



## TOWN OF KNIGHTDALE

950 Steeple Square Court  
Knightdale, NC 27545  
KnightdaleNC.gov

### ORDINANCE #18-08-15-001

#### **AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE ESTABLISHING A RURAL TRANSITION ZONING DISTRICT AND ASSOCIATED DEVELOPMENT REGULATIONS**

**WHEREAS**, the Town of Knightdale has received a petition to amend Chapter 2 “District Provisions” Table to add a Rural Transition (RT) zoning district and establish district regulations, Chapter 3 “Additional Use Standards” to establish additional standards for uses within the RT zoning district, Chapter 4.7(C).1(c) to make an exception for accessory building size in the RT zoning district, Chapter 8.6 to establish required buffers for the RT zoning district, and Chapter 9.5 to establish vehicular connectivity regulations in the RT zoning district; and

**WHEREAS**, the petition also includes the amendment of other remaining chapters of the Unified Development Ordinance that may be affected by the proposed amendments, such as updating code section references and locations, the use matrix, the ordinance table of contents and index, as well as adding/amending definitions in Chapter 19 for consistency; and

**WHEREAS**, the Town of Knightdale Unified Development Ordinance Section 15.6(B) establishes uniform procedures for amending the text of the Ordinance; and

**WHEREAS**, the zoning text amendment is consistent with the adopted comprehensive plan. The amendment is consistent with the guiding principle of guiding future growth into compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investments; and

**WHEREAS**, it is further reasonable and in the public interest as it promotes a more transparent development process that will allow for property owners, developers, elected officials, neighbors, and staff to understand the impact of future development on property and infrastructure;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Knightdale, North Carolina:

**SECTION 1.** That Chapters 2, 3, 4, 8 and 9 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

**CHAPTER 2. DISTRICT PROVISIONS**

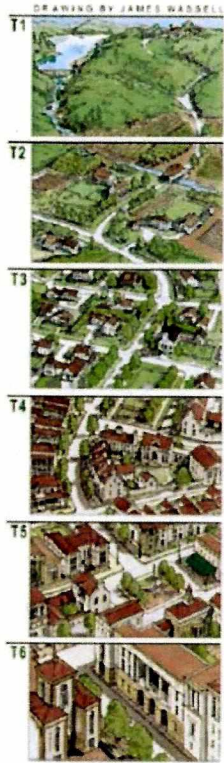
**2.1 General Intent and Establishment of Districts**

The Districts have been ordered and classified according to a Rural-Urban Transect. The Transect is a method of classifying the natural and built environments as a continuum of six conditions, ranging from rural to urban. The value of the Transect is that it serves to locate any given place within a context in which all of the parts fit together harmoniously.

For example, a rural street typically has no curbs or sidewalks and its buildings look like farmhouses or barns. An urban street, depending on the intensity of urbanism, may have curbs and gutters, regularly placed street trees, sidewalks, and building forms that include common walls, flat roofs, and cornices. Each Transect zoning category has detailed provisions for each neighborhood, for density, height, street design, the design of parks, the mix of uses, building design, parking, and other aspects of the human environment.

The Zoning Districts for the Town of Knightdale have thus been ordered along this Transect providing an appropriate detailing of development at each end (*rather than homogenous standardization*) as well as a simplified tool for users of this Code to use to facilitate appropriate development. Figure 2.1 shows the defining features of various types of developments at either end of the Rural-Urban spectrum.

**Figure 2.1: Rural-Urban Transect**

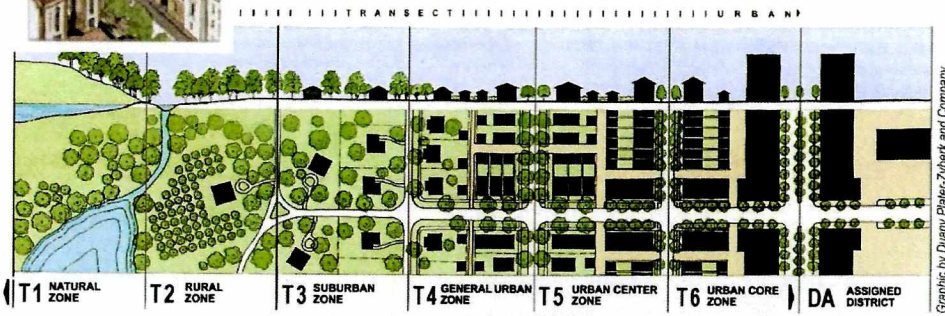


The Transect begins with two zones that are entirely rural in character: Natural Zone (or T-1), which is made up of lands protected in perpetuity; and Rural Zone (T-2), which includes areas of high environmental or scenic quality that are not currently preserved, but perhaps should be.

The transition zone between countryside and town is called the Suburban Zone (T-3), which encompasses the most rural part of the neighborhood, and the countryside just beyond. The Edge is primarily single family homes. Although the Edge is the most purely residential zone, it can have some mixed-use, such as civic buildings; schools are particularly appropriate for the Edge.

Next is the General Urban Zone (T-4), typically the largest zone. In general, it is primarily residential, but more urban in character, having somewhat higher density with a mix of housing types and a slightly greater mix of uses allowed.

At the more urban end of the spectrum are two zones which are primarily mixed use: Urban Center (T-5). This can be a small neighborhood center or a larger town center, the latter serving more than one neighborhood.



	← Less Density	More Density →
PRIVATE	← Primarily Residential	Primarily Mixed-Use →
	← Smaller Buildings	Larger Buildings →
	← More Greenspace	More Hardscape →
	← Detached Buildings	Attached Buildings →
	← Rotated Frontages	Aligned Frontages →
	← Yards & Porches	Sloops & Shopfronts →
	← Deep Setbacks	Shallow Setbacks →
	← Articulated Massing	Simple Massing →
	← Wooden Buildings	Masonry Buildings →
	← Generally Pitched Roofs	Generally Flat Roofs →
PUBLIC	← Small Yard Signs	Building Mounted Signage →
	← Livestock	Domestic Animals →
	← Roads & Lanes	Streets & Alleys →
	← Narrow Paths	Wide Sidewalks →
	← High L.O.S. Standards	Low L.O.S. Standards →
	← Opportunistic Parking	Dedicated Parking →
	← Larger Curb Radii	Smaller Curb Radii →
CIVIC	← Open Swales	Raised Curbs →
	← Starlight	Street Lighting →
	← Mixed Tree Clusters	Aligned Street Trees →
	← Local Gathering Places	Regional Institutions →
	← Parks & Greens	Plazas & Squares →

Table by Duany Plater-Zyberk and Company

The Urban Core or Downtown (T-6) serves the region, not only adjacent neighborhoods, and is typically understood as the central business district.

Assigned Districts, in addition to the six (6) zones, make allowance for auto-dependent activities, such as big box retail, institutional campuses, and industrial zones.

**A. Base Districts**

In accordance with N.C.G.S. §160A-382 that sets forth the establishment of zoning regulation by district, the Town of Knightdale, as indicated on the Official Zoning Map (*Appendix D*), is hereby divided into various districts that set forth uniform regulations for the development of land within each district.

The purpose of these district regulations is to provide a comprehensive plan for the use of land and buildings in conditions of good health and safety and in conditions of orderly community development. These regulations shall apply to all land and structures within the respective zoning district. The base districts are listed as follows:

Transect Districts

- Open Space Preserve (OSP)
- Rural Transition (RT)
- Rural Residential (RR1)
- General Residential (GR3 and GR8)
- Urban Residential (UR12)
- Residential Mixed-Use (RMX)
- Neighborhood Mixed-Use (NMX)
- Town Center (TC)

Assigned Districts

- Highway Business (HB)
- Manufacturing and Industrial (MI)
- Mining and Quarrying (MQ)

**B. Planned Development Districts**

The following planned development districts function as floating overlay districts that may be applied if a developer so chooses as part of a re-zoning request (*Section 15.6C*). These districts establish their own uses (*Section 2.3C*), but are otherwise subject to the requirements and regulations of the underlying district as well as any additional district standards enumerated in Sections 2.15A and 2.15B respectively.

- Manufactured Home Development (MHD)
- Traditional Neighborhood Development (TND)

**C. Conditional Districts**

Each Base District is permitted a corresponding Conditional District subject to the submission of a Master Plan as a prerequisite to any development. These districts are described more fully in Section 2.16, and the process for establishing a Conditional District is detailed in Section 15.6C(4).

**D. Overlay Districts**

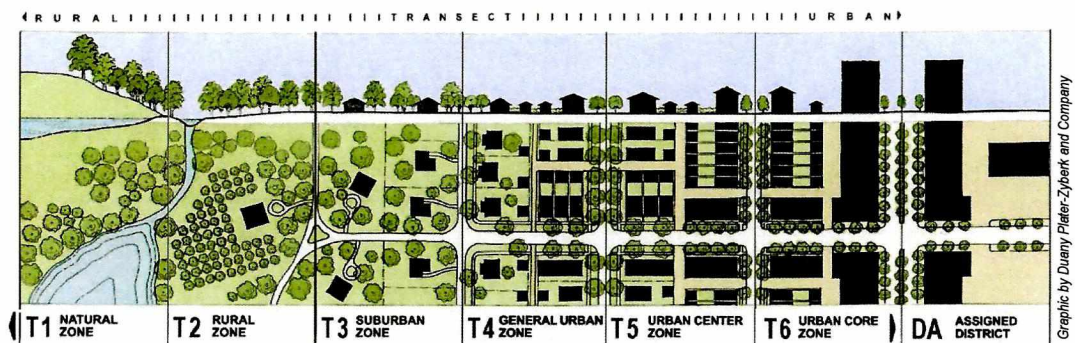


In accordance with N.C.G.S. §160A-382, the following overlay districts are established. These overlay districts impose additional requirements on properties within one or more underlying base or conditional districts.

- Quarry Overlay (QOD)
- Special Highway Overlay (SHOD)

## 2.2 Form-Based Standards by Zoning District

The purpose of the form-based standards found throughout this UDO is to put a new focus on the physical form of the Town as opposed to solely on the separation of land uses. They also emphasize the elements of a town that make up the public realm and serve as a tool that provides the regulatory means to achieve development objectives with greater certainty.



Base District	<a href="#">OSP (§2.4)</a> <a href="#">CD (§2.18)</a>	<a href="#">RT (§2.5)</a> <a href="#">RR1 (§2.6)</a>	<a href="#">GR3 (§2.7)</a> <a href="#">GR8 (§2.7)</a>	<a href="#">UR12 (§2.8)</a> <a href="#">RMX (§2.9)</a>	<a href="#">NMX (§2.10)</a>	<a href="#">TC (§2.11)</a>	<a href="#">HB (§2.12)</a> <a href="#">MI (§2.13)</a> <a href="#">MO (§2.14)</a>
Development District		<a href="#">MHD (§2.15)</a>	<a href="#">TND (§2.15)</a>				
Building Type (CH 2 & 5)	Civic	Institutional House	Townhouse	Apartment Mixed-Use	Commercial		
Max. Density (Units/Acre)	Not Applicable	RT - .5 RR - 1	GR3 - 3 GR8 - 8	UR12 - 12 RMX - 18	No Maximum	No Maximum	Not Applicable
Open Space Dedication (CH 7)	Not Applicable	Yes <sup>1</sup>	Yes <sup>1</sup>	Yes <sup>1</sup>	Yes <sup>1</sup>	Yes <sup>1</sup>	Not Applicable
On-Street Parking (CH 10)	Not Applicable	Occasional	Occasional	Marked	Marked	Marked	Marked <sup>5</sup>
Curb (CH 10 & 17)	Not Required	RT - Yes <sup>2</sup> RR - Not Required	Yes <sup>2</sup>	Yes <sup>2</sup>	Yes <sup>2</sup>	Yes <sup>2</sup>	Yes <sup>3</sup>
Drainage (CH 6 & 17)	Open Swale	RT - Closed RR - Open Swale	Closed	Closed	Closed	Closed	Closed <sup>4</sup>
Street Trees (CH 8 & 17)	Not Required	RT - 40 ft average spacing in planting strip	40 ft average spacing in planting strip	40 ft average spacing in planting strip	40 ft average spacing in planting strip or tree wells	40 ft average spacing in tree wells	40 ft average spacing in planting strip or tree wells <sup>3</sup>

		RR -Not Required					
<b>Sidewalk</b> (CH 9 & 17)	Not Required	RT – 5 feet both sides RR - Multi-Use Path (6 ft min)	5 feet both sides	5 feet both sides	5-16 feet both sides	8-16 feet both sides	5-16 feet both sides (HB), one side (MI) <sup>3</sup>

<sup>1</sup> Except for residential structures.

