



TOWN OF KNIGHTDALE

950 Steeple Square Court • Knightdale, NC 27545
Office (919) 217-2245 • Fax (919) 217-2249

TOWN OF KNIGHTDALE ORD #07-01-17-003

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE REGARDING TECHNICAL AMENDMENTS AND UPDATES TO ARCHITECTURAL STANDARDS, LIGHTING AND CONDITIONAL DISTRICTS

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF KNIGHTDALE, NORTH CAROLINA:

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to the sections addressing lighting, architectural standards and conditional zoning along with corrections for technical errors, typos, incorrect references, incompatibilities in the requirements of different sections of the ordinance, and clarifications of new requirements that have witnessed some difficulty in understanding and interpretation; and

WHEREAS, the Town of Knightdale Unified Development Ordinance Section 15.15 establishes uniform procedures for amending the text of the Ordinance; and

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*):

Section 2.3(C)

(3) Office/Service	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
n. Medical Services–Doctor Office	-	-	-	-	SU	P	P	P	P	-	SU

Section 2.3(C)

(5) Entertainment/Recreation	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
a. Adult Establishment	-	-	-	-	-	-	-	-	SU	-	-

Section 2.3(C)

(8) Infrastructure	OSP	RR	GR	UR	RMX	NMX	TC	HB	MI	MHD	TND
a. Airport	-	SU	-	-	-	-	-	-	SU	-	-
b. Transit, Road and Ground Passenger Services	-	-	-	-	-	-	PS	PS	PS	-	-
c. Wireless Telecom Facility – Stealth	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS
d. Wireless Telecom Facility – Tower	-	SU	-	-	-	-	-	-	PS	-	-
e. Utilities – Class 1 & 2	P	P	P	P	P	P	P	P	P	P	P
f. Utilities – Class 3	-	SU	-	-	-	-	-	SU	P	-	-

Section 2.11(B)(2) See Chapter 8 – Tree Protection & Landscaping

Section 2.17(A) Purpose and Intent: Conditional Districts provide for orderly and flexible development under the spirit and intent of the general policies of the General District without the constraints of the principal structure dimensional standards. Because Conditional Districts are constructed in a comprehensive manner, they establish their own street, block and lot pattern which may be unique from other surrounding blocks or neighborhoods. It also may provide for greater land use compatibility by allowing property owners to voluntarily place their property into zoning district classifications in which a Master Plan is required. A Conditional District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the spirit and intent of this Unified Development Ordinance as well as consistent with the goals and objectives of the 2027 Comprehensive Plan and adopted area plans. This Conditional District may be used anywhere but is not intended to relieve hardships that would otherwise be handled using a variance procedure.

Section 2.17(C)(1) Self-Imposed Conditional Districts:

Within a Conditional District (CD), all permitted uses and standards of the corresponding Base District must be met, except to the extent that conditions imposed are more restrictive than those standards. In these cases, conditional districts reduce or narrow the number of permitted uses and/or impose higher level design standards than that which exists within the corresponding Base District, thereby satisfying the applicant's desire to mitigate any perceived or real impacts on neighboring properties such as installing or constructing additional buffers or other physical features that would serve to increase the protection afforded neighboring properties and/or the appearance of the proposed development.

Section 2.17(C)(2) Required Conditional Districts:

Some uses as identified in Section 2.3(C) are of a nature or scale that they have significant and/or unique impacts on both the immediate surrounding area and on the entire community and as such are **required** to be approved through the Conditional District rezoning process. For such uses, petitioners shall promulgate appropriate development standards meeting the spirit and intent of this Ordinance to address potential unique impacts of the intended use. If no unique development impact is identified by the petitioner along with an appropriate standard to address the same, the corresponding general zoning district guidelines and standards shall apply. By way of illustration, an applicant may propose a building height unique to our jurisdiction but would also be responsible for establishing appropriate development standards (such as increased building setbacks, increased emergency vehicle access, etc.) to protect the public from anticipated impacts associated with the unique height. It shall be within the Town Council's legislative discretion whether or not to grant approval of the zoning amendment in light of the specific development standards promulgated.

Section 3.3(Q)(1) No more than one facility may be located within a one half (1/2) mile radius of another similar facility, group care facility, or nursing home.

(Insert new section) **Section 3.3(Q)(2)** Within 90 days of receipt of zoning compliance permit, applicant must provide proof of State licensure to the Administrator or else the zoning compliance permit will be revoked. With good cause, the Administrator may extend this term for an agreed upon amount of time.

Section 3.3(R)(5) Lighting provided by canopies shall be per the specifications of Chapter 11.

Section 3.3(S)(7) No more than one facility may be located within a one half (1/2) mile radius of another similar facility, family care home, or nursing home.

Section 3.3(S)(8) Within 90 days of receipt of zoning compliance permit, applicant must provide proof of State licensure to the Administrator or else the zoning compliance permit will be revoked. With good cause, the Administrator may extend this term for an agreed upon amount of time.

(Insert new section and bump others down) **Section 3.3(DD) Transit, Road and Ground Passenger Services (TC, HB, MI) (2.3C(8)b)**

1. Any outdoor storage areas shall be located at the rear of the building and enclosed by an opaque fence or wall and screened from the street right-of-way with a Type B buffer with a minimum width of 20 feet. No outdoor storage is allowed in the TC District.
2. All areas where fleet vehicles are stored temporarily shall be considered as parking lots and must comply with the provisions of Chapter 10.
3. All maintenance of fleet vehicles and related materials and equipment shall be within an enclosed building or outdoor storage area with an opaque fence or wall and is restricted to the rear yard.
4. All vehicles shall be operable and suitable for driving. Any vehicle not meeting this criterion shall be removed within seven (7) calendar days. Any visibly damaged vehicle or one missing parts, must be removed within three (3) calendar days.
5. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.

Section 5.3(C) Single-family homes on lots greater than ½ acre **and** 100 feet in lot width are exempt from the provisions of this Chapter.

(Insert new section, and bump others down) **Section 5.4(G) Façade Articulation:** Buildings shall avoid long, monotonous, uninterrupted walls of 20 feet or more on any floor of a façade clearly visible from a public street. Windows, doors, stairwells, porches, pilasters, spandrel glass and other architectural elements as approved by the TRC will be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide a horizontal wall into human scale vertical proportions.

Section 5.7(C)(3) Garages with front loading bays (where permitted) and side loading bays that front a street shall form a building volume secondary to the house and shall:

- a. Not exceed 45% of the total building front façade width;
- b. Be set back a minimum of 20 feet from the street right-of-way;
- c. Not utilize any single garage door(s) greater than 12 feet in width;
- d. Utilize garage doors containing window inserts; and
- e. Be recessed from the primary front façade of the house (not including porches, bay windows or other minor projections) a minimum of one (1) foot or be recessed from an adjacent useable front porch a minimum of eight (8) feet.

If the preceding standard in Section 5.7(C)(3)(e) is not met, the garage must meet all of the following additional requirements:

- f. Utilize a carriage style or similarly stylistic garage door that is architecturally compatible with the housing style (paneled garage doors are not permitted);
- g. Incorporate a trellis, eyebrow roof, columned projection or other architectural element as may be approved by the Administrator above the garage door(s) that is compatible with the housing style; and
- h. The front wall of the garage shall project no more than 12 feet in front of the primary front façade.

Section 5.7(C)(4) To provide privacy, all front entrances shall be raised from the finished grade (at the frontage line) a minimum of 1½ feet. (Exceptions: Single Family Homes on lots greater than 60 feet wide, and new House building types intended for non-residential use)

Section 5.7(E)(1) Roof Pitch: Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12 Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12. (Exception: Manufactured homes in mobile home parks existing at the time of adoption of this ordinance.)

Section 5.7(E)(3) The crawlspace of buildings shall be enclosed with brick, stone or stucco. Slabs shall be covered with brick, stone or stucco no less than the height equivalent of three (3) courses of brick. Areas under porches may be enclosed with lattice. Areas under manufactured homes in mobile home parks existing at the time of adoption of this ordinance may be enclosed with skirting that matches the existing structure.

Section 5.7(E)(5) Flush eaves shall be finished by profiled molding or gutters with a minimum projection of 10 inches. (Exception: Manufactured homes in mobile home parks existing at the time of adoption of this ordinance.)

Section 5.7(F)(1) Foundation: A continuous, permanent brick foundation or curtain wall, unpierced except for required ventilation and access, shall be installed upon a poured concrete footer after placement on the lot, and before occupancy. (Exception: Manufactured homes in mobile home parks existing at the time of adoption of this ordinance.)

Section 5.7(F)(6) Windows: Windows shall be set to the inside wall face. (Exception: Manufactured homes in mobile home parks existing at the time of adoption of this ordinance.)

Section 5.7(F)(7) Porch or Stoop Required: A covered front porch or covered stoop shall be provided at the entrance and should project from the façade a minimum of four (4) feet and be no less than four (4) feet in width. (Exception: Porches or stoops in mobile home parks existing at the time of adoption of this ordinance do not need to be covered.)

Section 5.10(C)(2) Street Walls: All commercial buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:

Section 5.10(C)(2)(a) The first floor of all buildings fronting a street as well as the façades of buildings internal to a site containing customer entrances shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 40% of the length of each first floor building elevation.

Section 5.10(C)(2)(b) Uninterrupted walls shall not run unbroken for a distance greater than 20 feet. (An uninterrupted wall is a façade section that does not contain any features such as windows, doors, stairs or similar exterior features such as spandrel glass that may be approved by the TRC, or any articulations such as pilasters, projections, recesses or other vertical architectural elements as may be approved by the TRC.)

Section 5.10(C)(3) Building Entrances: The primary façade shall be designed for the pedestrian, have an entrance and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.

Section 5.11(C)(1) Street Walls: All commercial buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:

Section 5.11(C)(1)(a) The first floor of all buildings fronting a street as well as the façades of buildings internal to a site containing customer entrances shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 40% of the length of each first floor building elevation.

Section 5.11(C)(1)(b) Uninterrupted walls shall not run unbroken for a distance greater than 20 feet. (An uninterrupted wall is a façade section that does not contain any features such as windows, doors, stairs or similar exterior features such as spandrel glass that may be approved by the TRC, or any articulations such as pilasters, projections, recesses or other vertical architectural elements as may be approved by the TRC.)

Section 5.11(C)(2) Building Entrances: The primary façade shall be designed for the pedestrian, have an entrance and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.

(Insert New Section) **Section 5.11(C)(4):** Single-story commercial buildings shall avoid long, monotonous, uninterrupted horizontal roof planes of 50 feet or more by utilizing roofline offsets that are five (5) feet or more in height, building wall offsets and matching roof lines that are two (2) feet or more in depth, pitched or raised parapets, towers, etc. that lend architectural interest and variety.

Section 7.5(B) Type

Up to one half of the recreational open space shall be provided for passive recreation purposes such as walking, jogging, cycling, relaxation, etc. Preservation of natural resources or cultural resources such as steep slopes, rock outcroppings, mature woodlands or water resources may also be counted provided there is some method for public enjoyment and appreciation of such resources. At least one half of the recreational open space shall be provided for active recreation purposes such as playgrounds, tennis courts, ball fields, volleyball courts, etc. In addition, 10-foot multi-use path infrastructure constructed as required by *Appendix C: Town of Knightdale Bike Route and Greenway Plan*, while passive in nature, shall be credited as active recreational open space for the area of the public greenway easement. *See Section 7.5(F)*

(Note: Appendix C's Legend will be modified to indicate that all greenways on that map shall be built to a width of 10-feet.)

