

Planned Residential Development

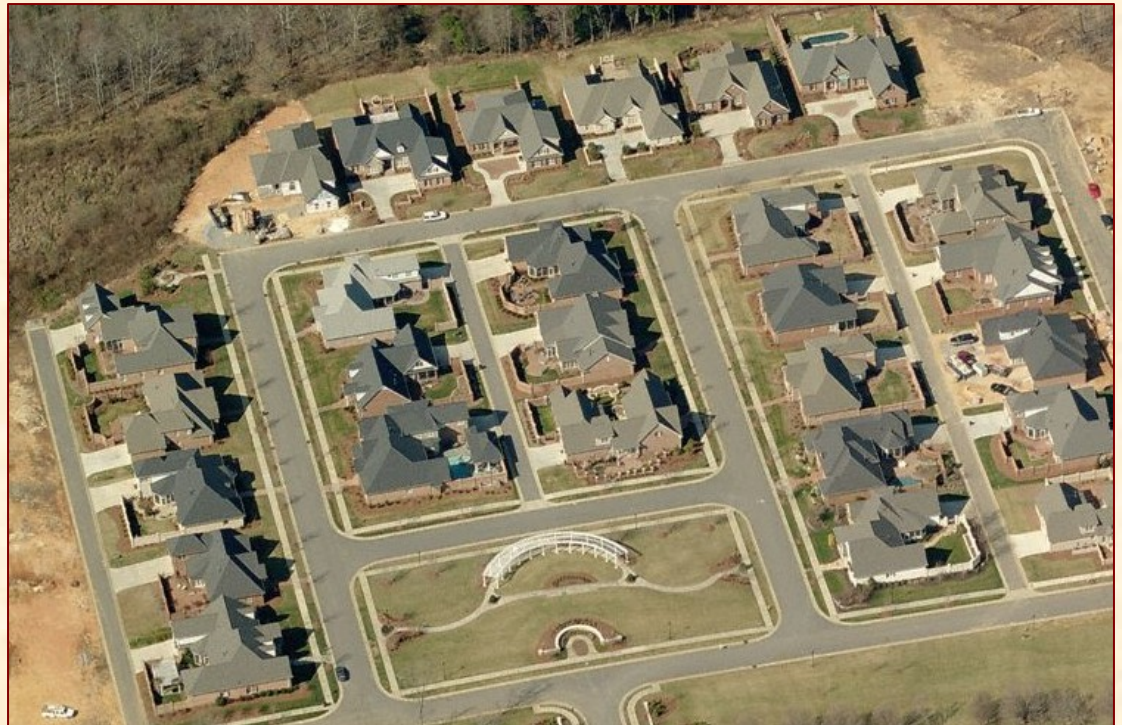
The Legacy Toolkit



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

Planned Residential Development

- Forsyth County is a small county that is rapidly growing, especially in outlying rural areas
- If current trends continue, the county will be built out as a sprawling, suburban county with little distinctly urban or rural character
- Planned Residential Development (PRD) provides a means of preserving open space and rural character