<sup>2</sup> Standard curb and gutter not required on “park” side of a parkway style street.

<sup>3</sup> Not Applicable or Not Required in MQ District.

<sup>4</sup> Open Swale in MQ District.

## 2.3 Use Categories and Tables of Permitted Uses

### A. Categories

All uses permitted in this Code have been divided into nine (9) general categories as detailed in Chapter 19, Definitions and are generally defined as follows:

1. **Residential:** Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month’s duration.
2. **Lodging:** Premises available for short-term human habitation, including daily and weekly rental.
3. **Office/Service:** Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component.
4. **Retail/Restaurants:** Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.
5. **Entertainment/Recreation:** Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.
6. **Manufacturing/Wholesale/Storage:** Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
7. **Civic/Institutional:** Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.
8. **Infrastructure:** Uses and structures dedicated to transportation, communication, information, and utilities.

### B. Interpretation of Use Matrices

1. Any use not listed in the Use Matrix is prohibited unless the Administrator determines that it falls within the same class as a listed use as set forth below.
2. Uses not listed as permitted (P), permitted with additional standards (PS), or requiring a special use permit (SU) or conditional district (CD) are presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, upon application filed with the Planning Department, the Administrator shall determine whether a materially similar use exists in this Chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator’s decision shall be documented in writing as part of the “UDO Interpretation Log”. Should the Administrator determine that a materially similar use does not exist, the

proposed use shall be prohibited. This Chapter may be amended to establish a specific listing for the use in question. Written notice of any interpretation made by the Administrator pursuant to this Section 2.3B shall be mailed to the applicant and the owners of all adjacent property within 100 feet of the parcel that is the subject of the application. Such notice of interpretation shall reference the procedure for appealing Administrative decisions set forth in Section 15.5C, including specifically the deadline for filing an appeal of the decision.

C. Use Matrix

BASE DISTRICT	T1	T2	T3	T4	T5	T6	Assigned Districts				Planned Districts		
	OSP	RT	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND
<b>(1) Residential</b>													
a. Dwelling-Single Family	—	PS	—	P	P	P	P	P	—	—	—	PS	PS
b. Dwelling-Duplex	—	—	—	P	P	P	P	P	—	—	—	PS	PS
c. Dwelling-Multifamily 4 units/bldg or less	—	—	—	—	SU	SU	SU	SU	—	—	—	SU	SU
d. Dwelling-Multifamily more than 4 units/bldg	—	—	—	—	SU	SU	SU	SU	—	—	—	—	SU
e. Dwelling-Secondary	—	SU	SU	—	—	—	—	—	—	—	—	—	SU
f. Family Care Home (6 or Less residents)	—	PS	PS	PS	PS	PS	PS	PS	—	—	—	PS	PS
g. Home Occupation	—	PS	PS	PS	PS	PS	PS	PS	—	—	—	PS	PS
h. Housing Service for the Elderly	—	—	—	PS	PS	P	P	P	—	—	—	—	—
i. Live-Work Units	—	—	—	—	PS	PS	PS	PS	—	—	—	—	PS
j. Manufactured Housing	—	—	PS	PS	—	—	—	—	—	—	—	—	PS
<b>(2) Lodging</b>													
a. Bed and Breakfast Inns	—	PS	PS	PS	PS	PS	PS	P	P	—	—	—	PS
b. Hotels/Motels/Inns	—	—	—	—	—	—	CD	CD	P	—	—	—	CD
c. Rooming or Boarding House	—	—	—	—	—	PS	PS	PS	—	—	—	—	PS
<b>(3) Office/Service</b>													
a. Animal Services	—	SU	SU	—	—	—	PS	PS	PS	P	—	—	—
b. ATM	—	—	—	—	—	PS	P	P	P	P	—	—	—
c. Banks, Credit Unions, Financial Services	—	—	—	—	—	—	CD	PS	CD	P	—	—	PS
d. Business Support Services	—	—	—	—	—	—	PS	P	P	P	—	—	P
e. Child/Adult Day Care Home (Fewer than 6 people)	—	PS	PS	PS	PS	PS	PS	PS	—	—	—	—	PS
f. Child/Adult Day Care Center (6 or more people)	—	—	PS	PS	PS	PS	PS	PS	—	—	—	—	P
g. Community Service Organization	—	P	P	—	P	P	P	P	P	—	—	—	P
h. Cremation Facilities	—	—	—	—	—	—	SU	P	P	—	—	—	—
i. Drive Thru Service	—	—	—	—	—	—	CD	—	CD	PS	—	—	—
j. Equipment Rental	—	—	—	—	—	—	—	PS	CD	P	—	—	—
k. Funeral Homes	—	—	—	—	—	—	P	P	P	—	—	—	—
l. Government Services	P	P	P	P	P	P	P	P	P	P	—	—	P
m. Group Care Facility (More than 6 residents)	—	—	SU	—	—	—	SU	SU	—	—	—	—	P
n. Medical Services	—	—	—	—	—	—	P	P	P	P	—	—	—
o. Outdoor Animal Boarding/Equestrian Facilities	—	SU	SU	—	—	—	—	—	—	SU	—	—	—
p. Personal Services	—	—	—	—	—	PS	PS	PS	PS	PS	—	—	PS
q. Post Office	—	—	—	—	—	P	P	P	—	P	—	—	P
r. Professional Services	—	—	—	—	—	P	P	P	P	P	—	—	P
s. Studio – Art, dance, martial arts, music	—	—	—	—	—	P	P	P	P	P	—	—	P
t. Tattoo Shop	—	—	—	—	—	—	—	—	PS	PS	—	—	—
u. Vehicle Services – Maintenance/Body Work/Repair	—	—	—	—	—	—	CD	—	CD	PS	—	—	—

— Not Permitted    P Permitted    PS Permitted subject to Additional Standards in Chapter 3  
 SU Permitted subject to any Additional Standards in Chapter 3 as well as obtaining a Special Use Permit (Section 15.5E)  
 CD Conditional District (Section 2.16, Additional Standards in Chapter 3, and 15.6C(4))



BASE DISTRICT	T1	T2	T3	T4	T5	T6	Assigned Districts				Planned Districts		
	OSP	RT	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND
<b>(4) Retail/Restaurants</b>													
a. Auto Parts Sales	—	—	—	—	—	—	CD	PS	CD	P	—	—	—
b. Bar/Tavern/Night Club	—	—	—	—	—	—	P	P	P	—	—	—	PS
c. Drive-Thru Retail/Restaurants	—	—	—	—	—	—	CD	—	CD	—	—	—	—
d. Gas Station with Convenience Store	—	—	—	—	—	—	CD	PS	CD	—	—	—	—
e. Neighborhood Retail/Restaurant – 2,000 sf or less	—	—	—	—	—	SU	P	P	P	—	—	—	P
f. General Retail – 10,000 sf or less	—	—	—	—	—	—	P	P	P	—	—	—	P
g. General Retail – 10,001 sf – 50,000 sf	—	—	—	—	—	—	—	CD	CD	—	—	—	P
h. General Retail – Greater than 50,000 sf	—	—	—	—	—	—	—	CD	CD	—	—	—	CD
i. Restaurant	—	—	—	—	—	—	P	P	P	—	—	—	P
j. Shopping Center – Community Center	—	—	—	—	—	—	—	CD	CD	CD	—	—	—
k. Shopping Center – Neighborhood Center	—	—	—	—	—	—	CD	CD	CD	—	—	—	CD
l. Sweepstakes Center	—	—	—	—	—	—	—	—	—	SU	—	—	—
m. Vehicle/Heavy Equipment Sales	—	—	—	—	—	—	—	—	CD	PS	—	—	—
<b>(5) Entertainment/Recreation</b>													
a. Adult Establishment	—	—	—	—	—	—	—	—	—	SU	—	—	—
b. Amusements, Indoor – 5,000 sf or less	—	—	SU	SU	SU	SU	P	P	P	P	—	—	—
c. Amusements, Indoor – 5,001 sf – 20,000 sf	—	—	—	—	—	SU	SU	SU	P	P	—	—	—
d. Amusements, Indoor – Greater than 20,000 sf	—	—	—	—	—	—	—	—	P	P	—	—	—
e. Amusements, Outdoor	—	SU	SU	—	—	—	PS	PS	PS	PS	—	—	PS
f. Cultural or Community Facility	SU	SU	SU	—	—	—	P	P	P	P	—	—	P
g. Meeting Facilities	SU	SU	SU	—	—	—	P	P	—	—	—	—	—
h. Recreation Facilities, Indoor	—	PS	PS	PS	PS	P	P	P	P	P	—	—	P
i. Recreation Facilities, Outdoor	P	SU	P	P	P	P	P	P	P	P	—	P	P
j. Theater, Live Performance	—	—	—	—	—	—	CD	CD	CD	CD	—	—	CD
k. Theater, Movie	—	—	—	—	—	—	CD	CD	CD	CD	—	—	CD
<b>(6) Manufacturing/Wholesale/Storage</b>													
a. Agribusiness	P	PS	PS	PS	—	—	—	—	—	PS	—	—	—
b. Laboratory - medical, analytical, research & development	—	—	—	—	—	—	—	—	P	P	—	—	—
c. Laundry, dry cleaning plant	—	—	—	—	—	—	—	—	P	P	—	—	—
d. Manufacturing, Light	—	—	—	—	—	—	—	—	PS	P	—	—	—
e. Manufacturing, Neighborhood	—	—	—	—	—	—	PS	PS	P	P	—	—	P
f. Manufacturing, Heavy	—	—	—	—	—	—	—	—	—	P	—	—	—
g. Media Production	—	—	—	—	—	—	—	P	P	P	—	—	—
h. Metal Products Fabrication, machine or welding shop	—	—	—	—	—	—	—	—	—	—	—	—	—
i. Mini-Warehouses	—	—	—	—	—	—	—	—	—	—	—	—	—

— Not Permitted      P Permitted  
 SU Permitted subject to any Additional Standards in Chapter 3 as well as obtaining a Special Use Permit (Section 15.5E)  
 PS Permitted subject to Additional Standards in Chapter 3  
 CD Conditional District (Section 2.16, Additional Standards in Chapter 3, and 15.6C(4))

BASE DISTRICT	T1	T2	T3	T4	T5	T6	Assigned Districts				Planned Districts		
	OSP	RT	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND
<b>(6) Manufacturing/Wholesale/Storage (continued)</b>													
j. Quarrying and Stone Cutting	—	—	—	—	—	—	—	—	—	SU	P	—	—
k. Research and Development	—	—	—	—	—	—	—	—	PS	P	—	—	—
l. Storage - Outdoor storage yard as a primary use	—	—	—	—	—	—	—	—	---	PS	—	—	—
m. Storage - Warehouse, indoor storage	—	—	PS	—	—	—	—	—	PS	PS	—	—	—
n. Wholesaling and Distribution	—	—	—	—	—	—	—	—	SU	PS	—	—	—
<b>(7) Civic/Institutional</b>													
a. Campground	SU	—	SU	SU	—	—	—	—	P	P	—	P	P
b. Cemeteries	PS	—	—	—	—	PS	PS	PS	PS	—	—	—	—
c. Colleges/Universities	—	—	—	—	—	CD	CD	CD	—	—	—	—	—
d. Hospital	—	—	—	—	—	—	—	CD	CD	CD	—	—	—
e. Public Safety Facility	P	—	P	P	P	P	P	P	P	P	—	P	P
f. Religious Institutions	—	—	P	P	P	P	P	P	P	—	—	P	P
g. Schools – Elementary & Secondary	—	—	SU	SU	CD	CD	CD	CD	—	—	—	—	P
h. Schools – Vocational/Technical	—	—	—	—	—	P	P	P	P	P	—	P	P
<b>(8) Infrastructure</b>													
a. Airport	—	SU	SU	—	—	—	—	—	—	SU	—	—	—
b. Transit, Road & Ground Passenger Services	—	—	—	—	—	—	—	PS	PS	PS	—	—	PS
c. Wireless Telecommunication Facility-Stealth	—	—	—	PS	PS	PS	PS	PS	PS	PS	—	PS	PS
d. Wireless Telecommunication Facility-Tower	—	—	SU	—	—	—	—	---	---	PS	—	—	—
e. Wireless Telecommunication Facility – Small Wireless Facilities inside Right-of-Way	—	PS	PS	PS	PS	PS	PS	PS	PS	PS	—	—	—
f. Wireless Telecommunication Facility – Small Wireless Facilities outside Right-of-Way	—	—	—	—	—	—	PS	PS	PS	PS	—	—	—
e. Utilities-Class 1 & 2	P	P	P	P	P	P	P	P	P	P	—	P	P
f. Utilities-Class 3	—	SU	SU	—	—	—	—	—	SU	P	—	—	—

— Not Permitted    P Permitted    PS Permitted subject to Additional Standards in Chapter 3  
SU Permitted subject to any Additional Standards in Chapter 3 as well as obtaining a Special Use Permit (Section 15.5E)  
CD Conditional District (Section 2.16 and 15.6C(4))

**2.4 Open Space Preserve (OSP)**

- A. Purpose and Intent:** The Open Space Preserve District is intended to protect areas that are permanently preserved as natural and/or environmentally significant lands. Such areas include rural parks, wetlands, and areas placed in a conservation easement.
- B. Specific District Provisions:**

Building Type (CH 5) :	All Buildings
Lot Width (Min)	100 ft
Front Setback (Min)	30 ft
Side Setback (Min)	10 ft
Rear Setback (Min)	20 ft
Accessory Structure Side/Rear Setback (Min)	5 ft
Maximum Height (a)	35 ft

*Notes:*  
 (a) Refer to Section 4.5 for computation of height.

