (Map Color: Light Grey).** This category includes manufactured homes (generally with at least 10 units at the same location).
-  **Office (Map Color: Pink).** This land use category includes Home-Office Conversions, Small-Scale Offices, as well as larger Office uses. Examples of uses in this category include Banking and Financial Services, Office, Testing and Research Lab, Medical/Dental Lab, and Veterinary Services.
-  **Commercial (Map Color: Red).** This land use category includes almost all Retail/Wholesale Trade, Business and Personal Services, and Indoor Recreational uses.
-  **Office/Low Intensity Commercial (Map Color: Salmon).** This land use category includes all low-intensity commercial and office uses, and specifically excludes uses such as clubs/bars, convenience stores, and auto-related uses.

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**Mixed Use (Map Color: Magenta).** This land use category includes a mixture of three or more distinct land use designations.



**Industrial (Map Color: Purple).** This land use category allows all industrial uses as well as certain institutional and commercial uses.



**Institutional (Map Color: Light Blue).** This category includes Institutional and Public uses such as schools, churches, fire stations, police stations, funeral homes, and cemeteries.



**Open Space/Park (Map Color: Medium Green).** This land use category includes public parks and greenways, official scenic/conservation easements, land that is owned by the City or County and is specifically being preserved as open space, and property permanently preserved as open space held by other entities (such as a local land conservancy).



**Commercial Recreation (Map Color: Dark Green).** This land use category includes most privately-owned outdoor recreation facilities such as Country Clubs, Golf Courses, Driving Ranges, Fitness Clubs, Riding Stables (for a fee), RV Parks, Fishing (for a fee), and neighborhood Swim Clubs/Pools



**Utilities (Map Color: Dark Grey).** This category includes utility uses such as substations, tank farms, telephone switching buildings, pump houses, water/sewage treatment plant, and in some cases, cell and transmission towers.

While land use designations are an essential component of the Area Planning process, they only provide a snapshot of the use of a parcel of land at the time the land use survey was completed. Land use designations do not show other land uses approved for a particular piece of property which could be developed by right at any time. When developed, the Area Plan proposed future land use recommendations will use the same land use designations. Future land use recommendations are not the same as zoning district designations. Most land uses can be accommodated in multiple zoning districts. Things such as building setbacks, height, or lot coverage are not addressed through recommended land use, but may be addressed through other specific Area Plan recommendations. These recommendations, as well as the Proposed Land Use map, will influence the Planning Staff and the Planning Board when they make their recommendations on future zoning cases following adoption of an Area Plan.

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**The Planning Board is funded jointly by the Winston-Salem City Council and the Forsyth County Board of Commissioners.** Contact the City-County Planning Board at 336.727.8000 or visit our web site at [www.cityofws.org/planning](http://www.cityofws.org/planning).

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