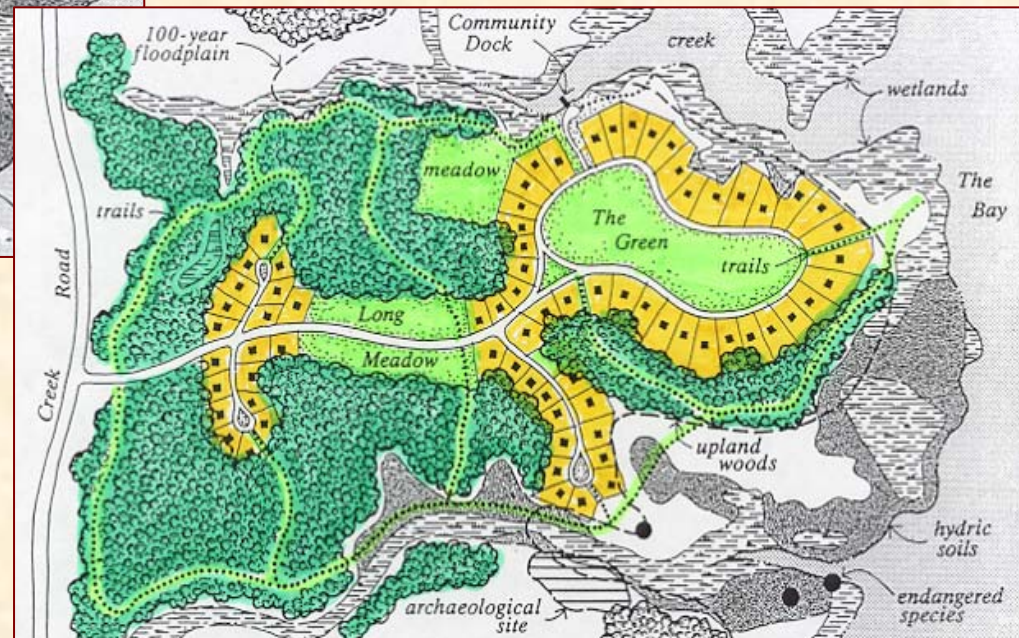
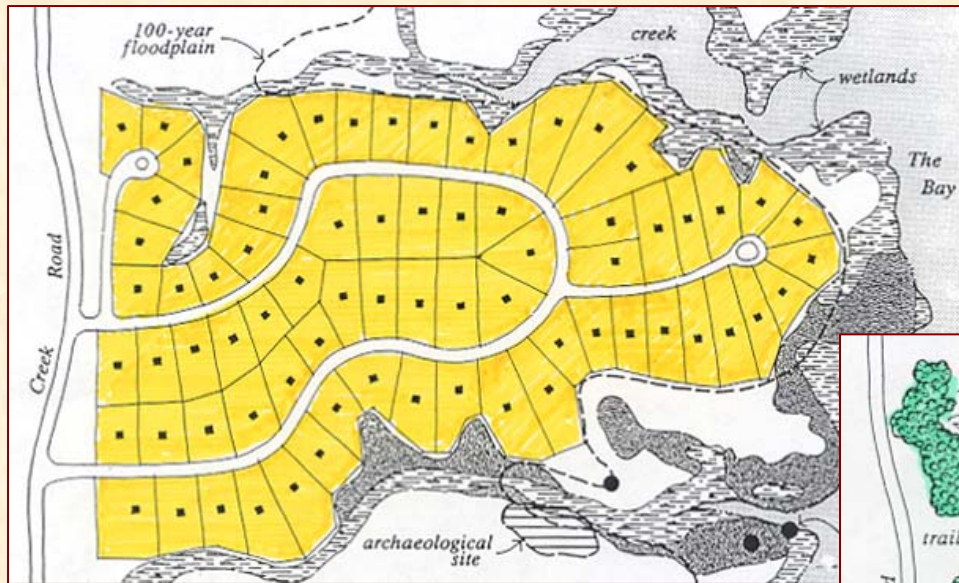
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Guiding Principles