**2.5 Rural Transition (RT)**

- A. Purpose and Intent:** The Rural Transition District is intended as a holding district for areas that are currently rural in nature, but could transition to more intense uses due to proximity of utilities, transportation, and other infrastructure.
- B. Specific District Provisions:**

- Maximum Development Density:** .5 Unit/Acre (*Gross Acreage*)
- Lot and Building Dimensional Requirements:**

Building Type (CH 5) :	House	Civic & Institutional
Lot Width (Min)	200 ft	100 ft
Front Setback (c) (Min)	50 ft	40 ft
Front Yard Encroachments (a)	8 ft	8 ft
Side Setback (c) (Min)	20 ft	10 ft
Rear Setback (c) (Min)	50 ft	30 ft
Accessory Structure Side/Rear Setback (Min)	5 ft	5 ft
Maximum Height (b)	35 ft	35 ft

*Notes:*  
 (a) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).  
 (b) Refer to Section 4.5 for computation of height.  
 (c) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

**2.6 Rural Residential (RR1)**

- A. Purpose and Intent:** The Rural Residential District is intended to accommodate very low-density, rural residential and agricultural uses; and protect natural vistas and landscape features that define our rural heritage.

**B. Specific District Provisions:**

1. **Maximum Development Density:** 1 Unit/Acre (*Gross Acreage*)
2. **Lot and Building Dimensional Requirements:**

Building Type (CH 5) :	House	Civic & Institutional
Lot Width (Min)	90 ft	100 ft
Front Setback (c) (Min)	35 ft	40 ft
Front Yard Encroachments (a)	8 ft	8 ft
Side Setback (c) (Min)	10 ft	10 ft
Rear Setback (c) (Min)	30 ft	30 ft
Accessory Structure Side/Rear Setback (Min)	5 ft	5 ft
Maximum Height (b)	35 ft	35 ft

**Notes:**

- (a) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).
- (b) Refer to Section 4.5 for computation of height.
- (c) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

**2.7 General Residential (GR3 and GR8)**

**A. Purpose and Intent:** The General Residential District is intended for Town’s existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with a suburban pattern. These Districts are differentiated only by the density of the overall development relative to the planning goals of the Town as set forth in the *2027 Comprehensive Plan*.

**B. Specific District Provisions:**

1. **Maximum Development Density:**  
GR3: 3 Units/Acre (*Gross Acreage*)  
GR8: 8 Units/Acre (*Gross Acreage*)
2. **Permitted Building Type Ratio:** The maximum number of Townhouse buildings in a GR development shall not exceed 30% of the total number of units.
3. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as-built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (*whichever is greater*). In situations where no block face exists (*no houses facing the street*) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

Building Type (CH 5) :	House	Townhouse	Civic & Institutional
Lot Width (a) (Min)	30 ft	n/a	100 ft
Front Setback (g) (Min)	10 ft	0 ft	10 ft
Front Setback (g) (Max)	n/a	25 ft	n/a
Front Yard Encroachment (b)	8 ft	(e)	10 ft



<b>Minimum Driveway Length</b>	35 ft	n/a	n/a
<b>Side Setback (g) (Min)</b>	20% of lot width (d)	10 ft between buildings	15 ft
<b>Rear Setback (g) (Min)</b>	25 ft	n/a	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Min)</b>	20 ft from centerline	15 ft from centerline	n/a
<b>Accessory Structure Side/Rear Setback (Min)</b>	5 ft	5 ft	5 ft
<b>Maximum Height (f)</b>	3 stories	3 stories	3 stories

**Notes:**

- (a) For lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required, except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).
- (c) For lots that provide access to off-street parking from a rear lane/alley.
- (d) **For lots 60' in width or greater:** Side setbacks are calculated as an aggregate setback. However, a five (5) foot minimum setback per side shall be maintained;  
**For lots less than 60' in width:** Side setbacks are calculated as an aggregate setback. However, a three (3) foot minimum setback per side shall be maintained. Also, in new developments with zero lot line products, the entire 20% side setback may be allocated to one (1) side provided that the side setback condition is identical for all lots along the same block face. In addition, for zero lot line developments, a minimum of six (6) feet of total building separation is required.
- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Administrator.
- (f) Refer to Section 4.5 for computation of height.
- (g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

## 2.8 Urban Residential (UR12)

- A. Purpose and Intent:** The Urban Residential District accommodates neighborhoods close to commercial centers such as the TC, NMX and HB districts and provides for a variety of compatible housing types and a limited mix of uses within a walkable ¼ - ½ mile context.
- B. Specific District Provisions:**
  - 1. **Maximum Development Density:** 12 Units/Acre (*Gross Acreage*)
  - 2. **Mixed-Use Buildings:** Mixed-Use Buildings are permitted in new developments only (not infill lots).
  - 3. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as-built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (*whichever is greater*). In situations where no block face exists (*no houses facing the street*) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

Building Type (CH 5) :	House	Townhouse	Apartment	Mixed-Use	Civic & Institutional
<b>Lot Width (a) (Min)</b>	30 ft	n/a	n/a	32 ft	50 ft
<b>Front Setback (g) (Min)</b>	10 ft	0 ft	0 ft	0 ft	10 ft
<b>Front Setback (g) (Max)</b>	n/a	25 ft	25 ft	10 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	(e)	(e)	(e)	10 ft
<b>Minimum Driveway Length</b>	35 ft	n/a	n/a	n/a	n/a
<b>Side Setback (g) (Min)</b>	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 12 ft	10 ft between buildings
<b>Rear Setback (g) (Min)</b>	25 ft	n/a	n/a	10 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Min)</b>	20 ft from centerline	15 ft from centerline	15 ft from centerline	5 ft	n/a
<b>Accessory Structure Side/Rear Setback (Min)</b>	5 ft	5 ft	5 ft	0 ft	5 ft
<b>Maximum Height (f)</b>	3 stories	3 stories	3 stories	3 stories	3 stories

**Notes:**

- (a) For lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).
- (c) For lots that provide access to off-street parking from a rear lane/alley.
- (d) **For lots 60' in width or greater:** Side setbacks are calculated as an aggregate setback. However, a five (5) foot minimum setback per side shall be maintained;  
**For lots less than 60' in width:** Side setbacks are calculated as an aggregate setback. However, a three (3) foot minimum setback per side shall be maintained. Also, in new developments with zero lot line products, the entire 20% side setback may be allocated to one (1) side provided that the side setback condition is identical for all lots along the same block face. In addition, for zero lot line developments, a minimum of six (6) feet of total building separation is required.
- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Administrator.
- (f) Refer to Section 4.5 for computation of height.
- (g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

## 2.9 Residential Mixed-Use (RMX)

**A. Purpose and Intent:** The Residential Mixed-Use District is intended to provide for areas for higher density residential development in close proximity (*within 1/4 - 1/2 mile*) to existing and planned commercial centers such as the TC, NMX and HB districts. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles along with a limited mix of neighborhood-friendly uses are encouraged.

### B. Specific District Provisions:

1. **Maximum Development Density:** 18 Units/Acre (*Gross Acreage*)
2. **Lot and Building Dimensional Requirements:**

Building Type (CH 5):	House	Townhouse	Apartment	Mixed-Use	Civic & Institutional
<b>Lot Width (a)</b> (Min)	30 ft	n/a	n/a	32 ft	50 ft
<b>Front Setback (g)</b> (Min)	10 ft	0 ft	0 ft	0 ft	10 ft
<b>Front Setback (g)</b> (Max)	n/a	25 ft	25 ft	10 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	(e)	(e)	(e)	10 ft
<b>Minimum Driveway Length</b>	35 ft	n/a	n/a	n/a	n/a
<b>Side Setback (g)</b> (Min)	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 12 ft	10 ft between buildings
<b>Rear Setback (g)</b> (Min)	25 ft	n/a	n/a	10 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c)</b> (Min)	20ft from centerline	15 ft from centerline	15 ft from centerline	5 ft	n/a
<b>Accessory Structure Side/Rear Setback (Min)</b>	5 ft	5 ft	5 ft	0 ft	5 ft
<b>Maximum Height (f)</b>	3 stories	3 stories	3 stories	3 stories	3 stories

**Notes:**

- (a) For lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 80feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).
- (c) For lots that provide access to off-street parking from a rear lane/alley.
- (d) **For lots 60' in width or greater:** Side setbacks are calculated as an aggregate setback. However, a five (5) foot minimum setback per side shall be maintained;  
**For lots less than 60' in width:** Side setbacks are calculated as an aggregate setback. However, a three (3) foot minimum setback per side shall be maintained. Also, in new

*developments with zero lot line products, the entire 20% side setback may be allocated to one (1) side provided that the side setback condition is identical for all lots along the same block face. In addition, for zero lot line developments, a minimum of six (6) feet of total building separation is required.*

- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Administrator.*
- (f) Refer to Section 4.5 for computation of height.*
- (g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.*



## 2.10 Neighborhood Mixed-Use (NMX)

**A. Purpose and Intent:** The Neighborhood Mixed-Use District is intended to provide pedestrian-scaled, higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.

### B. Specific District Provisions:

**1. Maximum Development Density:** No Maximum

**2. Lot and Building Dimensional Requirements:**

Building Type (CH 5) :	House	Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
<b>Lot Width (a)</b> (Min)	30 ft	n/a	n/a	n/a	32 ft	50 ft
<b>Front Setback (g)</b> (Min)	10 ft	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Front Setback (g)</b> (Max)	n/a	25 ft	25 ft	10 ft	10 ft	n/a
<b>Front Yard Encroachment (b)</b>	8 ft	(e)	(e)	(e)	(e)	n/a
<b>Minimum Driveway Length</b>	35 ft	n/a	n/a	n/a	n/a	n/a
<b>Side Setback (g)</b> (Min)	20% of lot width (d)	10 ft between buildings	10 ft between buildings	0 ft within development , otherwise 5 ft	0 ft within development , otherwise 5 ft	10 ft between buildings
<b>Rear Setback (g)</b> (Min)	25 ft	n/a	n/a	0 ft	0 ft	30 ft
<b>Rear Setback from Rear Lane/Alley (c) (Min)</b>	20 ft from centerline	15 ft from centerline	15 ft from centerline	0 ft	0 ft	n/a
<b>Accessory Structure Side/Rear Setback (Min)</b>	5 ft	5 ft	5 ft	0 ft	0 ft	5 ft
<b>Maximum Height (f)</b>	4 stories	4 stories	4 stories	4 stories	4 stories	4 stories

**Notes:**

- (a) For lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).
- (c) For lots that provide access to off-street parking from a rear lane/alley.
- (d) **For lots 60' in width or greater:** Side setbacks are calculated as an aggregate setback. However, a five (5) foot minimum setback per side shall be maintained;  
**For lots less than 60' in width:** Side setbacks are calculated as an aggregate setback. However, a three (3) foot minimum setback per side shall be maintained. Also, in new

developments with zero lot line products, the entire 20% side setback may be allocated to one (1) side provided that the side setback condition is identical for all lots along the same block face. In addition, for zero lot line developments, a minimum of six (6) feet of total building separation is required.

