



Example of a conventional subdivision at the edge of Winston-Salem

Conventional Subdivisions

A division of one or more lots into many lots

Minimum Development Size: Overall development has no minimum size.

Minimum Lot Size: Depends on the zoning of the lot. For single-family residential (detached) zoning, the minimum lot size is 7,000 square feet (this is "RS-7" zoning, which allows for a maximum of 6.2 dwelling units per acre).

Open Space Requirements: None

Bufferyard Requirements: No bufferyard requirements (for single-family detached residential buildings).

Road Infrastructure: Developments can include the construction of new public roads.



Image source: Redfin



Example of a cottage court development in Shoreline, Washington. No cottage courts have been built in Forsyth County to date.

Cottage Court Developments

A group of 4-14 small attached or detached residences arranged around a central open space or courtyard.

Minimum Development Size: Overall development must be 20,000 square feet minimum.

Minimum Lot Size: No minimum lot size for the individual dwelling units.

Open Space Requirements: Minimum open space of 15% is required.

Bufferyard Requirements: A bufferyard is required where any parking lots for the cottage court development are adjacent to other residential properties.

Road Infrastructure: Developments can include the construction of new public roads.



Image source: Redfin

Example of a Planned Residential Development (PRD) in Kernersville. Note that PRDs can also include detached residential units.

Planned Residential Development (PRD)

Division of one or more lots into many lots for residential use. Additional design requirements apply to PRDs in exchange for there being no minimum lot size. The allowable density follows the underlying zoning district. Density bonuses are possible with additional open space preservation.

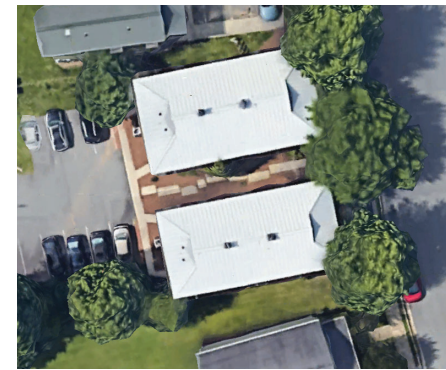
Minimum Development Size: Overall development must be three acres minimum in most parts of the county (this can be five acres minimum in certain rural parts of the county; this minimum is waived for certain areas near downtowns).

Minimum Lot Size: No minimum lot size for individual dwelling units.

Open Space Requirements: A minimum of 15% of the development must be preserved as open space. This minimum can be as high as 50% in certain rural parts of the county.

Bufferyard Requirements: A minimum 30-foot bufferyard is required around the development when the development contains lots that are smaller than usually allowed. When the development is situated by a major or minor thoroughfare, open space is also provided along this roadway.

Road Infrastructure: Developments can include the construction of new public roads.



Examples of two different multifamily developments in Winston-Salem. A large one (above) and a small, historic one (below).

Multifamily Developments

A multifamily building is a residential building which contains three or more dwelling units and which occupies one lot. Multifamily developments can consist of many such buildings on one or more lots.

Minimum Development Size: See Minimum Lot Size below.

Minimum Lot Size: In certain zoning districts, a multifamily building (with three dwelling units) can be situated on a 9,000 square foot minimum lot. However, lots for multifamily developments are often considerably larger than 9,000 square feet.

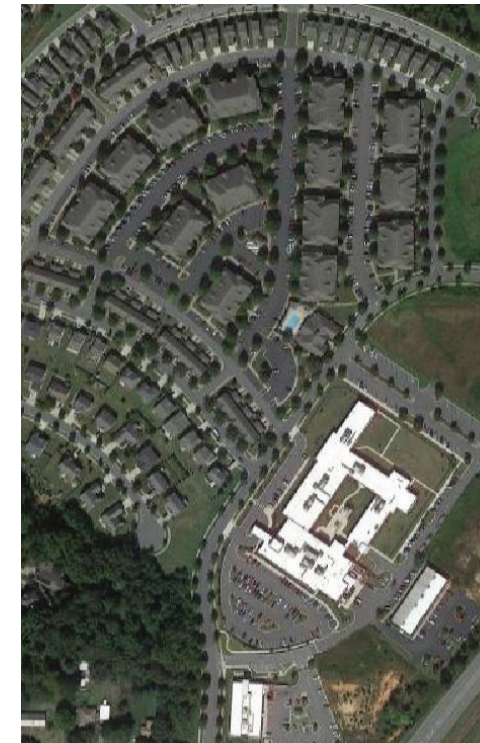
Open Space Requirements: There are numerous requirements relating to the provision of open space for multifamily developments. Most multifamily developments with 40+ dwelling units are required to provide a common recreation area for residents; these are often outdoors, but can include indoor amenities such as clubhouses. Most multifamily developments situated within Winston-Salem are also required to set aside a minimum of 10% of the lot for tree preservation. Additional requirements beyond these also apply.

Bufferyard Requirements: A bufferyard is required where the multifamily residential development is adjacent to single family residential lots, high intensity commercial lots, or industrial lots.

Road Infrastructure: Developments can include the construction of new public roads.



Image source: Davenport Engineering



Example of a mixed-use ("MU-S") development in Winston-Salem

Mixed-Use Development ("MU-S" Zoning)

A development which incorporates residential dwelling units and at least one non-residential use.

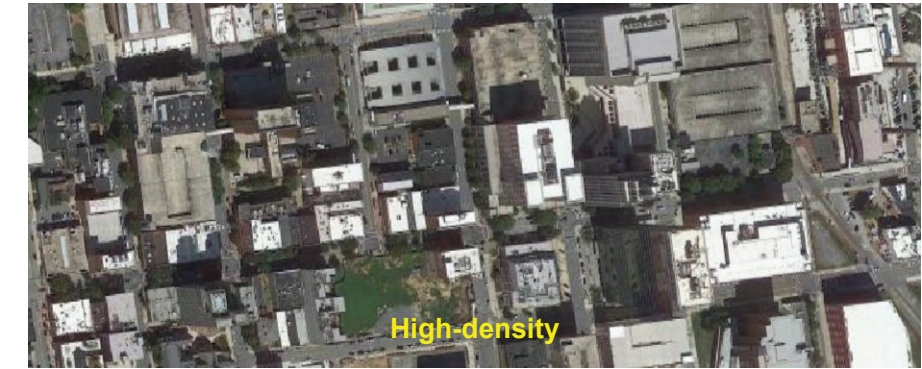
Minimum Development Size: Overall development has no minimum size.

Minimum Lot Size: No minimum lot size.

Open Space Requirements: Minimum open space of 5% is required.

Bufferyard Requirements: A bufferyard is required when the mixed-use development is adjacent to other residential lots that are outside of the mixed-use development.

Road Infrastructure: Developments can include the construction of new public roads.



High-density



Intermediate-density



Low-density

Each one of the above three images shows about fifty acres of land in Forsyth County.

An Overview of Density and Services

As buildings become more spread out (less dense) the cost of providing services to those buildings increases. For example, the cost to provide water and sewer services for a house in a low-density area is generally higher than for providing those same services for a house in a high-density area. This is because the same amount of infrastructure (for example, water plants, pipes, and pumps) serves more houses in the high-density area than in the low-density area. The same can also be said for the cost of roads, bus service, electric service, natural gas service, postal service, and certain other services. Therefore, there are often inefficiencies and higher costs when intermediate-density development patterns are applied to low-density areas.

However, low-density areas provide essential farmland and spaces for conservation; these are extremely important and generally require too much land to be provided at a large scale in high-density areas.