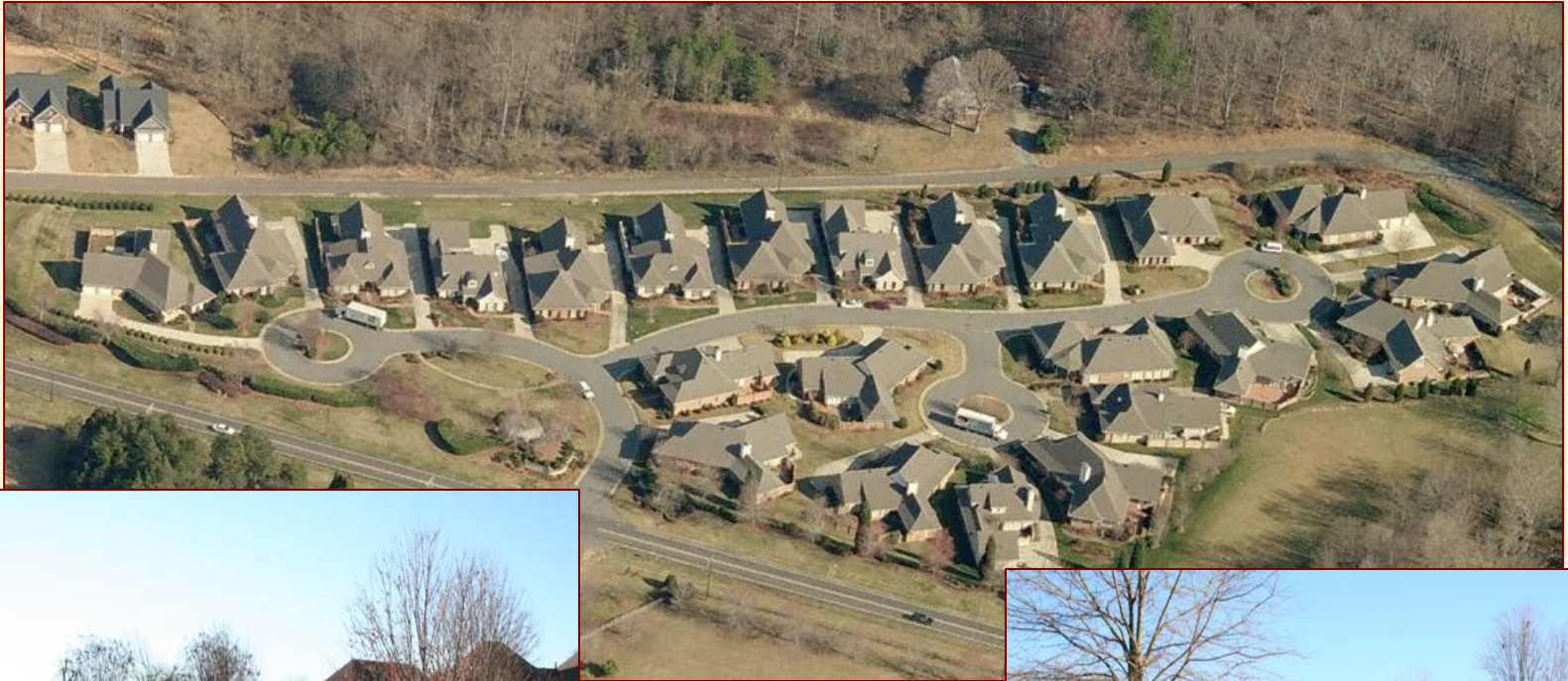
- PRD: Alternative to conventional subdivisions
- Provides greater design flexibility through clustering homes on lots smaller than district minimum
- In exchange for well designed community open space
- Makes more efficient use of terrain features and utility infrastructure (more lots, less cost to develop)

Planned Residential Development

Concept



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Concept



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Types of Open Space

Three distinct types of open space:

- Active, occupiable open space
- Passive, natural open space
- Thoroughfare open space where PRDs are adjacent to thoroughfares

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Active Open Space

- Consists of occupiable features such as pocket parks and neighborhood greens
- 15% of total open space in urban and suburban PRDs to be active open space
- 5% of total open space in rural PRDs to be active open space

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Active Open Space



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Passive Open Space

- Natural features such as drainage basins, riparian areas, and steep slopes
- While not occupiable, passive open space conserves existing vegetation, helps preserve water quality, supports animal habitat, and generally contributes to a larger network of open space

