



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

www.knightdalenc.gov

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 Knightdale, NC 27545
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ORD #13-05-15-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING THE PERMISSIBILITY AND STANDARDS FOR SECONDARY DWELLINGS

WHEREAS, the Town of Knightdale has received a petition to amend Chapter 2 (District Provisions) and Chapter 3 (Additional Use Standards) of the Unified Development Ordinance by removing text recently deemed unlawful in another jurisdiction, and narrowing the scope of where and what style of secondary dwellings may now be permissible in Knightdale; 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 Chapters 2 and 3, 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 bring the Town’s Unified Development Ordinance into compliance with state law while preserving the permissibility of secondary dwellings in low density subdivisions, rural areas and planned traditional neighborhoods; and

WHEREAS, the proposed zoning text changes support and maintain consistency with the Comprehensive Plan’s stated goal of providing safe, dynamic and sustainable neighborhoods which offer adequate and affordable shelter until further study may be completed to determine if and how secondary dwellings might be more widely permitted in standard subdivisions featuring medium and high densities;

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 2.3C Use Matrix

	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Districts	
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
(1) Residential											
a. Dwelling-Single Family	—	PS	P	P	P	P	P	—	—	P	P
b. Dwelling-Duplex	—	—	P	P	P	P	P	—	—	P	P
c. Dwelling-Multifamily 4 units/bldg or less	—	—	—	P	P	P	P	—	—	P	P
d. Dwelling-Multifamily more than 4 units/bldg	—	—	—	P	P	P	P	—	—	—	P
e. Dwelling-Secondary	—	SU	—	—	—	—	—	—	—	—	SU
f. Family Care Home (6 or Less residents)	—	PS	PS	PS	PS	PS	PS	—	—	PS	PS
g. Home Occupation	—	PS	PS	PS	PS	PS	PS	—	—	PS	PS

	T1	T2	T3	T4	T5	T6	Assigned Districts			Planned Districts	
BASE DISTRICT	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
h. Housing Service for the Elderly	—	—	PS	PS	P	P	P	—	—	—	----
i. Live-Work Units	—	—	—	PS	PS	PS	PS	—	—	—	PS
j. Manufactured Housing	—	PS	PS	—	—	—	—	—	—	PS	—

Section 3.3U Dwelling-Secondary (RR*, TND*) *Special Use (2.3C(1)e)

In addition to meeting the accessory building requirements of Section 4.6, secondary dwelling units shall be designed to meet housing needs and shall comply with the following additional standards:

1. A secondary dwelling unit may only be an accessory use located on a lot with a single-family dwelling.
2. Not more than one (1) secondary dwelling unit may be permitted per lot.
3. A secondary dwelling unit may not exceed 800 square feet or the square footage of the primary dwelling unit, whichever is less.
4. An accessory building housing a secondary dwelling unit shall not exceed two (2) stories in height or the height of the principal building, whichever is less (*see Section 4.4*), and shall be located in the rear yard.
5. In addition to the parking requirements for the primary dwelling unit(s), a minimum of one (1) additional parking space shall be provided for the secondary dwelling unit.
6. Parking spaces for the secondary dwelling unit shall be located in the rear yard or side yard or may be located on-street in front of the principal building.

Section 19.3 Definitions of Terms

Dwelling-Secondary 2.3C(1)e: A detached dwelling unit, such as a garage apartment or cottage, designed for occupancy by one or two persons, not exceeding 800 square feet and located on a lot with an existing single-family dwelling.

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 15th day of May, 2013.

ATTEST:

Russell B. Killen, Mayor

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney