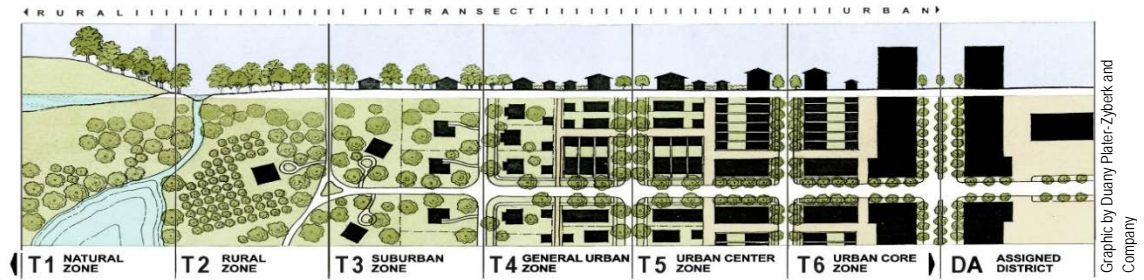


Zoning District Quick Reference Guide: Rural Transition (RT)

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.

Form Based Standards & Urban Transect: The purpose of the form-based standards found throughout Knightdale’s Unified Development Ordinance 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.



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUBURBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	DA ASSIGNED DISTRICT
Base District	OSP (§2.4) CD (§2.18)	RT (§2.5) RR1 (§2.6)	GR3 (§2.7) GR8 (§2.7)	UR12 (§2.8) RMX (§2.9)	NMX (§2.10)	TC (§2.11)	HB (§2.12) MI (§2.13) MQ (§2.14)
Development District		MHD (§2.145)	TND (§2.15)				
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 ¹	Yes ¹	Yes ¹	Yes ¹	Yes ¹	Not Applicable
On-Street Parking (CH 10)	Not Applicable	Occasional	Occasional	Marked	Marked	Marked	Marked ³
Curb (CH 10 & 17)	Not Required	RT – Yes ² RR - Not Required	Yes ²	Yes ²	Yes ²	Yes ²	Yes ³
Drainage (CH 6 & 17)	Open Swale	RT - Closed RR - Open Swale	Closed	Closed	Closed	Closed	Closed ⁴
Street Trees (CH 8 & 17)	Not Required	RT – 40 ft average spacing in planting strip RR -Not Required	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 ³
Sidewalk (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) ³

¹ Except for residential structures.
² Standard curb and gutter not required on “park” side of a parkway style street.
³ Not Applicable or Not Required in MQ District.
⁴ Open Swale in MQ District.

Graphic by Duany Plater-Zyberk and Company

Permitted Uses:

Permitted

Community Service Organization
Government Services
Utilities – Class 1 & 2

Permitted Subject to Additional Standards in UDO Chapter 3

Dwelling-Single Family
Family Care Home (6 or Less residents)
Home Occupation
Bed and Breakfast Inns
Child/Adult Day Care Home (Fewer than 6 people)
Recreation Facilities, Indoor
Agribusiness
Wireless Telecommunication Facility – Small Wireless Facilities Inside Right-of-Way

Permitted subject to any Additional Standards in UDO Chapter 3 as well as obtaining a Special Use Permit

Dwelling – Secondary
Animal Services
Outdoor Animal Boarding/Equestrian Facilities
Amusements, Outdoor
Cultural or Community Facility
Meeting Facilities
Recreation Facilities, Outdoor
Airport
Utilities – Class 3

*Any use not listed above is not permitted in the RT Zoning District

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 4.3).
- (b) Refer to Section 4.4 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.