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Passive Open Space



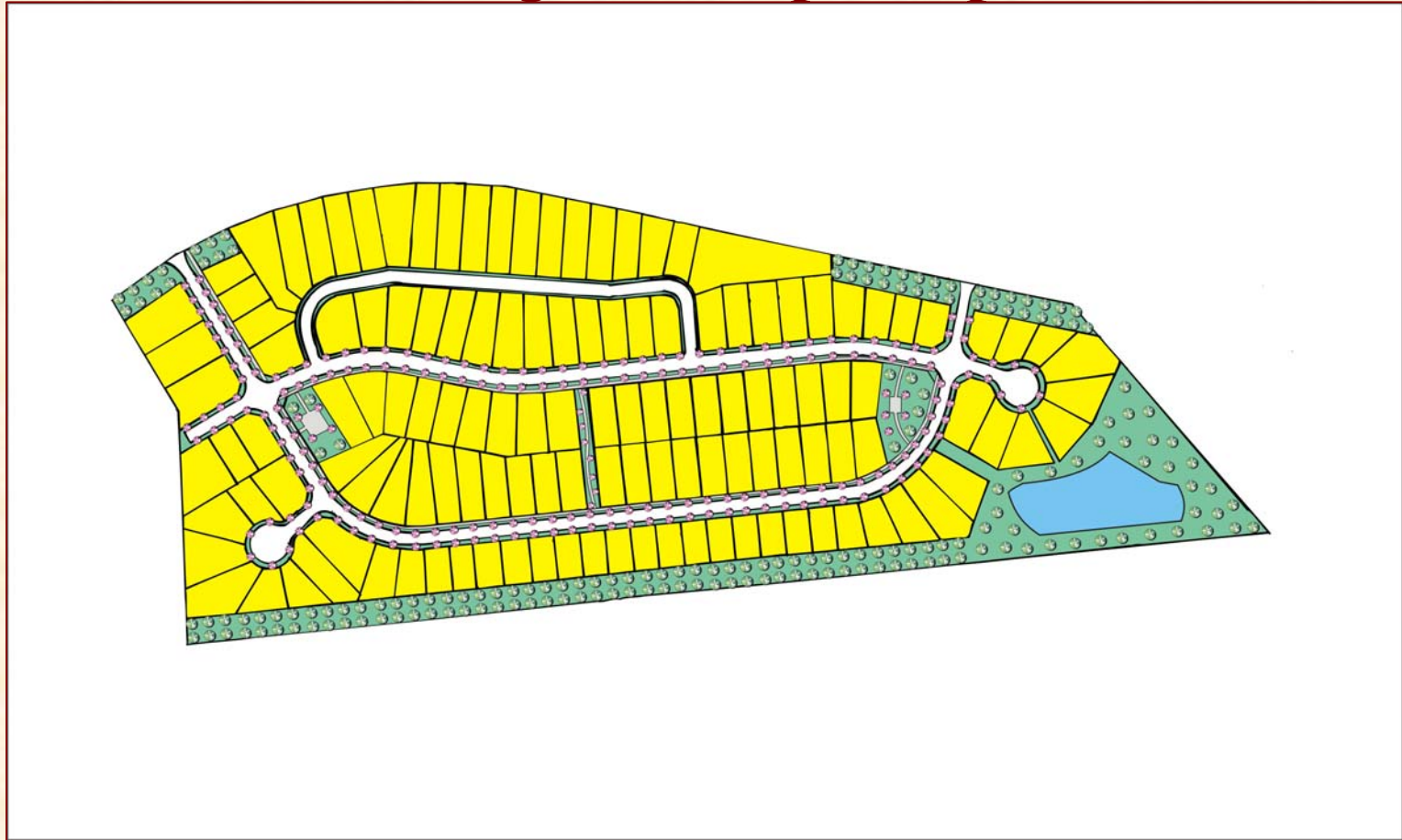
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Thoroughfare Open Space

- Required along thoroughfares in GMAs 3-5
- Preserves roadside view corridors. Maintains the character of the natural landscape
- Protects residential areas from negative impacts of highway traffic
 - 50' Type III bufferyard in GMA 3
 - 100' Type III bufferyard in GMAs 4 and 5
- Alternative compliance provisions for unique landscape features

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Thoroughfare Open Space



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Increased Compatibility With Adjacent Neighbors

- Perimeter lots in PRDs must meet area and dimensional requirements of underlying zoning district where adjacent to single family zoning
- Where perimeter lots are smaller, a 30' Type II bufferyard is required between perimeter lots and adjacent single family zoning
- Where lot area and dimensional requirements of conventional subdivision are met, no bufferyard would be required
- Bufferyard must be on commonly owned land