Section 7.5(F) Accessibility

All recreational open space shall be conveniently accessible to all residents of the subdivision, and shall have at least 50 feet of frontage on at least one public street within the subdivision. All multi-use path greenways shall be located on an easement of 20 feet in width that guarantees access by pedestrians and non-motorized vehicles, except for multi-use paths required by Appendix C which shall be located on an easement of 30 feet in width.

Section 7.5(H) Comprehensive Plan Compatibility

For subdivisions which abut or include areas designated on the Town's Parks and Recreation Plan, the Town may require that the required recreational open space be located in accordance with the proposed site or portion of an existing site as shown thereon.

Section 8.3(N) Protective Measures During Construction: Protective barricades shall be placed around all protected trees designated to be saved prior to the start of development activities or grading in accordance with Section 8.11(C)(1). Protective barricades shall remain in place until development activities are completed. The area within the protective barricade shall remain free of all building materials, dirt or other construction debris, construction traffic, storage of vehicles and materials, and mass grading.

Except for driveway access points, sidewalks, curb and gutter; no paving with concrete or other impervious materials within five (5) feet of a tree drip line shall be allowed unless otherwise approved.

Section 8.5(A) Required Tree Save Areas: Trees and existing vegetation shall be preserved in accordance with the table below. Exceptions to tree protection in Tier 2 and Tier 3 areas shall be reviewed by the Land Use Review Board on a case-by-case basis.

	Priority Tree Save Area	Required Protection
Tier 1	Floodways Required Buffer Streams Required Buffer Yard Slope Areas Greater than 25% Wetlands	All Vegetation and Soil to Remain Undisturbed <i>In some cases, limited disturbance may occur within the areas to be protected provided all necessary approvals are obtained. Such activities include, but are not limited to the following:</i> <ol style="list-style-type: none"> 1. <i>Mitigation of development activities.</i> 2. <i>Restoration of previously disturbed areas.</i> 3. <i>Utility installations and emergency public safety activities.</i> 4. <i>Construction of a trail or pedestrian walkway that will provide public access.</i> 5. <i>Required street or driveway connections.</i>
Tier 2	100 Year Floodplains Front Setback Areas Required Landscaping Areas Required Open Space Slope Areas of 15-25%	All Trees Greater than 12" DBH **
Tier 3	All Other Locations	All Trees Greater than 24" DBH **

**** Replacement trees, if permitted, shall be planted at a rate of 1 tree per each 12" DBH. Required street trees, parking lot landscaping, residential landscaping and buffer yard plantings may not be counted towards replacements. Replacement trees should be incorporated into open space amenities wherever possible.**

Section 8.8(A) All, commercial, institutional and residential development shall be required to have street trees along all public rights-of-way in accordance with the Street Classifications and Design as illustrated in Chapter 17. Street trees shall not be required for streets in the Opens Space Preserve (OSP) or Rural Residential (RR) zoning districts

Section 8.10(B) Minimum Plantings: No parking space shall be more than 60 feet from the base of a large shade tree. In addition, landscape areas shall be provided at the end of each parking row and shall contain a large shade tree.

Section 8.11(F)(4) Steps for Replacement of Vegetation

Replacement consists of one or a combination of any of the following measures:

Section 9.6 Bicycle Connectivity

Bicycle accommodations in the form of bike lanes, wide outside lanes or shared lane markings should be incorporated in the design of all arterials and collector streets. Sidewalks are not encouraged as substitutes for bike lanes. In addition, roads with bicycle routes identified on *Appendix C: Town of Knightdale Bike Route and Greenway Plan* must incorporate a marked bike lane that shall be a minimum four (4) feet in width (excluding curb and gutter) and five (5) feet when adjacent to on-street parking.

Section 9.9(B) Determination of Scope

The applicant shall arrange for a Pre-Submittal Conference to discuss the rezoning or project with the Town and the developer's traffic engineering consultant. The applicant shall supply the following information for consideration and discussion at the Conference: traffic analysis base information, site location map, site layout, data on existing and proposed land uses, projected timing of construction and build-out year, and description of project. The Pre-Submittal Conference will determine the appropriateness and extent of the individual TIA requirements as outlined in Section 16.12 for each project.

Section 10.3(A) Parking Ratios

Note: All square footage is in gross square feet.

Use Type	Required Parking Spaces
Residential	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	.25 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 6 feet)

In an effort to establish a limit on the amount of impervious surfaces, the maximum number of parking spaces allowed to be constructed with a non-porous surface shall be twice the number of required parking spaces. Parking spaces requested beyond this maximum shall be constructed of a Town approved alternative porous surface material. Structured parking facilities are exempt from the maximum.

Section 10.6(B) The perimeter yard of all parking lots shall be screened with a Type A (Semi-Opaque Screen) in accordance with Chapter 8. Parking lots adjacent to an arterial shall be screened from the arterial road with a Type B (Semi-Opaque Screen) in accordance with Chapter 8. The interior yard of all parking areas shall be landscaped in accordance with Section 8.9.

Section 11.2(B) Outdoor lighting shall be designed in coordination with the landscaping plan and located outside of landscaping islands and as far from large shade trees as the landscaping plan will allow and mounted at heights no greater than 18 feet above grade for pedestrian lights, or 37 feet above grade for street or parking area lights.

Section 11.2(C) All outdoor and parking lot lighting fixtures other than flood lights/lamps, spot lights and decorative post top pedestrian lights that use a lamp or lamps rated at a total of more than 2,000 lumens shall be full cutoff fixtures. Light sources may be located within the perimeter landscaped area and along pedestrian walkways providing Section 11.2(E) is met.

Section 11.2(D) All outdoor and parking lot lighting fixtures that use a lamp or lamps rated at a total of 2,000 lumens or less shall be coated with an internal white frosting inside the outer lamp envelope.

Section 11.2(E) All outdoor and parking lot lighting fixtures shall be designed and located such that the maximum light level shall be 0.5 maintained FC at any commercial to residential or congregate living facility property line. Any parking lot lighting fixture within 200 feet of a commercial to residential or congregate living facility property line must also be shielded to reduce glare and light trespass. High intensity lighting fixtures that produce excessive glare are not allowed. See Section 11.3 for additional light level information.

Section 11.2(F) Decorative post top and other lighting fixtures scaled for pedestrian activities shall provide for uniform lighting distribution to produce minimal shadows, shall not exceed 9,500 lumens, shall have a solid top to reduce glare and may be non-cutoff fixtures to provide adequate vertical illumination for safety and security.

Section 11.2(G) Floodlights/lamps, spotlights or any other similar lighting shall not be used to illuminate buildings or other site features unless approved as an integral architectural element on the development plan. On-site lighting may be used to accent architectural elements, but may not be used to illuminate entire portions of a building(s). Floodlights or other types of lighting attached to light poles that illuminate site and/or building(s) are prohibited unless they meet the following criteria:

Section 11.2(H)(1) Exterior lighting should be integrated with the architectural character of the building. To avoid glare and light trespass only-cutoff or full cutoff fixtures shall be used.

Section 11.2(K)(2) Surface mounted fixture incorporating a flat lens that provides a fully cutoff or shielded light distribution.

Section 11.2(M)(2) All light fixtures shall meet the Illumination Engineering Society of North American (IESNA) definition of full cutoff fixtures. Forward throw fixtures (type IV light distribution, as defined by the IESNA) are required within 25 feet of any public street right-of-way. Alternatively, directional fixtures (such as flood lights) may be used provided they shall be aimed and fully shielded.

Section 11.2(M)(3) The mounting height of outdoor display area fixtures shall not exceed 37 feet above finished grade.

(New Section) **Section 11.2(O)** Neon, argon or similar tubes shall not be used as a source of lighting except as provided for signs in Chapter 12.

Section 11.3 Design Procedures

The maximum permitted points of illumination shall be measured from ground level in accordance to the standards expressed in this Chapter. The following standards shall be required of all exterior lighting with the exception of public street lighting which is exempt.

The quantity of fixtures to be provided shall be based upon the desired level of uniform illumination as established by the following table and current standards of the IESNA. Fixture locations should be chosen to minimize the hazard of glare and to minimize conflicts with the landscaping plan as stated in Section 11.2(B). The level of illumination shall be based upon the primary activity in each area to be lighted as outlined below:

Section 11.3(B) Other Outdoor Areas

Use	Maximum Illumination Allowed (Avg. FC Maintained)
Vehicular Canopies (Service Stations)**	
Approach	10
Gas Pump Island	30
Building Exteriors	3
Outdoor Display Areas (Car Lots)**	
Merchandise (Lot)	30
Feature (Front Row)	5
Public Entrances	5
Employee or Other Entrances	3
Vital Locations or Structures	6
Building Surroundings	2

Section 11.5 Street Lighting Policy

Street lighting shall be placed on all streets by the developer to allow for the safe use of streets by both cars and pedestrians. Developers requesting upgrades from the Town’s minimum street light specification of a fiberglass pole with a full cutoff cobra head fixture shall pay the Town up front the difference in the costs of maintenance for the desired fixture and pole covering a period of 10 years. Developers interested in pursuing this option should consult with the Administrator on the Town’s “Premium Lighting Policy”. All street lighting shall be placed in accordance with the following minimum design standards:

- A. Minimum average street light spacing:
 - 1. Single Family Homes and Duplex lots (greater than 100 feet wide): 500 feet
 - 2. Single Family Homes and Duplex lots (less than 100 feet wide): 300 feet
 - 3. Multi-Family Uses: 150 feet
 - 4. All other uses: 300 feet
- B. Lumens for street lights:
 - 1. Local Streets: 9,500 lumens (100 watts)
 - 2. Collector Streets in Residential Areas: 16,000 lumens (150 watts)
 - 3. Collector Streets in Other Areas: 28,500 lumens (250 watts)
 - 4. Arterial Streets: 28,500 lumens (250 watts)
- C. Lighting shall be placed at street intersections and is preferred at street curves.
- D. Lighting shall be placed as far from street trees as the landscaping plan will allow.
- E. Although the primary purpose of street lighting is to provide adequate lighting for the roadway, street lighting should also promote pedestrian safety. Therefore, lighting should be placed in a manner to minimize the casting of shadows on sidewalks.
- F. All lighting shall utilize a full cut-off fixture, except for decorative post top fixtures which shall have a solid top to reduce glare.
- G. Alleys are excluded from the spacing and placing requirements of this Chapter.

