



**TOWN OF KNIGHTDALE**  
**P L A N N I N G   D E P A R T M E N T**

[www.knightdalenc.gov](http://www.knightdalenc.gov)

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**ORD #08-08-04-003**  
**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE**  
**OF THE TOWN OF KNIGHTDALE,**  
**REGARDING SMALL-SCALE FARMING OPERATIONS**

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to specific regulations related to the operation of small farms in the Rural Residential (RR1) district; 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 by anticipating the inclusion of uses not currently found in abundance within the current extraterritorial jurisdiction (ETJ); as well as being consistent with the stated goal of providing balanced and responsible urban design, planning and development, and protection of the Town's historical, cultural and natural resources—particularly those of a more agrarian character within the expected ETJ expansion area; as well as the stated goal of maintaining a respect for the existing relationship between rural and urban Knightdale;

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*):

**2.3(C) Use Matrices**

**(1)(b) Residential:** Dwelling-Single Family

(OSP)	(RR)	(GR)	(UR)	(RMX)	(NMX)	(TC)	(HB)	(MI)	(MHD)	(TND)
-	PS	P	P	P	P	P	-	-	P	P

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**(3)(p) Office/Service:** Outdoor Kennels/Equestrian Facilities

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**3.3(B) Agribusiness (RR, GR, MI) (2.3C(6)a)**

1. Areas or accessory structures used for sales, storage, the keeping of materials or the care of animals shall not be located within 200 feet of any pre-existing adjacent residential dwelling (other than the owner's).

2. Areas or accessory structures used for storage or keeping of materials and/or animals shall have adequate means of ventilation and shall not create objectionable fumes, odor or dust to the surrounding area.

### **3.3(E) Animal Services (RR\*, NMX, TC, HB) \*Special Use (2.3C(3)a)**

1. A solid wall or fence, six (6) feet in height and no closer than 10 feet to a property line is required for the outdoor exercise area.
2. Hours of operation for the outdoor exercise area are limited from 7:00 a.m. until 9:00 p.m.
3. No more than 30% of the gross floor area of the principal structure is permitted for use of boarding animals.

*(Insert New Section, will bump others down and re-number)*

### **3.3(O) Dwelling – Single Family (RR) (2.3C(1)a)**

1. Areas or accessory structures used for the storage of agricultural products or the care of animals shall not be located within 200 feet of any pre-existing adjacent residential dwelling (other than the owner's).
2. Areas or accessory structures used for the storage of agricultural products or the care of animals shall have adequate means of ventilation and shall not create objectionable fumes, odor or dust to the surrounding area.

### **3.3(BB) Outdoor Kennels/Equestrian Facilities (RR\*, MI\*) \*Special Use (2.3C(3)p)**

1. All open exercise, boarding, training and similar areas shall be enclosed by a perimeter fence or wall no less than four (4) feet in height and screened from any pre-existing adjacent residential dwelling (other than the owner's) by a Type A buffer with a minimum width of 10 feet.
2. No outdoor kennel shall be located within 500 feet of any adjacent residential dwelling (other than the owner's) or within any Neuse River Riparian Area.
3. All accessory buildings and structures other than outdoor kennels related to the care of animals shall not be located within 200 feet of any pre-existing adjacent residential dwelling (other than the owner's).

**4.7(C)(1) Maximum Number Permitted:** In residential districts, excluding RR-1, no more than two (2) accessory buildings or uses shall be permitted, except for farm enterprises.

#### **Chapter 19 Definitions:**

**Animal Services 2.3C(3)a:** Establishments that include services by licensed practitioners of veterinary medicine, dentistry or surgery for animals; indoor boarding services for pets; and grooming. *(LBCS F2418 and F2720)*

**Outdoor Kennels/Equestrian Facilities 2.3C(3)p:** A use or structure intended and used for the breeding or accommodation of small domestic animals for sale or for the training or overnight boarding of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals. This use also includes equestrian-related leisure activities including riding, mounting, horsemanship, and equestrian games, such as polo, hurdles, dressage training and show jumping; as well as the facilities for maintaining stables, feeding, caring, and housing horses. *(LBCS F2700 and LBCS A7120)*

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 4<sup>th</sup> day of August, 2008.

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Russell B. Killen, Mayor

ATTEST:

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Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

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Clyde Holt, III; Town Attorney