- (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Administrator.
- (f) Refer to Section 4.5 for computation of height.
- (g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

## 2.11 Town Center (TC)

**A. Purpose and Intent:** The Town Center District is intended for the traditional downtown area and the identified new town centers at future commuter rail stations. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses.

### B. Specific District Provisions:

1. **Maximum Development Density:** No Maximum
2. **Parking Requirements (per Chapter 10-Vehicle Accommodation Areas):** May achieve compliance with parking requirements by making payments to the Town's Fund 70 Capital Reserve account as provided in Section 10.2B.
3. **Lot and Building Dimensional Requirements:**

Building Type (CH 5) :	House	Townhouse	Apartment	Mixed- Use	Commercial	Civic & Institutional
<b>Lot Width (a) (Min)</b>	n/a	n/a	n/a	n/a	16 ft	50 ft
<b>Front Setback (g) (Min)</b>	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Front Setback (g) (Max)</b>	25 ft	25 ft	25 ft	10 ft	10 ft	25 ft
<b>Front Yard Encroachment (b)</b>	(e)	(e)	(e)	(e)	(e)	n/a
<b>Minimum Driveway Length</b>	35 ft	n/a	n/a	n/a	n/a	n/a
<b>Side Setback (g) (Min)</b>	20% of lot width (d)	6 ft between buildings	If no partiwall then 10 ft	If no partiwall then 10 ft	If no partiwall then 10 ft	0 ft
<b>Rear Setback (g) (Min)</b>	n/a	n/a	n/a	0 ft	0 ft	0 ft
<b>Rear Setback from Rear Lane/Alley (c) (Min)</b>	20ft from centerline	15 ft from centerline	15 ft from centerline	0 ft	0 ft	0 ft
<b>Accessory Structure Side/Rear Setback (Min)</b>	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
<b>Maximum Height (f)</b>	5 stories	5 stories	5 stories	5 stories	5 stories	5 stories

**Notes:**

- (a) For lots less than 80feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80feet wide where no alley/rear lane

- access exists, shared driveways shall be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.
- (b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback (Section 4.4).
  - (c) For lots that provide access to off-street parking from a rear lane/alley.
  - (d) **For lots 60' in width or greater:** Side setbacks are calculated as an aggregate setback. However, a five (5) foot minimum setback per side shall be maintained;  
**For lots less than 60' in width:** Side setbacks are calculated as an aggregate setback. However, a three (3) foot minimum setback per side shall be maintained. Also, in new developments with zero lot line products, the entire 20% side setback may be allocated to one (1) side provided that the side setback condition is identical for all lots along the same block face. In addition, for zero lot line developments, a minimum of six (6) feet of total building separation is required.
  - (e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Administrator.
  - (f) Refer to Section 4.5 for computation of height.
  - (g) For Major Subdivisions receiving Master Plan approval prior to November 16, 2005, recorded plat setbacks for principal buildings shall prevail.

## 2.12 Highway Business (HB)

- A. **Purpose and Intent:** The intensity of commercial development in the Highway Business District is established by the traffic of the fronting thoroughfare. The intent of these regulations is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.
- B. **Specific District Provisions:**
  - 1. **Maximum Development Density:** Not Applicable
  - 2. **Lot and Building Dimensional Standards:**

Building Type (CH 5) :	All Structures – Principal	All Structures – Accessory
Lot Width (at Right-of-Way)	150 ft	n/a
Front Setback (Min)	10 ft	n/a
Front Setback (Max)	90 ft	n/a
Side Setback (Min) (a)	0 ft or 6 ft	5 ft
Corner Side Setback (Min)	10 ft	n/a
Side Setback from RR, GR, UR and RMX districts	50 ft	50 ft
Rear Setback (Min)	10 ft	5 ft
Rear Setback from Rear Lane/Alley	15 ft from centerline	15 ft from centerline
Rear Setback from RR, GR, UR and RMX Districts	50 ft	50 ft
Maximum Height (b)	5 stories	35 ft

Notes: (See Notes in Section 2.12 below)

## 2.13 Manufacturing and Industrial (MI)

- A. **Purpose and Intent:** The Manufacturing and Industrial District is intended to permit the development and operation of industrial and/or flex space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. In the interest of economic development this

District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

**B. Specific District Provisions:**

1. **Maximum Development Density:** Not Applicable
2. **Lot and Building Dimensional Requirements:**

Building Type (CH 5) :	Commercial
Front Setback (Min)	10 ft
Side Setback (Min) (a)	0 ft or 6 ft
Corner Side Setback (Min)	10 ft
Rear Setback (Min)	10 ft
Front, Rear and Side Setbacks from OSP, RR, GR, UR, RMX, NMX, TC and HB Districts (Min)	50 ft
Maximum Height (b)	5 stories

*Notes:*

- (a) If a partiwall condition is not provided, then the buildings shall be a minimum of six (6) feet apart.
- (b) Refer to Section 4.5 for computation of height.

**2.14 Mining and Quarrying (MQ)**

**A. Purpose and Intent:** The Mining and Quarrying District is intended to recognize the unique characteristics and predominant extractive nature of mines and quarries which do not fit the application of most development standards promulgated in a UDO. Due to this unique nature, however, it is important to establish specific provisions for the protection of the general welfare of adjacent properties and the community at large. As such, development within the MQ District is exempt from the provisions of Chapters 4 through 12 subject to the specific regulations outlined in Subsection B which follows.

**B. Specific District Provisions:**

1. **Buffer Yard:** Apart from adjacent parcels and tracts of land used for mine or quarry administrative services, a buffer yard meeting the following specifications shall be maintained around the perimeter of the MQ District to screen mines and quarries against public rights-of-way and private property in surrounding districts:
  - a. **Minimum Yard Width:** 100 feet
  - b. **Performance Standard:** A planted buffer which is 50 feet in width and contains screening materials which at maturity provides opacity from the ground to a height of 30 feet. Vegetative screening materials within opaque areas shall contain no horizontal openings upon the plants' maturity.
2. **Permitted Buffer Yard Encroachments:**
  - a. **Access Drives:** Access drives are permitted so long as any break in the buffer for said drives does not exceed 60 feet in width.
  - b. **Lighting:** Lighting associated with access drives and meeting the standards of Chapter 11 is permitted within the buffer yard.
  - c. **Signs:** Subject to the standards of Chapter 12, signs are permitted to be located within the buffer yard.

**2.15 Planned Development Districts**



**A. Manufactured Home Development (MHD)**

1. **Purpose and Intent:** Manufactured housing is a recognized form of affordable housing. To provide for this type of housing in an organized manner, this district permits two types of development beyond a single manufactured home on a qualifying lot in a GR or RR district; the Manufactured Home Neighborhood and the Mobile Home Park.

The intent is to treat manufactured housing with the same general design considerations applied to homes built to the standards set forth in the North Carolina Building Code and those codified in this UDO.

2. **General District Provisions:**

- a. **Maximum Development Density:** The maximum density of any Manufactured Home Development shall not exceed the maximum density of the underlying district up to a maximum of six (6) units per acre.
- b. **Minimum Area Required:** 3 acres
- c. **Maximum Area Allowed:** 40 acres

3. **Specific District Provisions:**

- a. **Manufactured Home Neighborhood**

- i. **General Description:** The Manufactured Home Neighborhood is a subdivision of land that permits manufactured houses that are aligned on the lots in a manner similar to site built homes with their front doors facing the streets. *(See Section 13.5 for non-conforming single-wide manufactured homes.)*
- ii. Individual homes shall be placed upon separately platted lots.
- iii. The manufactured home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation.
- iv. **Lot and Building Dimensional Specifications:**

House	
<b>Front, Side, Rear and Accessory Structure Side/Rear Setbacks</b>	<ul style="list-style-type: none"> <li>• Up to 1 unit/acre, use RR District setbacks <i>(Section 2.5B)</i>;</li> <li>• More than 1 unit/acre up to 6 units/acre, use GR District setbacks <i>(Section 2.6B3)</i></li> </ul>

- b. **Mobile Home Parks**

- i. **General Description:** The location of two or more manufactured homes on a parcel of land shall constitute a Mobile Home Park and shall be subject to the provisions of this section.
- ii. **Lot and Dimensional Specifications:**

House	
<b>Property Line Setback</b>	50 ft
<b>Minimum Manufactured Home Space Area</b>	5,000 sq ft
<b>Minimum Distance between Manufactured Home Units</b>	25 ft

iii. **General Requirements:** The following standards shall be considered the minimum requirements for all new Mobile Home Parks:

- a) The transfer of title of a manufactured home space or spaces either by sale or by any other manner shall be prohibited within a Mobile Home Park.
- b) Within a Mobile Home Park, there shall be an administrative office.
- c) The owner and/or operator of a Mobile Home Park shall not sell manufactured homes on or within a Mobile Home Park unless the manufactured home unit for sale shall be placed individually and separately upon an existing manufactured home space where all design standards and utilities have been completed as specified by this ordinance. This does not prohibit the Mobile Home Park owner and/or operator from owning or operating a retail sales business on adjoining property if zoning permits.
- d) Any Mobile Home Park with greater than fifty (50) units shall construct a community center, which shall serve the needs of their residents for gatherings and emergency shelter.
- e) Streets within the Mobile Home Park shall be private and constructed to the standards that would be required of a new Local Street inside the RR District (*Section 17.3A(2) and Section 2.2*), except that the total width of pavement with binder curb may be reduced to 20 feet.

iv. **Recreational Vehicles (RVs):** Although RVs are not considered suitable as permanent dwelling units, the Town Council has found that a limited number of RVs, otherwise restricted to placement within campgrounds (*Section 2.3C(7)a*), for temporary residents (*i.e. military personnel, college students or persons on temporary business assignments*) within a Mobile Home Park will not essentially change the character of the Park as long as the following conditions are met:

- a) **Number:** No more than 18 percent (18%) of the manufactured home spaces in any Mobile Home Park may be used for the parking of RVs. In the calculation of allowed spaces, any fractional component of the resulting number shall be disregarded.
- b) **Type:** RVs must be self-sufficient (*contain a full bathroom, kitchen and sleeping quarters*).
- c) **Placement:** RVs shall be parked within an assigned manufactured home space, located no closer than 300 feet to any public right-of-way unless screened from the public right-of-way by a Type "B" buffer yard, upon arrival and shall not be moved until the time of departure.
- d) **Utility Hook-Ups:** RVs must be connected to electric, water and sewer hook-ups for the entire duration of the resident's stay.
- e) **Duration of Stay:** As living quarters for a temporary resident, the permitted continuous period of stay for any RV within a Mobile

Home Park shall be at least one (1) month, but no more than four (4) years.

- f) **Annual Submittal of Register:** Each Mobile Home Park engaged in the rental of Mobile Home Park spaces to RVs as specified in this section, shall file a copy of their register (*Section 2.15A(3)b(vi)*) with the Administrator at least once every twelve months after January 1, 2014.

v. **Manufactured Home Space**

- a) Each manufactured home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners.
- b) Each manufactured home space shall be located on ground not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises and not located in "A Zones" as identified on FIRMs.
- c) The manufactured home space shall be provided with anchors and tiedowns such as cast-in-place concrete "dead men" eyelets embedded in concrete foundations or runways, screen augers, arrowhead anchors, or other devices securing the stability of the manufactured home. Each manufactured home space shall comply with the above standards or similar standards whichever are higher. Each manufactured home owner shall be responsible for securing his individual manufactured home to anchors provided by the Mobile Home Park operator.
- d) Each manufactured home space shall be serially numbered for mailing address purposes. These numbers shall be displayed on a free-standing post on each manufactured home space.

vi. **Registration of Occupants:** Every Mobile Home Park owner or operator shall maintain an accurate register. The register shall be available for inspection at all times by authorized town representatives. The register shall contain the following information on forms provided by the Planning Department:

- a) name of owner and/or occupant;
  - b) manufactured home space number;
  - c) make, model, registration number of manufactured home or permitted RV unit; and
  - d) date of arrival and departure of the occupants.
- a. Records shall be maintained for a period of three (3) years.

**A. Traditional Neighborhood Development (TND)**

**1. Purpose and Intent:** The intent of this District is to allow for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods that minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation. TND's adhere to the following design principles:

- All neighborhoods have identifiable centers and edges.
- Edge lots are readily accessible to retail and/or recreation by non-vehicular means (*a distance not greater than 1/4 - 1/2 mile*).
- Non-residential uses and housing types are mixed and in close proximity to one another.
- Street networks are interconnected and blocks are short (*Section 9.4*).
- Civic uses are given prominent sites throughout the neighborhood.
- Close proximity to open space (*Chapter 7*).

**2. Specific District Provisions**

**a. Maximum Development Density:**

	R3	R8	R12	RMX	NMX	TC
<b>Max. Density By Right (units/acre)</b>	3.75	10	10	27.5	No Max.	No Max.
<b>Max. Density as a CD (units/acre)</b>	4.5	12	18	No Max.	No Max.	No Max.

**b. Required Distribution of Uses:** (*Note: The figures in the table below are to be calculated as the net development area, which excludes street right-of-ways and dedicated open space as defined in Section 7.2G*)

	Minimum	Maximum
<b>Single-Family Uses</b>	15%	75%
<b>Two-Family and Multi-Family Uses</b>	10%	40%
<b>Lodging/Office/Retail Uses</b>	2%	40%
<b>Civic Uses</b>	2%	none

- c. Lot and Building Dimensional Requirements:** The lot and building dimensional requirements shall be generally consistent with those found in the underlying district and shall exhibit a high level of uniformity for each building type found throughout the development.
- d. Development Size (Minimum-Maximum):** 40 acres – 200 acres (*Note: Projects in excess of 200 acres should be developed as multiple Traditional Neighborhoods, each individually subject to all such provisions*)
- e.** The entire land area of the TND shall be divided into blocks, streets, lots and open space areas.
- f.** Similar land categories shall generally front across streets. Dissimilar categories shall abut at rear lot lines. Corner lots which front on streets of dissimilar use shall be set back the same as the adjacent use with the lesser setback.
- g.** The long axis of streets exceeding 500 feet in length shall have appropriate termination with either a public monument, specifically designed building facade, or a gateway to the ensuing space.

**2.16 Conditional Districts (CD)**

**A. Purpose and Intent:** Conditional Districts provide for orderly and flexible development under the spirit and intent of the general policies of the General District without the constraints of the principal structure dimensional standards. Because Conditional Districts are constructed in a comprehensive manner, they establish their own street, block and lot pattern which may be unique from other surrounding blocks or neighborhoods. It also may provide for greater land use compatibility by allowing property owners to voluntarily place their property into zoning districts in which a Master Plan is required. A Conditional District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the spirit and intent of this Unified Development Ordinance as well as consistent with the goals and objectives of the KnightdaleNext 2035 Comprehensive Plan and adopted area plans. *This Conditional District may be used in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.*

**B. Specific District Provisions:**

	RR	GR	UR	RMX	NMX	TC	IIB	MI	MHD	TND
Min. Area Required (acres)	40	20	2	2	0	0	0	10	3	40

**C. District Types:**

- 1. Self-Imposed Conditional Districts:** Within a Conditional District, all permitted uses and standards of the corresponding Base District must be met, except to the extent that conditions imposed are more restrictive than those standards. In these cases, conditional districts reduce or narrow the number of permitted uses and/or impose higher level design standards than that which exists within the corresponding Base District, thereby satisfying the applicant’s desire to mitigate any perceived or real impacts on neighboring properties such as installing or constructing additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.
- 2. Required Conditional Districts:** Some uses as identified in Section 2.3(C) are of a nature or scale that they have significant and/or unique impacts on both the immediate surrounding area and on the entire community and as such are *required* to be approved through the Conditional District rezoning process. Uses identified as required Conditional Districts in 2.3(C)(3) “Office/Service” and 2.3(C)(4) “Retail/Restaurants” shall only apply to new construction, substantial redevelopment, or a change of use as defined in Chapter 19.3.

For such uses, petitioners shall promulgate appropriate development standards meeting the spirit and intent of this Ordinance to address potential unique impacts of the intended use. *If no unique development impact is identified by the petitioner along with an appropriate standard to address the same, the corresponding general zoning district guidelines and standards shall apply.* Uses with additional standards identified in Chapter 3, shall meet all of these requirements or provide additional conditions to meet the spirit and intent of this Ordinance.

By way of illustration, an applicant may propose a building height unique to our jurisdiction but would also be responsible for establishing appropriate development standards (*such as increased building setbacks, increased emergency vehicle access, etc.*) to protect the public from anticipated impacts associated with the unique height. It

shall be within the Town Council's legislative discretion whether or not to grant approval of the zoning amendment in light of the specific development standards promulgated.



## 2.17 Overlay Districts

### A. Quarry Overlay District (QOD)

1. **Purpose and Intent:** This district is established to acknowledge the unique land use impact of mining and quarrying on neighboring land uses, the need to notify the owners of the presence of neighboring quarry and to reduce potential negative impacts of the quarry on adjacent land uses.
2. **Location:** The QOD shall be located on parcels that otherwise allow residential development and are adjacent to the primary quarry parcel up to a maximum of 1,000 feet from the primary quarry parcel boundary as determined by the Town Council.
3. **Uses Permitted:** The district restricts any form of residential development to a maximum of one (1) dwelling unit per acre. All other uses in the underlying Base, Planned Development or Conditional district are not restricted and permitted according to the Use Matrix (*Section 2.3C*)
4. **Full Disclosure Statement:** For all residential and/or non-residential structures constructed within the QOD, the owner shall disclose in writing to all prospective purchasers that they are located within an area that may be impacted by mining/ quarry operations and blasting. Such notification will be accomplished by inclusion of the preceding disclosure in all sales contracts, brochures and promotional documents, including any illustrative site plans on display within any sales related office(s), as well as in homeowners association documents, and displayed on all subdivision and site plans, and within all deeds of conveyance.

### B. Special Highway Overlay District (SHOD)

1. **Purpose and Intent:** The Town hereby establishes a SHOD along Interstate 540, U.S. 64 Bypass, and any other such roadway classified on the Capital Area Metropolitan Planning Organization's (CAMPO) Comprehensive Transportation Plan as a freeway. The intent of the district is to promote the safe movement of traffic, to maintain and enhance the scenic beauty viewed by travelers on the highway, and to reduce potential negative impacts of the highway on adjacent land uses.

SHODs shall be located on both sides of a highway and shall be 50 feet wide in depth measured from the right-of-way line.

2. **Uses Permitted:** The overlay district does not replace or restrict the range of uses permitted in the underlying Base, Planned Development or Conditional district. The overlay district includes additional development requirements that shall be met by any development within the district.
3. **Lot and Dimensional Specifications:**

	All Structures
Building Setback from Highway Right-of-Way	50 feet
Minimum Buffer Adjacent to Highway ( <i>Type "D"</i> )	50 feet

**SECTION 2.** That Chapter 3 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

### **Chapter 3. ADDITIONAL USE STANDARDS**

#### **3.1 Purpose and Intent**

Certain uses may be constructed, continued, and/or expanded provided they meet certain mitigating conditions specific to their design and/or operation. Such conditions ensure compatibility among building types so that different uses may be located in proximity to one another without adverse effects to either. Special regulation of these establishments is necessary to insure that these adverse effects will not contribute to a downgrading or blighting of surrounding residential districts or neighborhoods, unless otherwise determined by this Section.

Each use shall be permitted upon compliance with all conditions listed for the use in this chapter. Certain uses are classified as *Special Uses* and require a Special Use (SU) Permit and Town Council approval in accordance with Section 15.5E. Certain uses require a Conditional District (CD) rezoning and Town Council approval in accordance with Section 15.6C(5).

#### **3.2 Applicability**

This Chapter specifies those requirements that must be met by uses in the Use Matrix (*Section 2.3C*) in districts where they are listed as Permitted with Additional Standards (PS), Special Uses (SU), or Conditional District (CD).

#### **3.3 Additional Standards by Use**

##### **A. Adult Establishments (MI\*) \*Special Use (2.3C(5)a)**

Because of their very nature, adult establishments are recognized as having serious objectionable operational characteristics, particularly when they are located near a residential zoning district or certain existing land uses. The purpose of these additional standards shall be to permit the location of adult establishments within the industrial district of the town provided the proposed business adheres to the guidelines established herein.

1. **Location Standards:** No portion of a lot for an adult establishment may be located within a 1000-foot radius (*determined by a straight line and not street distance*) of the property line of any religious institution, elementary or secondary school, vocational or technical school, college or university, day care home or center, indoor or outdoor recreation center, cultural or community facility, group care facility, hospital, residential dwelling, family care home, live-work unit, manufactured home, housing service for the elderly, any establishment with an on premise ABC license, or any zoning district in which residential uses are permitted. Furthermore, no portion of the lot on which the adult establishment is located shall be situated within a 2000-foot radius of the property line of another adult establishment.
2. **General Standards:**
  - a. The owner/operator of the adult establishment must have a current, valid business license. Owner/operator and employees must make disclosure of criminal record and consent to a criminal records check. Persons with a record of sex offenses will be denied a business license or employment.

- b. There shall be no more than one (1) adult establishment business in the same building, structure, or portion thereof. No other principal or accessory use may occupy the same building, structure, property, or portion thereof with any adult establishment business.
- c. Hours of operation shall be permitted only from 12:00 noon until 2:00 am Monday through Saturday.
- d. If dancers are employed as a feature of the adult establishment, the performing areas for such dancers shall be separated from patrons.
- e. If viewing booths are provided, such booths are to be designed so that the viewing occupant is completely visible from a location on the premises that is open and available to the public.
- f. No printed material, video, photograph, written text, live show, or other visual presentation format shall be visible to the public from outside the walls of the establishment, nor shall any live or recorded voices, music, or sounds be heard from outside the walls of the establishment.

**B. Agribusiness (RT, RR, GR, MI) (2.3C(6)a)**

Agribusiness uses not meeting exemption requirements for certain farmland as outlined in Section 1.5B must conform to the following additional standards:

- 1. Accessory buildings permitted under Section 4.6 and areas used for sales, storage, the keeping of materials or the care of animals shall not be located within a 200-foot radius of the footprint of any pre-existing adjacent residential dwelling (*other than the owner's*).
- 2. Accessory buildings permitted under Section 4.6 and areas used for storage or keeping of materials and/or animals shall have adequate means of ventilation and shall not create objectionable fumes, odor or dust to the surrounding area.

**C. Airport (RT\*, RR\*, MI\*) \*Special Use (2.3C(8)a)**

- 1. Hangers or open storage areas shall be screened from off-site view by a Type-C buffer yard (Section 8.6B(3)).
- 2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
- 3. Hours of operation shall be permitted only from 6:00 am until 11:00 pm

**D. Amusements, Indoor – 5,000 sf or Less (RR\*, GR\*, UR\*, RMX\*) \*Special Use (2.3C(5)b)**

No additional standards other than approval through a Special Use Permit process (Section 15.5E).

**E. Amusements, Indoor – 5,001 sf – 20,000 sf (RMX\*, NMX\*, TC\*) \*Special Use (2.3C(5)c)**

No additional standards other than approval through a Special Use Permit process (Section 15.5E).

**F. Amusements, Outdoor (RT\*, RR\*, RMX, NMX, TC, HB, MI, TND) \*Special Use (2.3C(5)e)**

1. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
2. Hours of operation shall be permitted only from 9:00 am until 11:00 pm.

**G. Animal Services (RT\*, RR\*, NMX, TC, HB) \*Special Use (2.3C(3)a)**

1. Except where a requirement of Section 4.7 is more restrictive, an opaque wall or fence, six (6) feet in height and no closer than 10 feet to a property line shall otherwise be required for the outdoor exercise area.
2. Hours of operation for the outdoor exercise area shall be permitted only from 7:00 am until 9:00 pm.
3. No more than 30% of the gross floor area of the principal structure is permitted for boarding animals.

**H. Auto Parts Sales (TC, NMX\*, HB\*) \*Conditional District (2.3C(4)a)**

1. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

**I. Automated Teller Machines (ATMs) (RMX, TND) (2.3C(3)b)**

1. In addition to meeting the requirements of Chapter 12, signs shall be limited to a total of eight (8) square feet allocated to a maximum of two (2) permitted signs.
2. Drive-thru ATMs are not permitted.
3. Whether part of a principal building or standing alone as an accessory structure, ATMs shall be enclosed with materials and architectural design elements similar to that of the principal building. Exposed metal and/or plastic casing is not permitted.