Section 12.6(A) Primarily Residential Districts (OSP, RR, GR, UR)

Permitted Sign Type(s)	Specific Applicability	Maximum Area	Maximum Height	Maximum Number
Suspended Shingle Post Sign	For Home Occupation Uses Only <i>Note: Arm signs do not require a permit</i>	6 sq ft	5 ft	1
Monument	Neighborhood Entrances	16 sq ft	7 ft	2 per neighborhood entrance

Section 12.6(B) Mixed-Use, Primarily Commercial and Industrial Districts (RMX, NMX, TC, HB, MI)

Permitted Sign Type(s)	Specific Applicability	Maximum Area	Maximum Height	Maximum Number
Monument	Lots Less than 2 Acres	50 sq ft *	6 ft	2 *
Monument	Lots Equal to or Greater than 2 Acres	70 sq ft *	7 ft	2 *
Wall	Front Facades	10% of Wall	n/a	n/a
Wall	All other facades	5% of Wall	n/a	n/a

Section 12.6(C) Civic/Institutional Uses (All Permitted Districts)

Permitted Sign Type(s)	Specific Applicability	Maximum Area	Maximum Height	Maximum Number
Monument	Lots Less than 2 Acres	50 sq ft ±	6 ft	2 *
Monument	Lots Equal to or Greater than 2 Acres	70 sq ft ±	7 ft	2 *
Wall		5% of Wall	n/a	n/a

* Only one monument sign allowed per lot per street frontage.

(Delete Section 12.7(B)(6))

Section 12.8(J)(2) Construction Site Identification: Construction site identification signs provided such signs do not exceed one (1) sign per construction site. Sign area shall not exceed four (4) square feet for single family or duplex construction, and 32 square feet for multi-family, mixed-use or non-residential construction, and shall not be erected prior to issuance of a Construction Improvements Permit, and shall be removed within 30 days following the issuance of a Certificate of Occupancy.

Section 15.6(D) Exempt Plats

1. Applicability:

An Exempt Plat involves the dedication of easements or right-of-ways, or meets the standards for exempt plats as stated in G.S. 160A-376(a)(1)-(4) which includes recombination plats.

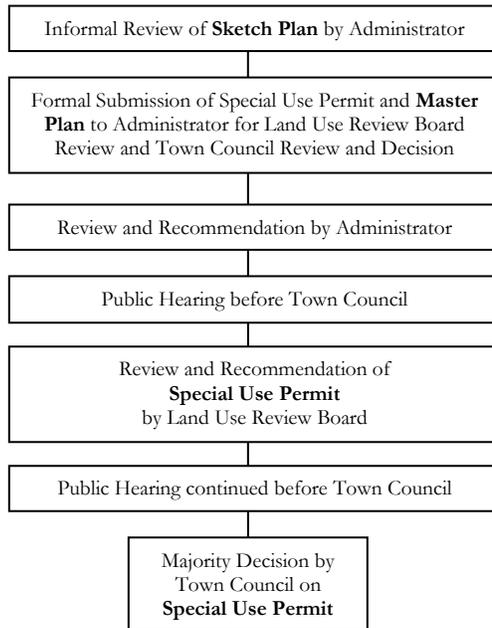
2. Procedure:

APPLICATION	REVIEWING AUTHORITY	ACTION TO BE TAKEN	APPEAL PROCESS
Final Plat (16.7)	Administrator	Review for Completeness & Ordinance Compliance Plat Issued – or – Denial and Request for Resubmission	n/a

A Sketch Plan and review is not required, but can be scheduled with the Planning Department if it is desired.

Section 15.13(G) Procedure:

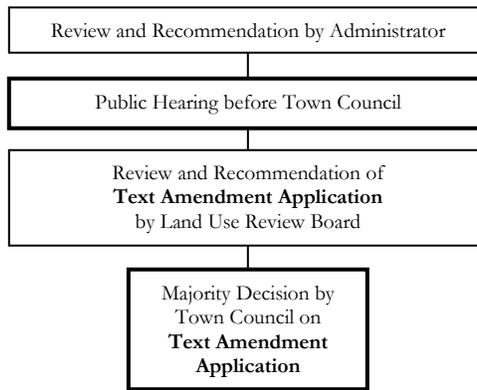
APPLICATION	REVIEWING AUTHORITY	ACTION TO BE TAKEN	APPEAL PROCESS
Sketch Plan (16.4) w/ Environmental Survey (16.2)	Administrator	For Non-Binding Review Only	n/a
Special Use Permit w/ Master Plan (16.5)	Administrator	Review submittal procedures and requirements Review for completeness and Ordinance compliance Issue Staff Report	n/a
	Town Council	Public hearing;	n/a
	Land Use Review Board	Review and recommendation of Special Use Permit application	n/a
	Town Council	Public hearing continued; Approval of Special use Permit – or – Denial and Request for Rehearing	Superior Court



Section 15.14(B)(2) No protest against any proposed amendment shall be valid or effective unless it is in the form of a written petition actually bearing the signatures of the required number of property owners and stating that the signers do protest the proposed change or amendment. All such petitions shall be filed in the office of the Town Clerk for validation at not less than two (2) full working days before the date of the meeting at which the Town Council first opens the public hearing.

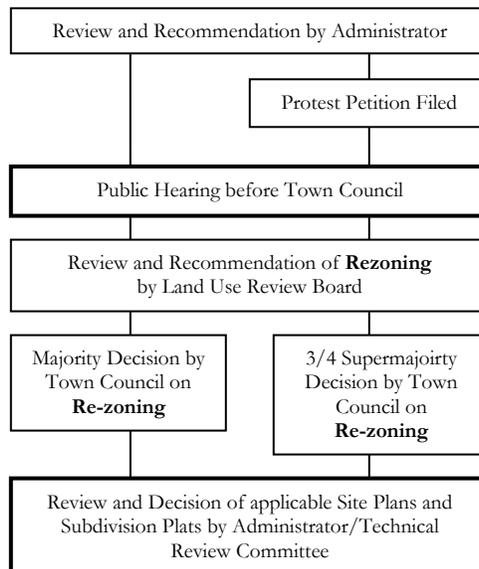
Section 15.15(C) Procedure:

