



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #17-02-06-003

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE

WHEREAS, the Town of Knightdale has petitioned to amend Chapter 2 “Use Matrix” to modify several uses as specified herein, Chapter 3, “Additional Standards by Use” that are necessitated by the changes to Chapter 2, and Chapter 14.4(A).1.d to change the term limits of the Land Use Review Board (LURB) from three-year staggered terms to two-year staggered terms, 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 proposed text amendment is consistent with the Comprehensive Plan’s overall goal of providing equal opportunity to all Knightdale citizens, including equal access to facilities and opportunities of the Town and region, and

WHEREAS, the text amendment is further consistent with the goal of protecting the Town’s historical, cultural, and natural resources.

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

SECTION 1: Section 2.3(C) of Chapter 2 of the Town of Knightdale Unified Development is amended as follows: remove Vehicle Services – Maintenance/Body Work/Repairs as a permitted use subject to additional standards in the Town Center (TC) district, remove Vehicle/Heavy Equipment Sales as a permitted use subject to additional standards in the Town Center (TC) zoning district, remove mini warehouses as a permitted use subject to additional standards in the Highway Business (HB) zoning district and change to require a Special Use Permit in the Manufacturing and Industrial (M&I) zoning district, remove Storage-Warehouse, indoor storage as a permitted use in the Town Center (TC) zoning district. The amended Use Matrix is attached to this Ordinance for reference:

SECTION 2. Sections 3.3(W), (HH), (QQ), (VV), and (WW) of Chapter 3 of the Town of Knightdale Unified Development Ordinance is amended by insertion of the following underlined language and deletion of the following strikethrough language:

W. Equipment Rental (~~TC~~, HB) (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.

HH. Mini-Warehouses (HB, 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)).

2. Metal siding is prohibited. All exterior walls shall be brick, stone or decorative masonry.

3. No outdoor storage of goods or materials shall be permitted.

QQ. Storage - Warehouse, Indoor Storage (RR, TC, 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(1))

VV. Vehicle / Heavy Equipment Sales (TC, HB, MI) (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.

WW. Vehicle Services –Maintenance/Repair/Body Work (TC, HB, MI) (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.

SECTION 3. Section 14.4(A).1.d of Chapter 14 of the Town of Knightdale Unified Development Ordinance is amended by insertion of the following underlined language and deletion of the following strikethrough language:

d. Staggered Terms: LURB members shall be appointed for ~~three-year (3-year)~~ two-year (2-year) staggered terms. Members shall continue to serve until their successors have been appointed.

e. Term Limits: No person, either appointed or re-appointed by the Town Council, may serve more than ~~two (2)~~ three (3) consecutive full terms on LURB. A person who has served ~~two (2)~~ three (3) consecutive full terms shall be eligible for re-appointment after a lapse in service of at least 12 months.

SECTION 4. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.


SECTION 5. 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.

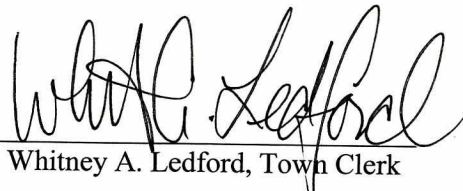
SECTION 6. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.


SECTION 7. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

SECTION 8. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 6th of February, 2017.

BY: 
James A. Roberson, Mayor

ATTEST: 
Whitney A. Ledford, Town Clerk

APPROVED AS TO FORM: 
Beth Trahos; Town Attorney

C. Use Matrix

BASE DISTRICT	T1	T2	T3	T4	T5	T6	Assigned Districts				Planned Districts				
	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND			
(1) Residential															
a. Dwelling-Single Family	—	PS	PS	PS	PS	PS	PS	—	—	—	—	—	PS	PS	PS
b. Dwelling-Duplex	—	—	PS	PS	PS	PS	PS	—	—	—	—	—	PS	PS	PS
c. Dwelling-Multifamily 4 units/bldg or less	—	—	—	SU	SU	SU	SU	—	—	—	—	—	SU	SU	SU
d. Dwelling-Multifamily more than 4 units/bldg	—	—	—	SU	SU	SU	SU	—	—	—	—	—	—	SU	SU
e. Dwelling-Secondary	—	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
(2) Lodging															
a. Bed and Breakfast Inns	—	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
(3) Office/Service															
a. Animal Services	—	SU	—	—	—	PS	PS	PS	P	—	—	—	—	—	----
b. ATM	—	—	—	—	PS	P	P	P	P	—	—	—	—	—	PS
c. Banks, Credit Unions, Financial Services	—	—	—	—	—	PS	P	P	P	—	—	—	—	—	P
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
f. Child/Adult Day Care Center (6 or more people)	—	PS	—	PS	PS	PS	P	—	—	—	—	—	—	—	P
g. Community Service Organization	—	P	—	P	P	P	P	P	—	—	—	—	—	—	P
h. Cremation Facilities	—	—	—	—	—	SU	P	P	—	—	—	—	—	—	—
i. Drive Thru Service	—	—	—	—	—	SU	—	PS	PS	—	—	—	—	—	—
j. Equipment Rental	—	—	—	—	—	—	PS	PS	P	—	—	—	—	—	—
k. Funeral Homes	—	—	—	—	—	—	P	P	P	—	—	—	—	—	—
l. Government Services	P	P	P	P	P	P	P	P	P	—	—	—	—	—	P
m. Group Care Facility (More than 6 residents)	—	SU	—	—	—	SU	SU	—	—	—	—	—	—	—	—
n. Medical Services	—	—	—	—	P	P	P	P	P	—	—	—	—	—	P
o. Outdoor Animal Boarding/Equestrian Facilities	—	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	—	—	—	—	—	SU	—	PS	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 2.14 and 15.6C(4))

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

— 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 2.14 and 15.6C(4))

	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Districts		
	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MQ	MHD	TND
BASE DISTRICT												
(6) Manufacturing/Wholesale/Storage (continued)												
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	—	—	—
(7) Civic/Institutional												
a. Campground	SU	SU	SU	—	—	—	—	P	P	—	P	P
b. Cemeteries	PS	—	—	—	—	PS	PS	PS	—	—	—	—
c. Colleges/Universities	—	—	—	—	CD	CD	CD	—	—	—	—	—
d. Hospital	—	—	—	—	—	—	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
(8) Infrastructure												
a. Airport	—	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. Utilities-Class 1 & 2	P	P	P	P	P	P	P	P	P	—	P	P
f. Utilities-Class 3	—	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 2.14 and 15.6C(4))