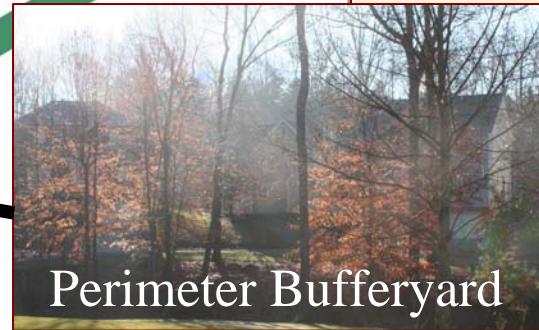
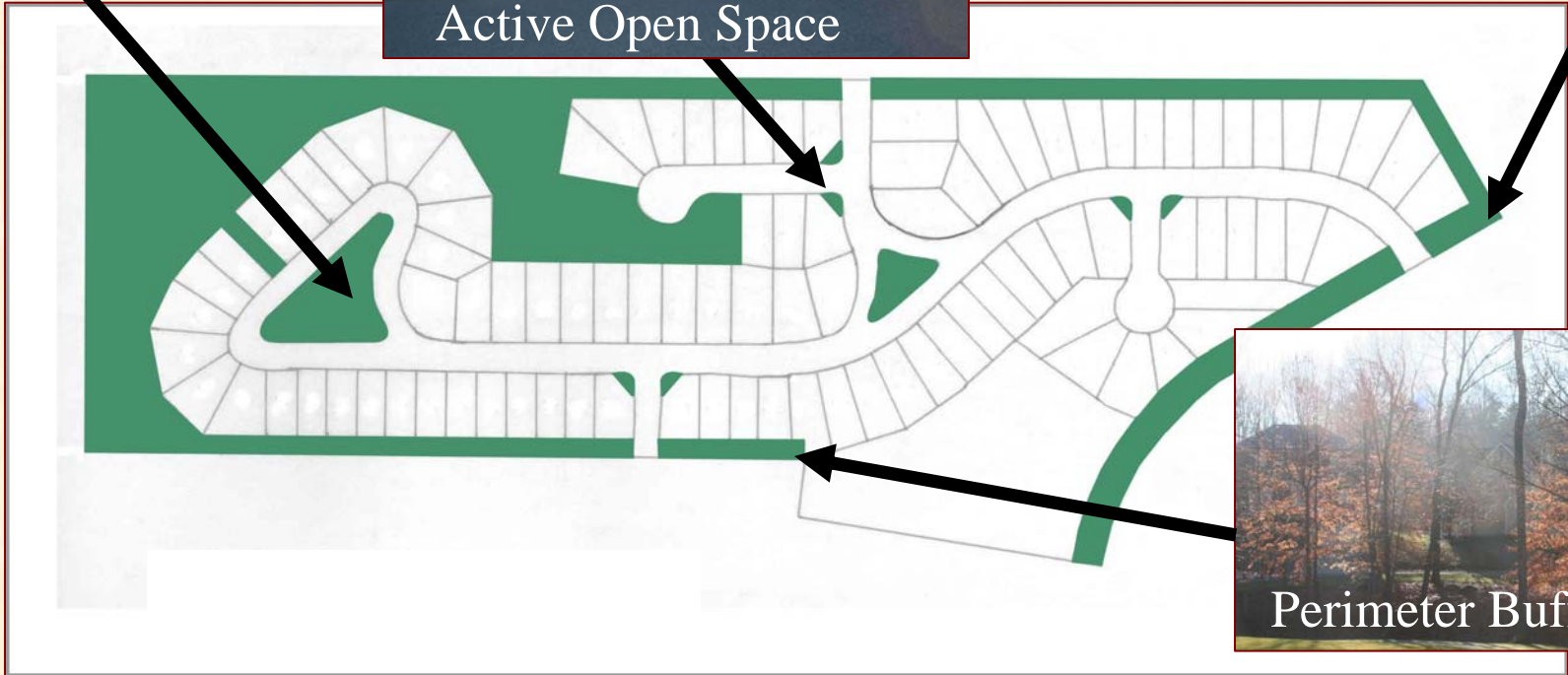
Passive Open Space



Thoroughfare Open Space



Active Open Space



Perimeter Bufferyard

For More Information On PRDs

- Contact the City-County Planning Board at 336-727-2087
- Visit our website at www.cityofws.org/planning