



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

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ORD #08-02-04-002

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE, REGARDING THE AMENDMENTS TO THE MANUFACTURING AND INDUSTRIAL (MI) DISTRICT

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard the use of vinyl on townhouse and apartment structures and various technical amendments ; 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 the proposed changes are necessary to more clearly define the general objectives of the Comprehensive Plan and improve the safety of Knightdale's residents;

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 (*explanatory notations in italics*):

(Old Section 2.12(B)(4) will become Section 2.12(B)(5) and insert the following new section)

Section 2.12(B)(4) Internal Street Design Standards: Along internal streets, sidewalks may be limited to one side of the street cross-section provided that every lot connects to the sidewalk system along the internal street through the use of interconnected sidewalks on individual lots and high-visibility cross walks. Additionally, buildings next to sidewalks and pedestrian bulbouts, are not required to have awnings and arcades as specified in Figures 17.1 through 17.7. Apart from these exceptions for internal streets in the MI District, street cross-sections shall conform to the design standards set out in Section 17.4.

Section 4.7(F)(3)(c) Materials: Barbed wire fences are permitted in rear yards but not visible from a street and are not permitted adjacent to any lot in residential use or zoning. Retaining walls shall be wood, brick, stone, decorative concrete masonry blocks or stucco.

Section 5.3 Exceptions

E. Structures located in the MI District shall be exempt from the provisions of this Chapter, but must follow the Building Design Standards outlined in Section 2.12.B.2.

Section 8.9(D) Screening of Open Storage, Above Ground Utilities and Dumpsters: Any open storage of merchandise, equipment, tractor trailers, materials or goods other than those on display for retail sales, above ground utilities and dumpster areas shall be screened from view from any street right-of-way in accordance with the ratios (but not necessarily the minimum dimension) prescribed for Type C Buffer Yards in Section 8.6.B.3, except for in the MI District where such areas shall be screened from view from any internal street right-of-way with a Type A Buffer yard as prescribed in Section 8.6.B.1.

Section 9.4(E) Cross Access

Traffic studies... ..using fairly direct secondary roads.
 All development in HB and MI zoning districts shall be designed to allow for cross-access to adjacent properties within HB and MI zoning districts to encourage shared parking and shared access points on public and private streets. When cross access is deemed impractical... .

Section 10.3(A) Minimum Parking Ratios

Note: All square footage is in gross square feet.

Use Type	Required Parking Spaces
Residential (All types)	1 per bedroom up to 2 per unit
Retail Uses	1 per 500 square feet
Office Uses	1 per 500 square feet
Medical Services	1 per 300 square feet
Theaters	1 per 3 seats
Restaurants	1 per 4 seats
Manufacturing/Warehousing/Light Assembly	1 per 1000 square feet of non-office space
Bed & Breakfast Inns/ Hotels/ Motels	1 per room or suite
Civic Uses (Assembly Uses Only)	1 per 4 seats (If benches or pews are used then the standard shall be measured as 1 per 6feet)

Section 10.4(B)(2) Parking lots shall be placed to the side of or behind buildings, except for lots located in the MI District which shall follow the specific Parking Standards outlined in Section 2.12.B.3. Parking located to the side of the building is permitted only as indicated by building type. Off-street parking is not permitted in front of the primary building façade, except for detached homes, where specified in an adopted street cross-section, where permitted by District, or located as a public plaza or square.

Section 11.3(B) Other Outdoor Areas

Use	Maximum Illumination Allowed (Avg. Footcandles Maintained) *
VEHICULAR CANOPIES (Service Stations)**	
Approach	10
Gas Pump Island	30
BUILDING EXTERIORS	3
OUTDOOR DISPLAY AREAS (i.e. CAR LOTS)**	
Merchandise (Lot)	30
Feature (Front Row)	5
TRACTOR-TRAILER STORAGE AREAS	10
PUBLIC ENTRANCES	5
EMPLOYEE OR OTHER ENTRANCE	3

VITAL LOCATIONS OR STRUCTURES	6
BUILDING SURROUNDINGS	2

Section 17.4(A) Street Classification & Design

In an effort to protect this investment... .

Healthy, traditional streets are categorized by the work they perform...

- **Category One:** ...
- **Category Two:** ...
- **Category Three:** ...

General illustrations of each street type are shown in Figures 17.1 through 17.7. For internal streets in MI Districts, please refer also to Section 2.12.B.4

Chapter 19:

Street, internal: In the MI District, any road or road segment that is not an arterial or collector as identified in Appendix A or B of the UDO, is not a through street with connectivity to a neighboring site, and is completely inside (not on the perimeter of) a proposed manufacturing and industrial development.

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 4th day of February, 2008.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney