

TABLE OF CONTENTS

Chapter 1.	PURPOSE AND APPLICABILITY	1-1
1.1	Title	1-1
1.2	Authority	1-1
1.3	Jurisdiction	1-1
1.4	Intent	1-1
1.5	Required Conformance to Knightdale UDO Provisions	1-1
1.6	Relationship to the Existing Zoning Ordinance and Subdivision Ordinance	1-2
1.7	Conflict with Other Laws	1-2
1.8	Prior Final Approvals and Complete Applications	1-3
1.9	Comprehensive Plan	1-3
1.10	Violations Continue	1-3
1.11	Effective Date	1-3
Chapter 2.	DISTRICT PROVISIONS	2-1
2.1	General Intent and Establishment of Districts	2-1
2.2	Form-Based Standards by Zoning District	2-4
2.3	Use Categories and Tables of Permitted Uses	2-5
2.4	Open Space Preserve (OSP)	2-10
2.5	Rural Residential (RR1)	2-10
2.6	General Residential (GR3 and GR8)	2-11
2.7	Urban Residential (UR12)	2-12
2.8	Residential Mixed-Use (RMX)	2-13
2.9	Neighborhood Mixed-Use (NMX)	2-14
2.10	Town Center (TC)	2-15
2.11	Highway Business (HB)	2-16
2.12	Manufacturing and Industrial (MI)	2-16
2.13	Planned Development Districts	2-17
A.	Manufactured Home Development (MHD)	2-17
B.	Traditional Neighborhood Development (TND)	2-19
2.14	Conditional Districts (CD)	2-20
2.15	Overlay Districts	2-22
A.	Quarry Overlay District (QOD)	2-22
B.	Special Highway Overlay District (SHOD)	2-22
Chapter 3.	ADDITIONAL USE STANDARDS	3-1
3.1	Purpose and Intent	3-1
3.2	Applicability	3-1
3.3	Additional Standards by Use	3-1
A.	Adult Establishments (MI*) *Special Use (2.3C(5)a)	3-1
B.	Agribusiness (RR, GR, MI) (2.3C(6)a)	3-2
C.	Airport (RR*, MI*) *Special Use (2.3C(8)a)	3-2
D.	Amusements, Indoor – 5,000 sf or Less (RR*, GR*, UR*, RMX*) *Special Use (2.3C(5)b)	3-2
E.	Amusements, Indoor – 5,001 sf – 20,000 sf (RMX*, NMX*, TC*) *Special Use (2.3C(5)c)	3-2
F.	Amusements, Outdoor (RR*, RMX, NMX, TC, HB, MI, TND) *Special Use (2.3C(5)e)	3-2
G.	Animal Services (RR*, NMX, TC, HB) *Special Use (2.3C(3)a)	3-3
H.	Automated Teller Machines (ATMs) (RMX, TND) (2.3C(3)b)	3-3
I.	Banks, Credit Unions, Financial Services (NMX) (2.3C(3)c)	3-3
J.	Bar/Tavern/Night Club (NMX, TC, TND) (2.3C(4)b)	3-3
K.	Bed and Breakfast Inns (RR, GR, UR, RMX, NMX, TND) (2.3C(2)a)	3-3
L.	Business Support Services (NMX) (2.3C(3)d)	3-3
M.	Campground (OSP*, RR*, GR*) *Special Use (2.3C(7)a)	3-3
N.	Cemeteries (OSP, NMX, TC, HB) (2.3C(7)b)	3-4
O.	Child/Adult Day Care Center (6 or More People) (RR, UR, RMX, NMX) (2.3C(3)f)	3-4
P.	Child/Adult Day Care Home (Fewer than 6 People) (RR, GR, UR, RMX, NMX, TC, TND) (2.3C(3)e)	3-4
Q.	Cremation Facilities (NMX*) *Special Use (2.3C(3)h)	3-4
R.	Cultural or Community Facility (OSP*, RR*) *Special Use (2.3C(5)f)	3-4
S.	Drive-Thru Retail/Restaurants & Drive-Thru Services (NMX*, HB, MI) *Special Use (2.3C(4)c) & (2.3C(3)i)	3-5
T.	Dwelling-Single Family (RR) (2.3C(1)a)	3-5
U.	Dwelling-Secondary (RR, GR, UR, RMX, NMX, TC, TND) (2.3C(1)e)	3-5
V.	Equipment Rental (TC, HB) (2.3C(3)i)	3-6
W.	Family Care Home (RR, GR, UR, RMX, NMX, TC, MHD, TND) (2.3C(1)f)	3-6
X.	Gas Station with Convenience Store (NMX, TC, HB) (2.3C(4)d)	3-6
Y.	Group Care Facility (More than 6 Residents) (RR*, NMX*, TC*) *Special Use (2.3C(3)m)	3-6
Z.	Housing Services for the Elderly (GR, UR) (2.3C(1)h)	3-7

