



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

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ORD #13-04-17-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING AN INCREASED ALLOWANCE FOR CONSTRUCTION SITE
IDENTIFICATION SIGNS

WHEREAS, the Town of Knightdale has received a petition to amend Chapter 12 (Signs) of the Unified Development Ordinance for an increased allowance for construction site identification signs; and

WHEREAS, the application includes the amendment of other remaining chapters of the Unified Development Ordinance that may be affected by the proposed amendment to Chapter 12, such as updating code section references and locations, the ordinance table of contents and index, as well as adding/amending definitions in Chapter 19 for consistency; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.6B establishes uniform procedures for amending the text of the Ordinance; and

WHEREAS, the proposed zoning text changes are reasonable in that they support the stated objective of promoting a variety of land uses which are compatible to one another by allowing developers a prescribed amount of additional sign space to communicate the approved future plans and features of their development as opposed to just the basic facts and names of the parties involved in the construction process; and

WHEREAS, the proposed zoning text changes are furthermore consistent with the Comprehensive Plan's stated goal of providing responsible urban design, planning and development;

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 (*editing notes in parenthetical italics*):

Section 12.4I(2) Construction Identification Signs:

- a.** Individual single family or duplex construction lot identification signs shall:
 - i.** Not exceed one (1) sign per lot for which a building permit has been issued;
 - ii.** Not exceed four (4) square feet in area;

- iii. Not be erected prior to issuance of a building permit; and
 - iv. Be removed within 30 days following the issuance of the CO.
- b. Major residential subdivisions, multifamily, mixed-use or non-residential construction site identification signs shall:
- i. Not exceed two (2) signs per construction site;
 - ii. Not exceed 32 square feet in area per sign;
 - iii. Not be erected prior to issuance of a CIP; and
 - iv. Be removed within 30 days following the issuance of the last CO.
- c. For purposes of this section only, "construction site" shall mean the following:
- i. A major residential subdivision (inclusive of all lots and phases);
 - ii. A multi-family development approved as a single development (inclusive of all lots and phases);
 - iii. Mixed-use or non-residential development approved as a single development (inclusive of all lots and phases).

Section 19.3 Definition of Terms

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Construction Identification Sign: See "*Sign, Construction Identification*".

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Sign, Construction Identification: A sign giving the name of names of building owners, architects, engineers, and/or lending institutions and principal contractors responsible for construction on the site where the sign is placed, together with other appropriate development information included thereon.

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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 17th day of April, 2013.

ATTEST:

Russell B. Killen, Mayor

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney