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## Chapter 2. Establishment of Districts

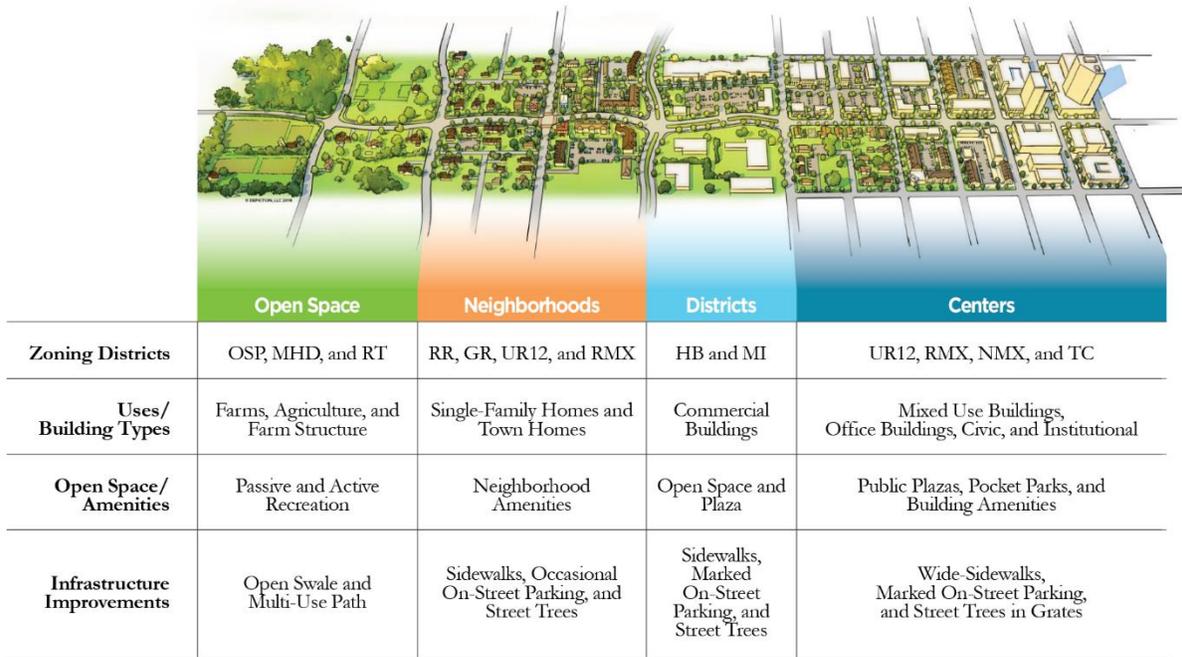
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### 2.1. Establishment of Districts

A. **Base Districts.** The Town of Knightdale, as indicated on the Official Zoning Map, 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 ensure the use of land and buildings in conditions of good health and safety and 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:

1. Open Space Preserve (OSP)
2. Rural Transition (RT)
3. Rural Residential (RR1)
4. General Residential Low Density (GR3)
5. General Residential Medium Density (GR8)
6. Urban Residential (UR12)
7. Residential Mixed-Use (RMX)
8. Neighborhood Mixed-Use (NMX)
9. Town Center (TC)
10. Highway Business (HB)
11. Business Office (BO)
12. Manufacturing and Industrial (MI)
13. Mining and Quarrying (MQ)

Figure 2.1: Base District and Comprehensive Plan Place Type Transect



- B. **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 12.2 (G)(3)(f), and the process for establishing a Conditional District is detailed in Section 12.2 (G)(3)(f)
- C. **Overlay Districts.** The following overlay districts are established. These overlay districts impose additional requirements on properties within one (1) or more underlying base or conditional districts.
  1. Quarry Overlay (QOD)
  2. Special Highway Overlay (SHOD)
  3. Planned Unit Development Overlay (PUD)
  4. Manufactured Housing Overlay (MH)

## 2.2. Purpose and Intent of Base Districts

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- A. **Open Space Preserve District.** 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. **Rural Transition District.** The Rural Transition District is intended to accommodate extremely low-density residential development and limited agricultural uses in areas that are currently rural in nature.
- C. **Rural Residential District.** 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 the rural heritage of the Town of Knightdale.
- D. **General Residential Low-Density District.** The General Residential Low-Density District is intended to accommodate the Town's existing low-density, predominately residential neighborhoods as well as provide for new mixed-density residential development with a maximum density of three (3) dwelling units per acre.
- E. **General Residential Medium-Density District.** The General Residential Medium Density District is intended to accommodate the Town's existing medium-density, predominately residential neighborhoods as well as provide for new mixed-density residential development with a maximum density of eight (8) dwelling units per acre.
- F. **Urban Residential District.** The Urban Residential District is intended to accommodate high-density 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 quarter (0.25) to half (0.5) mile context.
- G. **Residential Mixed-Use District.** The Residential Mixed-Use District is intended to accommodate mixed density neighborhoods within a walkable quarter (0.25) to half (0.5) mile distance to existing and planned commercial centers such as the TC, NMX, and HB districts. The intent is to create mixed-density residential areas that complement 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.
- H. **Neighborhood Mixed-Use District.** The Neighborhood Mixed-Use District is intended to accommodate 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.
- I. **Town Center District.** 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, with street-level commercial and upper-level office and residential. Higher density residential development is encouraged than in the other residential districts. It is the purpose of these regulations to encourage vitality by excluding certain activities which negatively affect the public realm through auto-dominated or non-pedestrian-oriented design or uses.

- J. **Highway Business District.** The Highway Business District is intended 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.
- K. **Business Office District.** The Business Office District is intended to accommodate both large-scale buildings with employees for one business and areas with one or more buildings for multiple businesses that support and serve one another.
- L. **Manufacturing and Industrial District.** The Manufacturing and Industrial District is intended to accommodate 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.
- M. **Mining and Quarrying District.** 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.

### 2.3. Purpose and Intent of Conditional Districts

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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. Conditional Districts are constructed in a comprehensive manner and, therefore, establish their own street, block, and lot pattern which may be unique from other surrounding blocks or neighborhoods. Conditional Districts may be self-imposed as detailed in Section 12.2 (G)(3)(f).

## 2.4. Purpose and Intent of Overlay Districts

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- A. **Quarry Overlay District.** The Quarry Overlay 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 the neighboring quarry, and to reduce potential negative impacts of the quarry on adjacent land uses. The Quarry Overlay District shall be located on parcels that otherwise allow residential development and are adjacent to the primary quarry parcel up to a maximum of one thousand (1,000) feet from the primary quarry parcel boundary as determined by the Town Council.
- B. **Special Highway Overlay District.** The Special Highway Overlay District is intended 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. The Special Highway Overlay District is established along Interstate 540, U.S. 64 Bypass / I-87, and any other such roadway classified on the Capital Area Metropolitan Planning Organization's (CAMPO) Comprehensive Transportation Plan as a freeway. The Special Highway Overlay District shall be located on both sides of a freeway and shall be fifty (50) feet wide in depth measured from the right-of-way line.
- C. **Planned Unit Development Overlay District.** The Planned Unit Development Overlay District is intended to visually represent areas of the community that are governed by Planned Unit Development Ordinances as detailed in Section 12.2 (G)(3)(g) of this Code. The Planned Unit Development process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.
- D. **Manufactured Home Overlay District.** The Manufactured Home Overlay District is intended to provide for manufactured housing in an organized manner. To that end, the overlay district permits two (2) types of development beyond a single manufactured home on a qualifying lot in a RT or RR district, the Manufactured Home Neighborhood, and the Mobile Home Park, as detailed in Chapter 4.