APPLICATION	REVIEWING AUTHORITY	ACTION TO BE TAKEN	APPEAL PROCESS
Text Amendment	Administrator	Review submittal procedures and requirements Review for completeness and Ordinance compliance Issue Staff Report	n/a
	Town Council	Public hearing;	n/a
	Land Use Review Board	Review and recommendation of Text Amendment application	n/a
	Town Council	Text Amendment Adoption – or – Denial and Request for Rehearing	Superior Court



Section 15.16(C): Procedure:

APPLICATION	REVIEWING AUTHORITY	ACTION TO BE TAKEN	APPEAL PROCESS
Map Amendment	Administrator	Review submittal procedures and requirements Review for completeness and Ordinance compliance Issue Staff Report	n/a
	Town Council	Public hearing;	n/a
	Land Use Review Board	Review and recommendation of Re-zoning application	n/a
	Town Council	Grant Re-zoning – or – Denial and Request for Rehearing	Superior Court



Section 15.17(A) Purpose: The purpose of Conditional Districts is to provide a procedure for the re-zoning of property based upon the recognition that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions and that certain uses, while not inappropriate, generate significant impacts on the Town's infrastructure and character that warrant careful consideration. This process affords a degree of certainty in land use decisions not possible when re-zoning to a general category allowing many different uses.

Section 15.17(B)(2) Standards of Corresponding General District to be Met: Within a Conditional District (CD), all permitted uses and standards of the corresponding General District must be met, except to the extent that conditions imposed are more restrictive than those standards. However, some uses as identified in Section 2.3(C) are of such a nature or scale that they have significant and/or unique impacts on both the immediate surrounding area and on the entire community and are as such required to be approved through a Conditional District process. For such uses, petitioners shall promulgate appropriate development standards meeting the spirit and intent of this Ordinance to address potential unique impacts of the intended use. If no unique development impact is identified by the petitioner along with an appropriate standard to address the same, the corresponding General District zoning guidelines and standards shall apply. It shall be within the Town Council's legislative discretion whether or not to grant approval of the zoning amendment in light of the specific development standards promulgated. Within an approved Conditional District, no use shall be permitted except pursuant to the conditions imposed on the Conditional District in the approval of the re-zoning.

Section 15.17(B)(3) Content of Application: The Conditional District Zoning application consists of the following three (3) items:

- a. The Master Plan, as spelled out and itemized in Section 16.5 is also a site specific Conditional Zoning Plan, and is itself a condition of the Conditional District re-zoning.
- b. A list of land use classifications proposed specifically for the Conditional District. Such use classifications may be selected from any of the uses, whither permitted by right or special use, allowed in the General District to which the Conditional District corresponds. Uses not otherwise permitted within the corresponding General District shall not be permitted within the Conditional District.
- c. A list of fair and reasonable conditions. At the request of the applicant, the LURB may recommend and/or the Town Council may attach reasonable and appropriate conditions including but limited to the location, nature, hours of operation and extent of the proposed use. This list should also include any appropriate development standards to address potential unique impacts of the intended use(s) as discussed in Section 2.17(C)(2) and Section 15.17(B)(2) along with accompanying statements justifying these standards in meeting the spirit and intent of this Ordinance as well as being consistent with the goals and objectives of the 2027 Comprehensive Plan and adopted area plans. It shall be understood that if the applicant fails to propose a specific standard or fails to justify such standard as described above, the corresponding standards of the General District shall apply. The applicant will have a reasonable opportunity to consider and agree to any additional conditions proposed by either the LURB or the Town Council prior to final action.

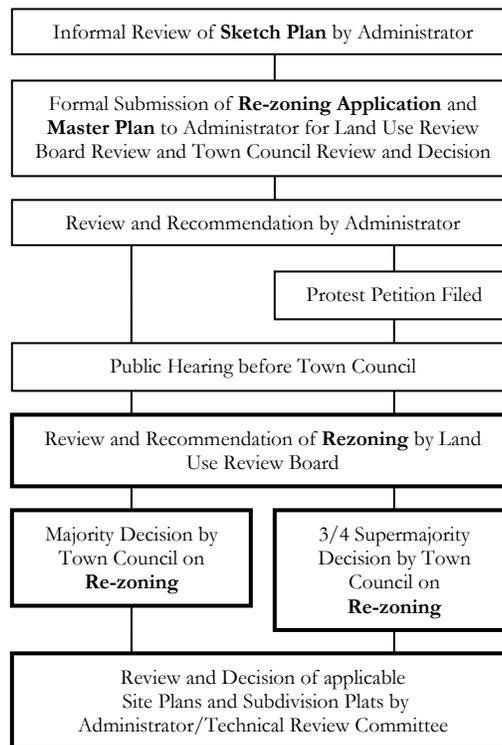
Section 15.17(C) Substantial Changes: Any substantial change to a Master Plan that results in:

- a net increase to the number of lots; or
- a net increase in the heated floor area; or
- a modification of the street layout; or
- a change to more than 40% of the length of any approved building elevation;

shall be reviewed by the Land Use Review Board and approved or denied by the Town Council as an amended Conditional District.

