TOWN OF KNIGHTDALE

P L A N N I N G   D E P A R T M E N T

www.knightdalenc.gov

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Knightdale, NC 27545
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ORD #08-05-05-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING EXTERIOR BUILDING MATERIALS FOR TOWNHOUSES AND APARTMENTS

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to specific regulations related to the exterior building materials that are allowed for townhouses and apartments; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes comply with the goals of the Town's Comprehensive Plan because they are reasonable in that they advance the stated objective of influencing and managing the development of the community; as well as being consistent with the stated goals of providing balanced and responsible urban design, planning and development, and protection of the Town's historical, cultural and natural resources; and providing safe, dynamic and sustainable neighborhoods, which offer employment opportunities, high quality education, adequate and affordable shelter, health care, and recreational amenities;

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

SECTION 1. That the Unified Development Ordinance of the Town of Knightdale Code be amended to read as follows:

Section 5.8(D)(1)
Residential building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. Residential building walls and trim details, but excluding soffits and fascia, may be vinyl, provided:
   a. the vinyl is at least nine (9) feet above the ground level of the applicable building; and
   b. commercial density sprinkler heads shall be provided and thereafter maintained on all balcony and breezeway corridors; and
   c. the ceiling material for all breezeways and balconies shall achieve a two (2) hour fire rating; and
   d. all fire/draft stops within attic areas shall be constructed to achieve a two (2) hour fire rating; and
   e. all soffits shall be constructed of a non-combustible material.

Section 5.9(D)(1)

Residential building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. Residential building walls and trim details, but excluding soffits and fascia, may be vinyl, provided:

   a. the vinyl is at least nine (9) feet above the ground level of the applicable building; and
   b. commercial density sprinkler heads shall be provided and thereafter maintained on all balcony and breezeway corridors; and
   c. the ceiling material for all breezeways and balconies shall achieve a two (2) hour fire rating; and
   d. all fire/draft stops within attic areas shall be constructed to achieve a two (2) hour fire rating; and
   e. all soffits shall be constructed of a non-combustible material.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. 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 4. 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 5. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code.

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

       Adopted this 5th day of May, 2008.

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             Russell B. Killen, Mayor

ATTEST:

_____
    Suzanne M. Yeatts, Town Clerk

       APPROVED AS TO FORM:

_____
             Clyde Holt, III; Town Attorney