**J. Banks, Credit Union, Financial Services (NMX\*, TC, HB\*) \*Conditional District(2.3C(3)c)**

1. In the NMX and TC zoning districts only indoor transactions shall be permitted with no drive-thru windows or night drop boxes permitted.
2. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

**K. Bar / Tavern / Night Club (TND) (2.3C(4)b)**

1. No customer-accessible entrance shall be located within a 500-foot radius of the property line of any religious institution, primary or secondary school, or rooming or boarding house.

**L. Bed and Breakfast Inns (RT, RR, GR, UR, RMX, NMX, TND) (2.3C(2)a)**

1. To preserve the residential character of the surrounding area, all bed and breakfast inns must be designed as a House building type as identified in Section 5.10.
2. In addition to meeting the requirements of Chapter 12, signs shall be limited to one (1) wall sign with a maximum sign area of four (4) square feet and one (1) non-illuminated monument sign with a maximum sign area of two (2) square feet.

**M. Business Support Services (NMX) (2.3C(3)d)**

1. Only indoor transactions shall be permitted with no drive-thru windows or night drop boxes permitted.

**N. Campground (OSP\*, RR\*, GR\*) \*Special Use (2.3C(7)a)**

No additional standards other than approval through a Special Use Permit process (Section 15.5E).

**O. Cemeteries (OSP, NMX, TC, HB) (2.3C(7)b)**

1. Private family cemeteries or cemeteries in the yards of religious institutions are considered accessory uses and exempt from these additional standards.
2. Cremation facilities (principal or accessory use) are not permitted except where permitted by right (*Section 2.3C(3)h*).
3. In addition to meeting the requirements of Section 4.7, decorative walls shall be limited to four (4) feet in height and shall be brick or stone.
4. In addition to meeting the requirements of Section 4.7, fences shall be limited to six (6) feet in height and shall be wood, wrought iron or cast aluminum.
5. All decorative walls and grave plots shall be set back from all street right-of-ways and adjacent properties a minimum of 10 ft.
6. Any internal road system shall be circuitous and at a minimum meet the design standards for alleys as specified in Section 17.3A(1).
7. A Type-A buffer (*Section 8.6B(1)*) shall be provided along any side or rear property line adjoining a residential district.

- P. Child/Adult Day Care Center (6 or more People) (RR, UR, RMX, NMX) (2.3C(3)f)**
1. In addition to meeting the requirements of Section 4.8, fencing enclosing any required recreation space shall be a minimum of four (4) feet in height and constructed with gates in such a manner that maximum safety to the person is ensured.
  2. Day care centers shall be located on lots which provide ample outdoor play area. A fenced recreation area of a minimum of 2,250 square feet shall be provided in the rear or side yard. Required buffer yards may not be counted towards this requirement.
  3. Hours of operation shall be permitted only from 6:00 am until 9:00 pm.
- Q. Child/Adult Day Care Home (Fewer than 6 People) (RT, RR, GR, UR, RMX, NMX, TC, TND) (2.3C(3)e)**
1. Rear yards shall be fenced or walled. In addition to meeting the requirements of Section 4.8, the minimum height for such walls or fences shall be six (6) feet.
  2. All equipment shall be stored in the rear yard. Front yards shall not be used as playground areas.
  3. Hours of operation shall be permitted only from 6:00 am until 9:00 pm.
- R. Cremation Facilities (NMX\*) \*Special Use (2.3C(3)h)**
1. No additional standards other than approval through a Special Use Permit process (Section 15.5E).
- S. Cultural or Community Facility (OSP\*, RT\*, RR\*) \*Special Use (2.3C(5)f)**
1. No additional standards other than approval through a Special Use Permit process (Section 15.5E).
- T. Drive-Thru Retail / Restaurants & Drive-Thru Services (NMX\*, HB\*, MI) \*Conditional District (2.3C(4)c) & (2.3C(3)i)**
1. No drive-thru facility, defined as the footprint of associated vehicle accommodation lanes and canopies, shall be located within a 200-foot radius of the property line of any residential use (*Section 2.3C(1)*).
  2. Drive-thru service windows, doors and similar building openings may be located and accessed only in the side or rear yards.
  3. Drive-thru service windows, doors and similar building openings located and accessed in the side yard shall be limited to one (1) lane in the NMX district, and shall be screened from off-site view from a public right-of-way by a Type-A buffer (*Section 8.6B(1)*). In the HB and MI districts, drive-thru service windows, doors and similar building openings located and accessed in the side yard may be multi-lane, but shall be screened from off-site view from a public right-of-way by a Type-B buffer (*Section 8.6B(2)*).
  4. In addition to meeting the requirements of Chapter 10, vehicle accommodation lanes for drive-thru uses shall be located outside of and physically separated from the right-



of-way of any street. These lanes shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.

5. In the HB & NMX zoning district Drive-Thru Retail/Restaurants & Drive-Thru Services shall be located in structures that meet the building type: Mixed Use as defined in Chapter 5.10.

**U. Dwelling – Multifamily – 4unit/bldg. or less & Dwelling – Multifamily more than 4 units/bldg. (UR\*, RMX\*, NMX\*, TC\*, MHD\*, & TND\*)**

**\* Special Use (2.3C(1)c) & (2.3C(1)d)**

1. Must be located in a primary or secondary activity center as designated in the Town of Knightdale 2027 Comprehensive Plan.
2. Must contain a mixture of uses, including but not limited to office, retail, or services with retail and services on the ground level and offices and residences above.
3. The roof or roof structures are flat, or have a combination of roof types which give a predominantly flat appearance.

**V. Dwelling – Single Family (RT, RR) (2.3C(1)a)**

Unless exempted under Section 1.5B, the following additional standards shall apply:

1. Accessory buildings permitted under Section 4.6 and areas used for the storage of agricultural products or the care of animals shall not be located within a 200-foot radius of the footprint of any pre-existing adjacent residential dwelling (*other than the owner's*).
2. Accessory buildings permitted under Section 4.6 and areas used for the storage of agricultural products or the care of animals shall have adequate means of ventilation and shall not create objectionable fumes, odor or dust to the surrounding area.

**W. Dwelling-Secondary (RT\*, RR\*, TND\*) \* Special Use (2.3C(1)e)**

In addition to meeting the accessory building requirements of Section 4.6, secondary dwelling units shall be designed to meet housing needs and shall comply with the following additional standards:

1. A secondary dwelling unit may only be an accessory use located on a lot with a single-family dwelling.
2. Not more than one (1) secondary dwelling unit may be permitted per lot.
3. A secondary dwelling unit may not exceed 800 square feet or the square footage of the primary dwelling unit, whichever is less.
4. An accessory building housing a secondary dwelling unit shall not exceed two (2) stories in height or the height of the principal building, whichever is less (*see Section 4.4*), and shall be located in the rear yard.
5. In addition to the parking requirements for the primary dwelling unit(s), a minimum of one (1) additional parking space shall be provided for the secondary dwelling unit.

6. Parking spaces for the secondary dwelling unit shall be located in the rear yard or side yard or may be located on-street in front of the principal building.

**X. Equipment Rental (NMX\*, TC, HB\*) \*Conditional District (2.3C(3)j)**

1. No equipment for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
2. All vehicle display areas shall conform to the dimensional, design and landscaping standards set forth for parking areas in Chapters 8 and 10.
3. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
4. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

**Y. Family Care Home (RT, RR, GR, UR, RMX, NMX, TC, MHD, TND) (2.3C(1)f)**

1. No portion of the lot for a family care home shall be located within a one-half (½) mile radius of the property line of another family care home.
2. Within 90 days of receipt of zoning compliance permit, applicant must provide proof of State licensure to the Administrator or else the zoning compliance permit will be revoked. With good cause, the Administrator may extend this term for an agreed upon amount of time.

**Z. Gas Station with Convenience Store (NMX\*, TC, HB\*) \*Conditional District (2.3C(4)d)**

1. Pumps, canopies, and associated service areas are prohibited in any front yard.
2. All canopies shall be set back a minimum of 10 feet from any adjoining public right-of-way or HB or MI zoned property and 20 feet from any adjoining OSP, RR, GR, UR, RMX, NMX or TC zoned property.
3. All vehicle storage areas shall be considered as parking lots and must comply with the provisions of Chapter 10. These areas shall also be enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and restricted to the rear yard. No overnight vehicle storage shall be permitted in the NMX or TC Districts.
4. The outdoor service area of a car wash shall be restricted to the rear yard and screened from off-site view from a public right-of-way by a Type-A buffer yard (*Section 8.6B(1)*).
5. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
6. All structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

**AA. Group Care Facility (More than 6 residents) (RR\*, NMX\*, TC\*) \* Special Use (2.3C(3)m)**

Group care facilities are classified as institutional buildings and should reflect the character and appearance of surrounding building types. In addition to meeting the design requirements of Section 5.6, the following additional standards apply:

1. The facility shall be screened from any residential use (*Section 2.3C(1)*) by a Type-B buffer yard (*Section 8.6B(2)*).
2. The total indoor common area heated square footage must equal or exceed 25 square feet per permitted resident excluding bathrooms, hallways and other similar areas unsuitable as leisure space.
3. Outdoor recreation space must be at least 500 square feet per person, 100 square feet of which shall be in a well-drained lawn area (*as opposed to woodlands*), and shall be located in rear or side yards and enclosed with a fence or wall that meets the standards of Section 4.7.
4. Total lot area shall exceed 750 square feet per resident permitted.
5. No portion of the lot for a group care facility shall be located within a one-half (½) mile radius of the property line of another group care facility.

**BB. Housing Service for the Elderly (GR, UR) (2.3C(1)h)**

Facilities that provide housing services for the elderly are classified as institutional buildings and should reflect the character and appearance of surrounding building types. In addition to meeting the design requirements of Section 5.6, the following additional standards apply:

1. All service areas shall be located in the rear yard and shall be screened from any residence or off-site view from a public street by a Type-B buffer yard (*Section 8.6B(2)*).
2. Any development shall front on a collector or arterial street, and the point of primary ingress and egress shall be provided directly onto the fronting collector or arterial.

**CC. Home Occupation (RT, RR, GR, UR, RMX, NMX, TC, MHD, TND) (2.3C(1)g)**

A home occupation is permitted as accessory to any dwelling unit in accordance with the following requirements:

1. The home occupation must be clearly incidental to the residential use of the dwelling, may be conducted in a permitted accessory building and must not change the essential residential character of the dwelling and/or lot.
2. The home occupation shall employ no more than one (1) person who is not a resident of the dwelling.
3. Hours of operation shall be permitted only from 7:00 am until 9:00 pm.
4. There shall be no visible outside display of stock in trade which is sold on the premises.

5. There shall be no outdoor storage or visible evidence of equipment or materials used in the home occupation, excepting equipment or materials of a type and quantity that could reasonably be associated with the principal residential use.
6. Operation of the home occupation shall not be visible from any residence on an adjacent lot, nor off-site view from a public street.
7. Only non-commercial vehicles will be permitted in connection with the conduct of the home occupation.
8. The home occupation shall not utilize mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare, or other nuisances outside the dwelling or accessory structure.
9. Permitted home occupations may include, but are not limited to: professional services, workshops, sewing, hair styling, music instruction or similar uses which do not draw clients to the dwelling on a regular basis.
10. Prohibited home occupations include, but are not limited to: vehicle repair, service or sales, animal services, theaters, massage, storage, manufacturing or fabrication.
11. In addition to meeting the requirements of Chapter 12, signs shall be limited to one (1) wall sign with a maximum sign area of two (2) square feet.

**DD. Live-Work Units (UR, RMX, NMX, TC, TND) (2.3C(1)i)**

Live-Work units are unique in that they provide both residential and non-residential space which must each be constructed to different building code standards including, but not limited to, matters of ingress and egress, accessibility by the disabled and fire-rated separation. In addition, the following standards shall be met:

1. The maximum total area of a Live-Work unit is 3,000 square feet
2. The maximum height of a Live-Work unit is three (3) stories.
3. The work area must occupy less than 50% of total unit.
4. The same tenant must occupy the work area and living area.
5. There shall be a maximum of five (5) non-resident worker/employees allowed in the Live-Work unit at any single time.

**EE. Manufactured Housing (RR, GR, MHD) (2.3C(1)j)**

1. Unless located in a mobile home park (*Section 2.13.A(3)b*), manufactured housing shall meet the architectural standards of Section 5.7.
2. Unless located in a mobile home park (*Section 2.13.A(3)b*), the minimum width (*the width being the narrower of the two [2] overall dimensions*) of the main body of the manufactured home shall be at least 22 feet for a distance extending along the length (the length being the longer of the two [2] overall dimensions) of at least 40 feet. In general terms, this only permits double-wide or multi-section manufactured housing.
3. Unless located in a mobile home park (*Section 2.13.A(3)b*), a continuous, permanent brick, stone or stucco foundation, constructed in accordance with standards of the North Carolina Residential Building Code, shall be installed under the perimeter of the

manufactured home. The foundation shall be un-pierced except for required ventilation and access.

4. Unless located in a mobile home park (*Section 2.13A(3)b*), windows shall be set to the inside wall face.
5. Unless located in a mobile home park (*Section 2.13A(3)b*), a covered front porch or covered front stoop shall be provided at the entrance and should project from the primary façade a minimum of four (4) feet and be no less than four (4) feet in width.
6. The manufactured home shall front on a street such that the principal entrance is aligned to the street.
7. All towing apparatus, wheels, axles, and transporting lights shall be removed.
8. Manufactured homes may be used for residential purposes and home occupation uses only.
9. A manufactured home must bear a seal certifying that it was built to the standards adopted on July 1, 1976 that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction.
10. In the RR and GR districts, the minimum lot width for manufactured homes shall be 100 feet.
11. In the RR and GR districts, the minimum lot size for manufactured homes shall be one (1) acre.

**FF. Manufacturing, Light (HB) (2.3C(6)d)**

1. All materials or equipment shall be stored within an enclosed building, or stored within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and is restricted to the rear yard.
2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.

**GG. Manufacturing, Neighborhood (NMX, TC) (2.3C(6)e)**

1. All materials or equipment shall be stored within an enclosed building.
2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.

**HH. Meeting Facilities (OSP\*, RT, RR\*) \*Special Use (2.3C(5)g)**

No additional standards other than approval through a Special Use Permit process (Section 15.5E).

**II. Mini-Warehouses (MI) \*Special Use (2.3C(6)i)**

1. All areas shall be screened from any adjacent residence or off-site view from a public street by a Type-A buffer yard (*Section 8.6B(1)*).

**JJ. Neighborhood Retail/Restaurant – 2,000 sf or Less (RMX\*) \*Special Use (2.3C(4)e)**

No additional standards other than approval through a Special Use Permit process (Section 15.5E).

**KK. Outdoor Animal Boarding /Equestrian Facilities (RR\*, MI\*) \*Special Use (2.3C(3)o)**

1. All open exercise, boarding, training and similar areas shall be enclosed by a perimeter fence or wall no less than four (4) feet in height and screened from any pre-existing adjacent residential dwelling (*other than the owner's*) by a Type-A buffer yard (*Section 8.6B(1)*).
2. No outdoor kennel and/or run shall be located within a 500-foot radius of the footprint of any adjacent residential dwelling (*other than the owner's*).
3. All accessory structures other than outdoor kennels and/or runs related to the care of animals shall not be located within a 200-foot radius of the footprint of any pre-existing adjacent residential dwelling (*other than the owner's*).

**LL. Personal Services (RMX, NMX, TC, HB, MI, TND) (2.3C(3)p)**

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.

**MM. Quarrying and Stone Cutting (MI\*) \*Special Use (2.3C(6)j)**

No additional standards other than approval through a Special Use Permit process (Section 15.5E).

**NN. Recreation Facilities, Indoor (RT, RR, GR, UR) (2.3C(5)h)**

1. Indoor recreation facilities shall not be located within a 250-foot radius of the property line of any school or church.
2. Accessory restaurant or bar/tavern/nightclub uses are not permitted.
3. The front façade shall not be blocked and permit a clear view into the facility.

**OO. Research and Development (HB) (2.3C(6)k)**

1. All materials or equipment shall be stored within an enclosed building, or stored within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and is restricted to the rear yard.
2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.



**PP. Rooming or Boarding House (RMX, NMX, TC, TND) (2.3C(2)c)**

1. All parking areas shall be screened from any residence or off-site view from a public street by a Type-B buffer yard (*Section 8.6B(2)*).
2. On-site staff supervision shall be provided at all times.
3. All guest rooms shall only be accessed from an interior hallway after passing through a supervised lobby area.
4. In addition to meeting the requirements of Chapter 12, signs shall be limited to one (1) wall sign with a maximum sign area of four (4) square feet.

**QQ. Schools – Elementary & Secondary (RR\*, GR\*) \*Special Use (2.3C(7)g)**

No additional standards other than approval through a Special Use Permit process (*Section 15.13*).

**RR. Storage – Outdoor Storage Yard as a Principal Use (MI) (2.3C(6)l)**

1. Outdoor storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view from a public right-of-way with a Type-B buffer yard (*Section 8.6B(2)*).

**SS. Storage - Warehouse, Indoor Storage (RR, HB, MI) (2.3C(6)m)**

1. An indoor storage facility is limited to 5,000 square feet per floor in the TC and RR districts.
2. Outdoor storage is not permitted.
3. In the RR District, all areas shall be screened from any pre-existing adjacent residence (other than the owner's) by a Type-A buffer yard (*Section 8.6B(2)*).

**TT. Sweepstakes Center (MI\*) \*Special Use (2.3C(4)l)**

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.
2. A maximum of 20 machines/terminals/computers for sweepstakes operations are permitted per licensed location.
3. No portion of the lot for a sweepstakes center shall be located within a 500-foot radius of the property line of another sweepstakes center, existing residential dwelling unit, group care facility, day care center, religious institution or school.

**UU. Tattoo Shop (HB, MI) (2.3C(3)t)**

1. Hours of operation shall be permitted only from 6:00 am until 11:00 pm.
2. A tattoo shop's exterior customer entrance shall not be situated within a 1,000-foot radius of another tattoo shop's exterior customer entrance.

**VV. Transit, Road and Ground Passenger Services (TC, HB, MI) (2.3C(8)b)**

1. Outdoor storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view from a public right-of-way with a Type-B buffer yard (*Section 8.6B(2)*). No outdoor storage is allowed in the TC District.
2. Temporary fleet vehicle storage areas shall conform to the dimensional, design and landscaping standards set forth for parking areas in Chapters 8 and 10.
3. Maintenance of fleet vehicles, related materials and equipment is restricted to the rear yard and shall be within an enclosed building or outdoor storage area enclosed by an opaque fence or wall.
4. All vehicles shall be operable and suitable for driving. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or vehicle with missing parts must be removed within three (3) calendar days.
5. Any operations which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.

**WW. Utilities – Class 3 (RT\*, RR\*, HB\*) \*Special Use (2.3C(8)f)**

1. No additional standards other than approval through a Special Use Permit process (*Section 15.5E*).

**XX. Vehicle / Heavy Equipment Sales (HB\*, MI) \*Conditional District (2.3C(4)m)**

1. No equipment for sale or rent may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
2. Vehicle display areas shall conform to the dimensional, design and landscaping standards set forth for parking areas in Chapters 8 and 10.
3. All vehicles shall be operable, suitable for driving and ready for sale. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or vehicle with missing parts must be removed within three (3) calendar days.
4. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.
5. In the HB zoning district all structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

**YY. Vehicle Services –Maintenance/Repair/Body Work (HB\*, MI) \*Conditional District (2.3C(3)t)**

1. All vehicles, materials or equipment shall be stored within an enclosed building, or within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 4.7 and restricted to the rear yard. Outdoor storage is not permitted within the TC District.

2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
3. No vehicle may be kept or used for parts for other vehicles.
4. No vehicle may be stored in an unrepaired state for more than 30 calendar days.
5. In the HB zoning district all structures containing uses in this category shall meet the building type: Mixed-Use as defined in Chapter 5.10.

**ZZ. Wholesaling and Distribution (HB\*, MI) \*Special Use (2.3C(6)n)**

1. All vehicle storage areas shall be enclosed by an opaque fence or wall, restricted to the rear yard, and screened from off-site view of a public right-of-way by a Type-A buffer yard (*Section 8.6B(1)*).
2. No outdoor public address system shall be permitted which can be heard beyond the boundaries of the property.

**AAA. Wireless Telecommunication Facility – Stealth/Camouflage (GR, UR, RMX, NMX, TC, HB, MI, MHD, TND) (2.3C(8)c)**

- A. 1. All antennas and related mechanical equipment placed on structures other than towers (*a stealth/camouflage facility*) shall be concealed. Antennas located on top of buildings or other structures shall not exceed 30% of the building height. In no event shall an antenna extend beyond the structure in any direction greater than 25 feet.
- B. 2. Stealth facilities, including antenna and supporting electrical and mechanical equipment, shall be designed to blend in with the existing structure or buildings with similar colors or other techniques as appropriate so as to make the antenna and related equipment as visually unobtrusive as possible.
- C. 3. Applications for co-locations on existing towers shall be classified as “stealth” so long as they do not constitute a substantial modification as defined by N.C.G.S. 160A-400.51 (7a).
- D.

**BBB. Wireless Telecommunication Facility – Towers (RR\*, MI) \*Special Use (2.3C(8)d)**

In recognition of the Telecommunications Act of 1996, it is the intent of the Town of Knightdale to allow Wireless Telecommunication providers the opportunity to locate towers and related facilities within its jurisdiction in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of the citizens of Knightdale. Wireless Telecommunication Facilities may be considered undesirable with other types of uses, most notably residential, therefore special regulations are necessary to ensure that any adverse effects to existing and future development are mitigated.

1. Radio, television or similar reception for adjoining properties shall not be disturbed or diminished.
2. No telecommunication tower shall exceed 200 feet in height.

3. Towers shall be sited to contain all on-site ice-fall or debris from tower failure. The minimum distance from the tower's base to the property line shall be equal to the tower's fall radius.
4. Towers must be set back from any residential district a minimum of 200 feet.
5. Towers shall be monopole construction.
6. Tower lighting shall not exceed the minimum standards established by the FAA in Advisory Circular No. 70/7460-1J dated November 29, 1995, and as may be amended from time to time. All towers that require lighting by the FAA shall utilize a dual system consisting of red lights for nighttime hours and high or medium intensity flashing white lights for daytime and twilight hours.
7. A property identification sign (*Section 12.4F*) shall be displayed in a visible location near the tower. The purpose of the sign is for use by law enforcement departments to contact the company operating the equipment in the event of an emergency. The sign shall contain a number to be assigned to the company and a telephone number for 24-hour emergency contact. No other signs shall be permitted on the facility.
8. The base of the tower along with any individual guy wires shall be enclosed by a commercial grade fence of a minimum of eight (8) feet in height.
9. A vegetative screen consisting of two (2) staggered rows of evergreen trees shall surround the perimeter of the property containing the base of the tower and related equipment. Evergreen vegetation shall be of sufficient density to serve the purpose of an opaque screen to keep the tower area itself from being visible from any public right-of-way or adjacent property.
10. If the tower equals or exceeds 100 feet in height, but is less than 150 feet in height, the tower shall be engineered and constructed to accommodate a minimum of two (2) telecommunication users. If the tower equals or exceeds 150 feet in height, but is less than 180 feet in height, the tower shall be engineered and constructed to accommodate a minimum of three (3) telecommunication users. If the tower equals or exceeds 180 feet in height, but is less than 200 feet in height, the tower shall be engineered and constructed to accommodate a minimum of four (4) telecommunication users. For each potential user there shall be a minimum of 600 square feet reserved on the approved plans for associated buildings and equipment, unless the applicant provides evidence that less space is necessary.
11. If the new tower is approved, the owner shall provide written authorization to the Administrator that the tower and its accessories may be shared by other telecommunication antenna(s). The owner shall record in the register of deeds' office a letter of intent prior to the issuance of the building permit. This letter shall bind all subsequent owners of the approved tower.
12. If the town determines that the proposed tower will be situated in a location that will enhance the town's telecommunication system, the permit applicant shall agree to allow the town to, at fair market value, co-locate its telecommunication equipment prior to the issuance of the building permit.
13. The output power from the tower shall not exceed federally-approved levels for exposure to electronic magnetic force (EMF).
14. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness. The design of the tower and related structures shall to the extent possible use

materials, colors, textures, screening and landscaping that will blend the tower facilities to the natural setting and built environment.

15. The antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
16. No antenna shall extend above the highest point of the tower.
17. Evidence must be presented to the Administrator that the proposal complies with all applicable FAA and FCC regulations.
18. The Applicant and the owner of record of any proposed Wireless Telecommunications Facilities property site shall, at its cost and expense, be jointly required to execute and file with the Town a bond, or other form of security acceptable to the Town as to type of security and the form and manner of execution, in an amount of at least \$75,000.00 for a tower and with such sureties as are deemed sufficient by the Town to assure the faithful performance of the terms and requirements of the UDO and conditions of any Special Use Permit issued pursuant to this UDO. The full amount of the bond or security shall remain in full force and effect throughout the term of the Special Use Permit and/or until any necessary site restoration is completed to restore the site to a condition comparable to that, which existed prior to the issuance of the original Special Use Permit.
19. Each calendar year, the antenna owner shall provide the town with a copy of any FCC and FAA license issued.
20. Any wireless telecommunications tower that ceases to be used for a period of at least 365 consecutive days shall be removed at the expense of the property owner or Special Use Permit holder within 30 days of notification by the Administrator. Failure to remove the tower within the specified 30 day period shall constitute a violation of this ordinance, subject to the provisions of Chapter 18.

**CCC. Wireless Telecommunications Facility – Small Wireless Facilities inside Right-of-Way (RT, RR, GR, NMX, TC, HB, MI) (2.3(C)(8)(e))**

In recognition of NCGS Chapter 160A, Part 3E and particularly NCGS §160A-400.54 “Collocation of small wireless facilities”, the following regulations are created in order to minimize the impacts of small wireless facilities, encourage the co-location on existing structures to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna supporting structures. Further, the Town recognizes the need for small wireless facilities and encourages the practical location of co-located facilities, while minimizing the need for additional antenna supporting structures.

1. The placement of new poles is prohibited by the Town’s undergrounding requirements in UDO Chapter 17.2
2. Co-location on existing utility poles or light poles is permitted with the issuance of a Zoning Compliance Permit.
3. All antenna and accessory equipment must be shrouded or otherwise concealed.

4. Any cost for pole modification shall be the responsibility of the applicant.
5. Any pole modification or replacement shall not exceed 50' above ground level in non-residential areas and 40' above ground level in residential areas.
6. Co-location on existing poles is preferred over modification or replacement and the applicant is required to prove that co-location is not reasonably feasible prior to the issuance of a permit for replacement or modification.
7. The applicant is required to provide plans that include any siting, electrical, elevations and other pertinent information including proving that access by other utilities is not impeded by the installation or co-location of small wireless facilities.

**DDD. Wireless Telecommunication Facility – Small Wireless Facilities outside the Right-of-Way (NMX, TC, HB, MI) (2.3(C)(8)(f))**

In recognition of NCGS Chapter 160A, Part 3E and particularly NCGS §160A-400.54 “Collocation of small wireless facilities”, the following regulations are created in order to minimize the impacts of small wireless facilities, encourage the co-location on existing structures to minimize new visual, aesthetic, and public safety impacts, and to reduce the need for additional antenna supporting structures. Further, the Town recognizes the need for small wireless facilities and encourages the practical location of co-located facilities, while minimizing the need for additional antenna supporting structures.

1. The placement of new poles is prohibited by the Town’s undergrounding requirements in UDO Chapter 17.2.
2. Any new small wireless facility shall be co-located on an existing utility pole or wireless support structures.
3. A new small wireless facility shall not extend more than 10 feet above the utility pole or wireless support structure on which it is collocated.
4. All antenna and accessory equipment must be shrouded or otherwise concealed.

**SECTION 3.** That Chapter 4.7 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

**4.7 Accessory Buildings**

An accessory building is a roofed structure supported by columns or walls; is built, erected and framed of component structural parts; is designed for the housing, shelter, enclosure and/or support of persons, animals or property of any kind; and is subordinate in height and bulk to the principal building located on the same lot.

- A. Principal Building Required:** Except as provided for in Subsection E: Cluster Mailbox Units (CBUs), the construction of an accessory building is not permitted unless a principal building is located on the lot. Accessory and principal buildings may be constructed concurrently.



**B. Customary Uses (Residential):** The following uses are considered customary incidental uses of residential accessory buildings:

- |                       |                   |                 |
|-----------------------|-------------------|-----------------|
| ▪ Home Occupations    | ▪ Conservatory    | ▪ Artist Studio |
| ▪ Secondary Dwelling  | ▪ Storage         | ▪ Workshop      |
| ▪ Leisure Activities  | ▪ Animal Shelter* | ▪ Pool House    |
| ▪ Equipment Enclosure | ▪ Parking         |                 |

*\* Subject to any provisions of the Town Code, as may apply.*

**C. General Requirements**

**1. Maximum Allowance**

- a. **Districts Permitting Residential Uses:** Accessory buildings on a single lot in a district permitting a residential use (*Section 2.3C(1)*) shall not:
- i. individually exceed a building footprint of 800 square feet;
  - ii. collectively cover more than 20 percent (20%) of the total combined area of the lot's rear and side yards; nor
  - iii. individually exceed the height of the principal building (*Section 4.4*).
- b. **Districts Not Permitting Residential Uses:** Accessory buildings on a single lot in a district not permitting a residential use (*Section 2.3C(1)*) shall not:
- i. collectively cover more than 30 percent (30%) or the total combined area of the lot's rear and side yards; nor
  - ii. individually exceed the height of the principal building (*Section 4.4*).
- c. **Exceptions:** The following are not subject to the maximum allowance restrictions stated herein:
- i. Property located in the OSP (Open Space Preservation), RT (Rural Transition), or RR-1 (Rural Residential) districts along with certain farmland meeting the exemption requirements of Section 1.5B.
  - ii. CBU Shelters (*Subsection E*).

2. **Location:** Unless otherwise specified, accessory buildings are restricted to the side or rear yards and shall meet the district-specific setback requirements for accessory structures as specified in Chapter 2.
3. **Separation:** To ensure proper maintenance of building exteriors, accessory buildings shall be located, if otherwise permitted, a minimum of five (5) feet from any principal building or other accessory building.

**SECTION 4.** That Chapter 8.6 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

**8.6 Buffers**

- A. Required Buffer Yards:** Required buffer yards are intended to give spatial separation and to decrease visual contact between incompatible uses. To further this intent, at least 40% but no more than 60% each of canopy trees and understory trees, and at least 80% of shrubs must be evergreen. Buffer yards shall be required in accordance with the table below when any use is being established on a property that abuts an existing developed lot or less intense zoning district.

Buffer yards are intended to be constructed along the perimeter of the property; however, when there is irregular topographic conditions such as the perimeter of the property is at a lower grade than the use being screened, the Administrator may require the relocation of the required buffer yard in order to better serve its purpose.

		Adjacent Base District				
		OSP RT RR GR3 GR8	UR12 RMX	NMX TC	HB	MI
Base District of Proposed Development	OSP RT RR GR3 GR8					
	UR12 RMX	<b>B</b>				
	NMX TC	<b>C</b>	<b>A</b>			
	HB	<b>D</b>	<b>C</b>	<b>B</b>		
	MI	<b>D</b>	<b>D</b>	<b>D</b>	<b>C</b>	

	<b>Buffer Yard not required by Proposed Development</b>
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**SECTION 5.** That Chapter 9.5 of the Unified Development Ordinance of the Town of Knightdale Code is amended to read as follows:

**D. Block Length**

Maximum block lengths inside proposed developments shall be in accordance with lengths shown in the following table. Short block lengths are intended to create a better pedestrian-scaled environment. The Administrator may allow a deviation from this requirement if it is determined that this requirement is impractical due to topographic conditions, environmental constraints, property shape or property accessibility.

	OSP	RT RR	GR-3 GR-8	UR-12 RMX	NMX	TC	HB MI
Block Length (Maximum)	n/a	1500 ft	1000 ft	800 ft	660 ft	660 ft	n/a

**E. Cul-de-sacs**

Permanent cul-de-sac streets and dead-end streets are discouraged in the design of street network systems, and they should only be used when topography, the presence of natural features, and/or vehicular safety factors make a vehicular connection impractical. Where cul-de-sacs or dead-end streets are unavoidable, developments shall incorporate provisions for future vehicular connections to adjacent, undeveloped properties, and to existing adjacent developments where existing connections are poor. No system of multiple branching cul-de-sacs from a single junction with a connected street network is permitted, unless the Administrator deems it allowable due to environmental constraints.

Any permanent dead-end streets or cul-de-sac shall comply with the length limits (*as measured along the street centerline*) shown in the following table, and shall be provided with a turnaround at the closed end of the street as set forth in the Town's *Standard Specifications and Details Manual*.

	OSP	RT RR	GR-3 GR-8	UR-12 RMX	NMX	TC	HB MI
Cul-de-Sac Length (Maximum)	n/a	500 ft	300 ft	200 ft	Not Allowed	Not Allowed	n/a

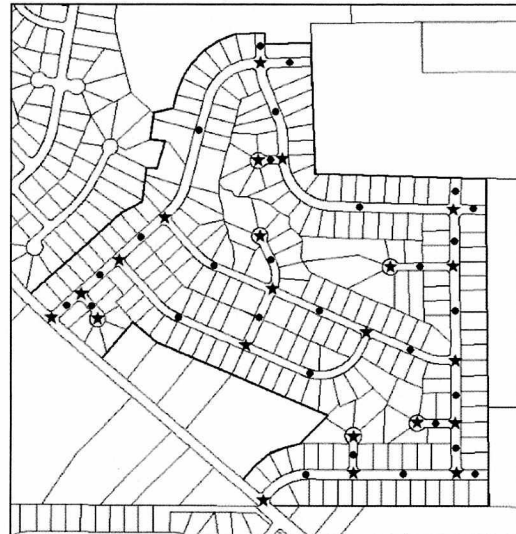
**F. Second and Additional Points of Access Required for Residential Developments**

At a minimum, a second point of open and functioning vehicular access from the existing public street system (*not a stub-out*) is required for developments that exceed 100 residential units, and a third shall be required for developments that exceed 500 residential units. These second and third points shall be open and functioning prior to the issuance of the 101st and 501st Certificate of Occupancy respectively for the development. The number of further open and functioning vehicular access points shall be controlled and determined by the development's Town-approved TIA (Section 16.9). If a TIA should establish a higher standard for the number of open and functioning vehicular access points from the existing public street system, the requirement of the TIA shall prevail. The requirements herein shall not preclude a development from also meeting the following connectivity index required in Section 9.4(E). For purposes of this section, a median-divided vehicular access point counts

as a single vehicular access point. This section does not preclude developments from connecting to existing street stubs and/or street stub right-of-ways abutting their property.

**G. Connectivity Index**

A Connectivity Index shall be used to determine the adequacy of street layout design. This is calculated as the ratio of the number of street *links* (road sections between intersections) in the project's street layout divided by the number of street *nodes* (intersections and cul-de-sac heads). For comparison purposes, a perfect grid has a Connectivity Index of 2.00 or higher, while a conventional cul-de-sac subdivision is often 1.00 or less.



The accompanying illustration exhibits a connectivity index of 1.32 (links are shown as circles and nodes are shown as stars). Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. The illustration has 29 links and 22 nodes for an index of  $29 / 22 = 1.32$

Any development shall be required to achieve a Connectivity Index as shown in the following table.

		RT	GR-3	UR-12			HB
	OSP	RR	GR-8	RMX	NMX	TC	MI
Connectivity Index (Min.)	n/a	1.30	1.40	1.40	1.50	1.60	n/a

**Administrator-Awarded Modifications:** The Administrator may award reductions to the minimum index value if it is determined that more than 60 percent of any “side” of a development (four [4] sides total) faces impracticalities for connectivity to adjacent properties due to the presence of controlled-access highways, railroad rights-of-way, NRBs or existing developments that have not provided street stub-outs for connection purposes. In addition, the Administrator may award bonuses to a development’s index score where pedestrian greenways are provided to link any cul-de-sac to another street or cul-de-sac within the development.

**SECTION 6.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.


**SECTION 7.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.


**SECTION 8.** That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

**SECTION 9.** That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

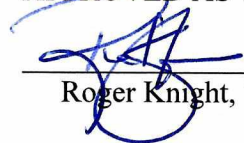
**SECTION 10.** That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 15<sup>th</sup> of August, 2018.

BY:   
James A. Roberson, Mayor

ATTEST:   
Whitney A. Ledford, Town Clerk

APPROVED AS TO FORM:

  
Roger Knight, Town Attorney