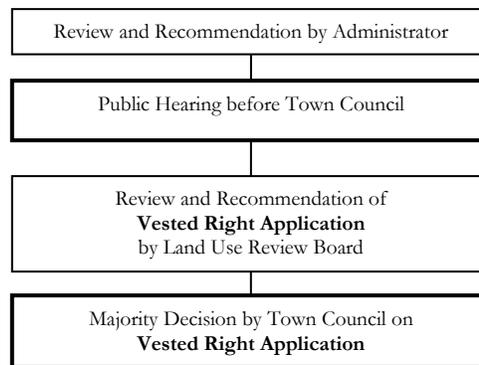
Section 15.17(E) Procedure:

APPLICATION	REVIEWING AUTHORITY	ACTION TO BE TAKEN	APPEAL PROCESS
Sketch Plan (16.4) w/ Environmental Survey (16.2)	Administrator	For Non-Binding Review Only	n/a
Re-zoning w/ Master Plan (16.5)	Administrator	Review submittal procedures and requirements Review for completeness and Ordinance compliance Issue Staff Report	n/a
	Town Council	Public hearing;	n/a
	Land Use Review Board	Review and recommendation of Conditional District application	n/a
	Town Council	Grant Conditional District – or – Denial and Request for Re-hearing	Superior Court



Section 15.18(F) Procedure:

APPLICATION	REVIEWING AUTHORITY	ACTION TO BE TAKEN	APPEAL PROCESS
Vested Right Application w/ Master Plan (16.5)	Administrator	Review submittal procedures and requirements Review for completeness and Ordinance compliance Issue Staff Report	n/a
	Town Council	Public hearing;	n/a
	Land Use Review Board	Review and recommendation of Vested Right application	n/a
	Town Council	Grant Vested Right Application – or – Denial and Request for Rehearing	Superior Court



Section 16.2(B)(1) Provide a general written description of the significant vegetation. Significant vegetation is defined as being 12 inches in diameter at breast height (DBH) or greater and native understory species two (2) inches or greater (e.g. dogwood, holly, redbud, etc.). For specimens and tree stands, identify the species or general species composition, the general size and height, the average spacing (in tree stands) and the overall health and vigor of the tree(s).

Section 16.4(A) A sketch vicinity map, including north arrow, showing the location of the subdivision or site in relation to neighboring tracts, subdivision, roads and waterways.

Section 16.4(G) The existing topographic and planimetric conditions of the property including contours not exceeding five (5) foot intervals. Wake County or Town of Knightdale topographic information may be used to fulfill this requirement. All existing conditions are to be documented out to a radius of 300 feet around the subject subdivision or site.

(Insert new Section and bump others down) **Section 16.5(L)** 2-D utility plan showing location of sanitary sewer lines, water distribution lines, storm sewer lines, manholes, clean-outs, fire hydrants, fire lines, valves, underground private utilities, backflow prevention devices showing make and model, meters and pipe sizes. If applicable, also show well and septic locations, force mains and pump stations.

Section 16.6 Construction Drawings/Preliminary Plat Requirements

The Construction Drawings for Site Plans and Preliminary Plats for Major Subdivisions shall be submitted in accordance with the specifications of this Section except where specifically noted. The size and number of complete application submittal copies required shall be set by the Administrator.

Construction Drawings/Preliminary Plats must be drawn to the following specifications and must contain or be accompanied by the applicable information listed below. All plans shall be submitted at a scale not less than one (1) inch = 60 feet unless otherwise authorized by the Administrator.

Section 16.6(A)(6) Existing topography and finish grading with contours drawn at two (2) foot intervals. This requirement may be waived for developments smaller than one (1) acre or where insufficient topographic changes warrant such information. Elevations to be based on NAVD 88 (North American Vertical Datum of 1988) with benchmark indicated.

(Insert new Section and bump others down) **Section 16.6(A)(13)** Note estimated calculation of sewer capacity requested in gallons per day and provide methodology for how such calculation was derived.

Section 16.6(B) Certification Statements: The following certifications must appear on the cover sheet for Construction Drawings for Site Plans and Preliminary Plats for Major Subdivisions:

1. Professional Design Engineer Certification...

Section 16.6(B)(2) The following certification must appear on each sheet containing drawings for Construction Drawings for Site Plans and Preliminary Plats for Major Subdivisions:

2. Town Certification...

Section 16.7 Final Plat Requirements

The final plat shall be prepared by a registered land surveyor, licensed to practice in the State of North Carolina and must be drawn to a scale of not more than one (1) inch = 60 feet unless otherwise authorized by the Administrator, and shall meet the requirements of the Wake County Register of Deeds Office. The final plat shall constitute all portions of the preliminary plat site, which the subdivider proposes to record, and develop at the time. The size and number of completed applications shall be set by the Technical Review Committee.

No Final Plat shall be approved unless and until the subdivider has installed in the platted area all improvements required by this Ordinance or has posted Improvement Guarantees in accordance with Chapter 17. The Final Plat shall be drawn in black ink on mylar and shall contain the following:

Section 16.7(M)(1)

1. Certificate of Survey and Accuracy. I, _____, certify that this map was (drawn by me)(drawn under my supervision) from (an actual survey made by me)(an actual survey under my supervision)(deed description recorded in Book _____, Page _____, etc.)(other); that the error of closure as calculated by latitudes and departures is 1: _____, that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____. Page _____; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ____ day of _____, A.D. ____ (year).

Surveyor

License or Registration Number

Official Seal

Section 16.7(M)(2)

2. Certificate of Ownership and Dedication. I hereby certify that I am the owner of the property shown and described, which is located in the subdivision jurisdiction of the Town of Knightdale and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all soils and vegetation in the tree protection areas as required in Section 8.5 of the Town of Knightdale Unified Development Ordinance, plant supplementary or replacement trees as required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, and water lines that are located in public utility easements or rights-of-way to the City of Raleigh, and I hereby dedicate all storm sewer lines that are located in public utility easements or rights-of-way to the Town of Knightdale.

Date

Owner

I (officer authorized to take acknowledgments) so hereby certify that _____ personally appeared before me this day and acknowledged the due execution of this certificate. Witness my hand and (where an official seal is required by law) official seal this _____ day of _____, A.D. _____ (year).

Official Seal

Notary

Commission Expires

Section 16.7(M)(3)

3. Certificate of Approval of the Design and Installation of Streets and Other Required Improvements. I hereby certify that all streets and other required improvements have been installed in an acceptable manner and according to the Town of Knightdale's *Standard Specifications and Details Manual* or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Knightdale has been received.