TABLE OF CONTENTS

AA.	Home Occupation (RR, GR, UR, RMX, NMX, TC, MHD, TND) (2.3C(1)g)	3-7
BB.	Live-Work Units (UR, RMX, NMX, TC, TND) (2.3C(1)i)	3-8
CC.	Manufactured Housing (RR, GR, MHD) (2.3C(1)j)	3-8
DD.	Manufacturing, Light (HB) (2.3C(6)d)	3-9
EE.	Manufacturing, Neighborhood (NMX, TC) (2.3C(6)e)	3-9
FF.	Meeting Facilities (OSP*, RR*) *Special Use (2.3C(5)g)	3-9
GG.	Mini-Warehouses (HB, MI) (2.3C(6)i)	3-9
HH.	Neighborhood Retail/Restaurant – 2,000 sf or Less (RMX*) *Special Use (2.3C(4)e)	3-9
II.	Outdoor Animal Boarding/Equestrian Facilities (RR*, MI*) *Special Use (2.3C(3)o)	3-10
JJ.	Personal Services (RMX, NMX, TC, HB, MI, TND) (2.3C(3)p)	3-10
KK.	Quarrying and Stone Cutting (MI*) *Special Use (2.3C(6)j)	3-10
LL.	Recreation Facilities, Indoor (RR, GR, UR) (2.3C(5)h)	3-10
MM.	Research and Development (HB) (2.3C(6)k)	3-10
NN.	Rooming or Boarding House (RMX, NMX, TC, TND) (2.3C(2)e)	3-10
OO.	Schools – Elementary & Secondary (RR*, GR*) *Special Use (2.3C(7)g)	3-11
PP.	Storage – Outdoor Storage Yard as a Principal Use (MI) (2.3C(6)l)	3-11
QQ.	Storage – Warehouse, Indoor Storage (RR, TC, HB, MI) (2.3C(6)m)	3-11
RR.	Sweepstakes Center (MI*) *Special Use (2.3C(4)l)	3-11
SS.	Tattoo Shop (HB, MI) (2.3C(3)t)	3-11
TT.	Transit, Road and Ground Passenger Services (TC, HB, MI) (2.3C(8)b)	3-11
UU.	Utilities – Class 3 (RR*, HB*) *Special Use (2.3C(8)f)	3-12
VV.	Vehicle/Heavy Equipment Sales (TC, HB, MI) (2.3C(4)m)	3-12
WW.	Vehicle Services – Maintenance/Repair/Body Work (TC, HB, MI) (2.3C(3)u)	3-12
XX.	Wholesaling and Distribution (HB*, MI) *Special Use (2.3C(6)n)	3-12
YY.	Wireless Telecommunication Facility – Stealth/Camouflage (GR, UR, RMX, NMX, TC, HB, MI, MHD, TND) (2.3C(8)e)	3-12
ZZ.	Wireless Telecommunication Facility - Towers (RR*, MI) *Special Use (2.3C(8)d)	3-13
Chapter 4.	GENERAL LOT & STRUCTURE PROVISIONS	4-1
4.1	Applicability	4-1
4.2	Lot and Yard Requirements	4-1
4.3	Encroachments	4-3
4.4	Building Height	4-4
4.5	Containment Areas for Trash and Recyclables	4-5
4.6	Accessory Buildings	4-6
4.7	Swimming Pool Accessory to Single-Family Dwellings	4-8
4.8	Fences and Walls	4-9
4.9	Amateur Radio Antennas	4-10
4.10	Temporary Uses	4-10
Chapter 5.	BUILDING TYPES AND ARCHITECTURAL STANDARDS	5-1
5.1	Purpose and Intent	5-1
5.2	Applicability	5-1
5.3	Exceptions	5-1
A.	Innovative Planning and Design	5-1
B.	Single-Family Dwelling Units	5-1
C.	MI District	5-1
5.4	General Building Design Requirements	5-2
5.5	Building Type: Civic	5-4
5.6	Building Type: Institutional	5-5
5.7	Building Type: House	5-6
5.8	Building Type: Townhouse	5-10
5.9	Building Type: Apartment	5-12
5.10	Building Type: Mixed-Use	5-14
5.11	Building Type: Commercial Building	5-17
Chapter 6.	ENVIRONMENTAL PROTECTION	6-1
6.1	Purpose and Intent	6-1
6.2	Sediment and Erosion Control	6-1
6.3	Neuse River Basin Riparian Buffers (NRBs)	6-2
6.4	Post Construction Storm Water Management	6-3
A.	Objectives	6-3
B.	Applicability	6-4
C.	Stormwater Best Management Practices Manual	6-4
D.	Stormwater Management Plan	6-5
E.	Development Standards	6-5

TABLE OF CONTENTS

	F.	Maintenance	6-8
6.4		Illicit Discharge and Connection to Stormwater	6-12
6.5		Flood Damage Prevention	6-16
	A.	Purpose and Intent	6-16
	B.	General Provisions	6-16
	C.	Administration	6-18
	D.	Provisions for Flood Hazard Reduction	6-19
Chapter 7.		RECREATIONAL OPEN SPACE	7-1
7.1		Purpose and Intent	7-1
7.2		General Provisions	7-1
7.3		Recreational Open Space Dedication	7-2
7.4		Payment in Lieu of Recreational Open Space Dedication	7-4
7.5		Recreational Open Space Criteria	7-4
7.6		Recreational Open Space Credits	7-5
Chapter 8.		TREE PROTECTION & LANDSCAPING	8-1
8.1		Purpose and Intent	8-1
8.2		Applicability	8-1
8.3		Plant Classifications	8-2
8.4		General Provisions	8-3
	A.	Landscape Plan	8-3
	B.	Pre-Construction Conference	8-3
	C.	Combustible Landscaping Materials Prohibited	8-3
	D.	Existing Landscaping	8-3
	E.	Grading and Development in Required Landscaped Areas	8-4
	F.	Use of Off-Site Landscape Easements	8-4
	G.	Installation and Maintenance Standards	8-4
8.5		Tree Protection	8-10
8.6		Buffers	8-11
8.7		Screening	8-16
8.8		Parking Lot Landscaping	8-17
8.9		Residential Landscaping and Plat Notes	8-17
8.10		Street Tree Plantings	8-17
8.11		Overall Tree Canopy	8-18
8.12		Replacement of Disturbed and Damaged Vegetation Pursuant to a Notice of Violation (Section 18.3)	8-19
Chapter 9.		CIRCULATION AND CONNECTIVITY	9-1
9.1		Purpose and Intent	9-1
9.2		Arterial and Collector Plans	9-1
	A.	Conformity	9-1
	B.	Street Stubs	9-1
9.3		Conformity to Adopted Plans	9-2
9.4		Traffic Impact Analysis (TIA)	9-2
9.5		Vehicular Connectivity	9-3
	A.	General Street Layout	9-3
	B.	Street Classification	9-3
	C.	Street Stubs	9-3
	D.	Block Length	9-4
	E.	Cul-de-Sacs	9-4
	F.	Second and Additional Points of Access Required for Residential Developments	9-5
	G.	Connectivity Index	9-5
	H.	Cross Access	9-6
	I.	Bicycle Amenities	9-6
9.6		Pedestrian Circulation & Connectivity	9-7
9.7		Access Management	9-7
9.8		Median Cross-Over Spacing	9-8
Chapter 10.		VEHICLE ACCOMMODATION AREAS	10-1
10.1		Purpose and Intent	10-1
10.2		Applicability	10-1
10.3		Off-Street Parking and Loading Area Requirements	10-1

TABLE OF CONTENTS

A.	Loading Areas	10-1
B.	Park & Ride/Transit Accommodations	10-1
C.	Bicycle Parking	10-2
D.	Motorized Vehicle Parking	10-2
E.	Adjustments to Motorized Vehicle Parking Ratios	10-4
F.	Additional Standards for Motorized Vehicle Parking	10-5
G.	Alternatives to Provision of On-Site Parking	10-5
10.4	General Off-Street Vehicle Accommodation Design Standards	10-6
10.5	Specific Circulation Drive Design Standards	10-7
10.6	Specific Motorized Vehicle Parking Area Design Standards	10-8
10.7	Specific Bicycle Parking Design Standards	10-8
Chapter 11.	LIGHTING	11-1
11.1	Purpose and Intent	11-1
11.2	Outdoor Lighting Standards	11-1
11.3	Design Procedures	11-2
11.4	Outdoor Recreational Lighting	11-2
11.5	Additional Outdoor Lighting Standards for Specific Lighting Types	11-3
11.6	Lighting Levels	11-7
11.7	Measurement	11-8
Chapter 12.	SIGNS	12-1
12.1	Purpose and Intent	12-1
12.2	Applicability	12-1
12.3	General Provisions	12-1
A.	Scale	12-1
B.	Placement	12-1
C.	Maintenance	12-1
D.	Lighting	12-1
E.	Computation of Signage Area	12-2
F.	Computation of Sign Height	12-3
12.4	Signs Not Requiring a Zoning Compliance/Sign Permit	12-3
12.5	Signs Requiring a Permit by District	12-8
12.6	Signage Types	12-9
A.	Suspended Shingle Post Signs	12-9
B.	Wall Signs	12-9
C.	Monument Signs	12-10
12.7	Banners	12-11
12.8	Prohibited Signs & Devices	12-11
12.9	Sign Illumination	12-12
Chapter 13.	NONCONFORMITIES	13-1
13.1	Purpose and Intent	13-1
13.2	Applicability	13-1
13.3	Nonconforming Lots	13-1
13.4	Nonconforming Principal Structures	13-1
13.5	Nonconforming Principal Uses	13-2
13.6	Nonconforming Accessory Uses and Structures	13-3
13.7	Nonconforming Wireless Telecommunication Towers	13-3
13.8	Nonconforming Manufactured Homes	13-4
13.9	Nonconforming Landscaping, Screening and Lighting	13-4
13.10	Nonconforming Signs	13-4
13.11	Nonconforming Street Frontages	13-5
13.12	Nonconforming Plans (Approved Prior to the Adoption of this Ordinance)	13-7
Chapter 14.	ADMINISTRATIVE AGENCIES AND BOARDS	14-1
14.1	Purpose and Intent	14-1
14.2	Administrator	14-1
14.3	Board of Adjustment Responsibilities and Duties	14-1
A.	Town Council	14-1
B.	Land Use Review Board (LURB)	14-1
14.4	Boards and Committees	14-2
A.	Land Use Review Board (LURB)	14-2
B.	Old Town Advisory Committee (OTAC)	14-8

TABLE OF CONTENTS

	C.	Technical Review Committee (TRC)	14-10
Chapter 15.		DEVELOPMENT PROCESS	15-1
15.1		Purpose and Intent	15-1
15.2		Applicability	15-1
15.3		General Provisions	15-1
	A.	Names	15-1
	B.	Completeness Review	15-1
	C.	Public Notification Requirements	15-2
	D.	Modification of Application at Hearing	15-3
	E.	Written Decision	15-3
	F.	Compliance and Violations	15-4
	G.	As-Built Drawings	15-4
15.4		Administrative Permits and Approvals	15-5
	A.	General Provisions	15-5
	B.	Zoning Compliance Permits	15-6
	C.	Sign Permits	15-7
	D.	Floodplain Development Permits	15-8
	E.	Site Development Approval	15-9
	F.	Subdivision Approvals	15-10
15.5		Quasi-Judicial Procedures	15-17
	A.	General Provisions	15-17
	B.	Design Exceptions	15-17
	C.	Administrative Appeals	15-19
	D.	Variances	15-20
	E.	Special Use Permits	15-24
15.6		Legislative Procedures	15-27
	A.	General Provisions	15-27
	B.	Zoning Text Amendment	15-29
	C.	Zoning Map Amendments (Re-Zonings)	15-30
	D.	Vested Rights	15-34
Chapter 16.		DEVELOPMENT PLAN REQUIREMENTS	16-1
16.1		Purpose and Intent	16-1
16.2		Environmental Survey	16-1
16.3		Floodplain Development Permit Requirements	16-3
16.4		Sketch Plan Requirements	16-5
16.5		Master Plan Requirements	16-6
16.6		Construction Drawing Requirements	16-8
16.7		Final Plat Requirements	16-13
16.8		Specific Plan Sheet Requirements	16-17
	A.	Landscape Plan	16-17
	B.	Lighting Plan	16-17
	C.	Traffic Signs and Markings Plan	16-18
	D.	Architectural Plans	16-18
	E.	Stormwater Management Plan	16-19
16.9		Traffic Impact Analysis (TIA)	16-21
Chapter 17.		INFRASTRUCTURE IMPROVEMENT REQUIREMENTS	17-1
17.1		Purpose and Intent	17-1
17.2		Required Improvements for All Development Plans	17-1
17.3		General Infrastructure Design Guidelines	17-1
	A.	Street Classification & Design	17-1
	B.	General Roadway Design Criteria	17-10
	C.	Intersection Design Criteria	17-11
	D.	Other Design Criteria	17-12
	E.	Street Names	17-12
	F.	Lights & Utilities	17-12
	G.	Payment in Lieu of Median Construction	17-14
17.4		Acceptance of Public Infrastructure	17-15
17.6		Incomplete Improvements Guarantee	17-17
Chapter 18.		VIOLATIONS AND PENALTIES	18-1
18.1		Purpose and Intent	18-1
18.2		Responsible Persons/Entities	18-1
18.3		General Procedure	18-1
18.4		Penalties for Violation	18-3

TABLE OF CONTENTS

18.5	Specific Penalties for Transferring Lots in Unapproved Subdivisions	18-6
Chapter 19.	INTERPRETATION & DEFINITIONS	19-1
19.1	Intent	19-1
19.2	Interpretation	19-1
19.3	Definitions	19-2
Index		

APPENDICES

Appendix A.	ARTERIAL PLAN
Appendix B.	COLLECTOR STREET PLAN
Appendix C.	GREENWAY AND BICYCLE ROUTE PLAN
Appendix D.	ZONING MAP
Appendix E.	STORMWATER SYSTEM MAP

TABLE OF CONTENTS

GRAPHICS, TABLES, ETC.

Rural-Urban Transect Figure	2-2
Form-Based Standards by Zoning District Table	2-4
Use Matrix	2-7
Yard Graphic	4-2
Computation of Story(ies) Graphic	4-5
Wall Material Weights Graphic	5-2
Recreation Open Space Dedication Matrix	7-2
Required Tree Save Area Table	8-10
Preservation of Existing Trees in Parking Lots Credit Table	8-10
Buffer Yard Matrix	8-11
Buffer Yard Type Tables	8-12
Tree Cover Area Calculation Graphic	8-18
Block Length Table	9-4
Cul-de-Sac Length Table	9-4
Connectivity Index	9-5
Connectivity Index Modification Table	9-6
Number of Driveway Access Points Tables	9-7
Location of Driveway Access Points Graphic	9-8
Median Cross-Over Spacing Table	9-8
Motorized Vehicle Parking Ratio Table	10-2
Light Level Table for Open Outdoor Parking Facilities	11-4
Light Level Table for Other Outdoor Areas	11-4
Sign Area Calculation Graphics	12-2
Sign Height Calculation Graphic	12-3
Sign Permit Requirement Tables	12-8
Zoning Compliance Permit Procedural Table and Flowchart	15-6
Sign Permit Procedural Table and Flowchart	15-7
Floodplain Development Permit Procedural Table and Flowchart	15-8
Site Development Approval Procedural Table and Flowchart	15-9
Exempt Plat Procedural Table	15-10
Family Subdivision Plat Procedural Table	15-12
Minor Subdivision Plat Procedural Table and Flowchart	15-14
Major Subdivision Plat Procedural Table and Flowchart	15-15
Design Exception Procedural Table and Flowchart	15-18
Variance Procedural Table and Flowchart	15-23
Special Use Permit Procedural Table and Flowchart	15-25
Zoning Text Amendment Procedural Table and Flowchart	15-29
Zoning Map Amendment Procedural Table and Flowchart	15-30
Conditional Re-Zoning Procedural Table and Flowchart	15-32
Vested Rights Procedural Table and Flowchart	15-35
Construction Drawing Certification Statements	16-11
Final Plat Certification Statements	16-14
Alley Cross-Section	17-3

TABLE OF CONTENTS

Local Street Cross-Section	17-4
Main Street Cross-Section	17-5
Avenue Cross-Section	17-6
Urban Avenue Cross-Section	17-7
Boulevard Cross-Section	17-8
Urban Boulevard Cross Section	17-9
Horizontal Curve Street Design Criteria Table	17-10
Vertical Curve Street Design Criteria Table	17-10
Required Connection to Public Water/Sewer System Distance Table	17-13