Date

Town Engineer, Town of Knightdale

Section 16.11(A) Preliminary color renderings of building elevations plus typical cross sections to clearly define the character of the project as required by the Administrator.

Section 16.13(A) Permit Required; Must Apply for Permit: A stormwater permit is required for all development and redevelopment unless exempt pursuant to the provisions of Section 6.3(C)(2): Exemptions. A permit may only be issued subsequent to a properly submitted and reviewed stormwater management plan, pursuant to this Section.

Section 17.2(E) Sidewalks and Greenways

Section 17.3(A) Conformity to existing maps or plans: Conformity to existing maps or plans: The plat of a subdivision and site plans shall conform to any adopted plans of the town as appropriate and meet the requirements of the Long-Range Transportation Plan for the Capital Area Metropolitan Planning Organization (CAMPO) as adopted by the CAMPO Transportation Advisory Committee and the North Carolina Department of Transportation, as well as the local arterial, collector and bike route/greenway plans approved by the LURB and adopted by the Town Council. See Chapter 9 for additional street improvement requirements.

Section 17.4(A) Street Classification & Design

In an effort to protect this investment, the Town views streets as the most important public space and therefore has developed a set of principles which permit this space to be used by both the automobile, pedestrian and bicyclist. New development with frontages on existing and new publicly maintained streets shall be required to upgrade all their frontages to meet the standards of this Chapter.

Healthy, traditional streets are categorized by the work they perform for the neighborhood. For simplicity, street types can be broken into three groups:

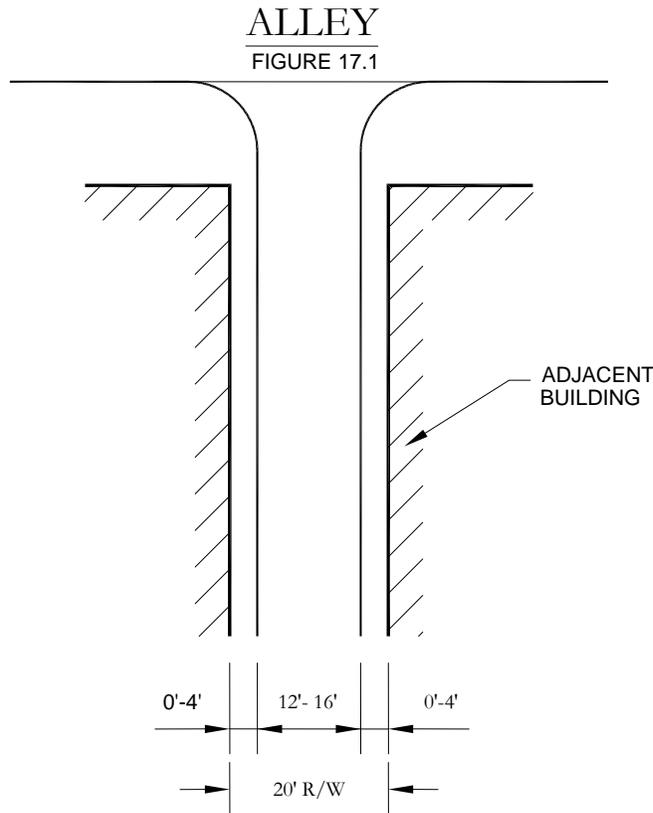
- **Category One:** providing neighborhood access such as alleys and local streets;
- **Category Two:** roadways providing transitional access to neighborhood streets, i.e. avenues and main streets; and
- **Category Three:** roadways providing regional access, i.e., boulevards and freeways.

General illustrations of each street type are shown in Figures 17.1 thru 17.7.

...
Freeways

Freeways are generally Interstate or US Highway Routes maintained by NCDOT where the main purpose of the roadway is to provide mobility. Access is generally controlled and speeds are high (45-65 mph). Three roadways are classified as Freeways in the town – Interstate 540, US Highway 64/264, and US Highway 64 Business/Knightdale Boulevard.

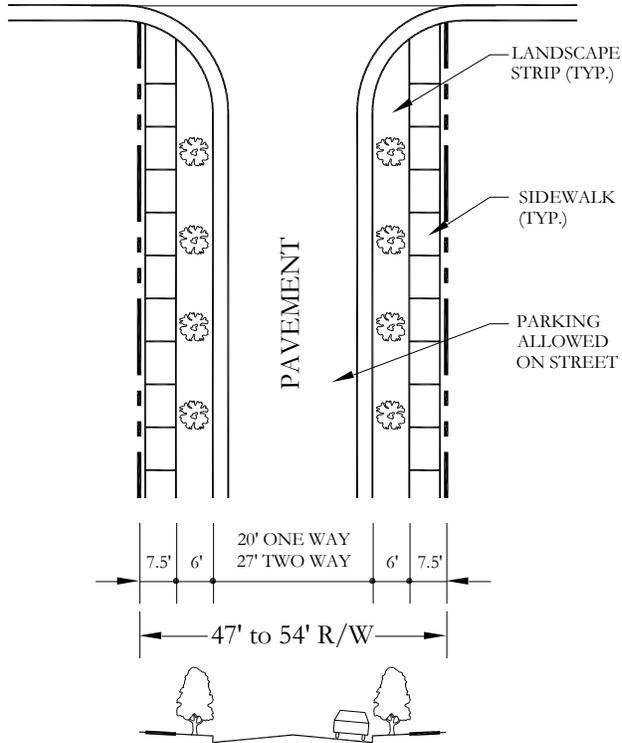
(Note: Change out Sections 17.4A(1) through 17.4A(7) which have been redrawn to match what is in the newly revised Town of Knightdale Standard Specifications and Details Manual.)



LOCAL STREET

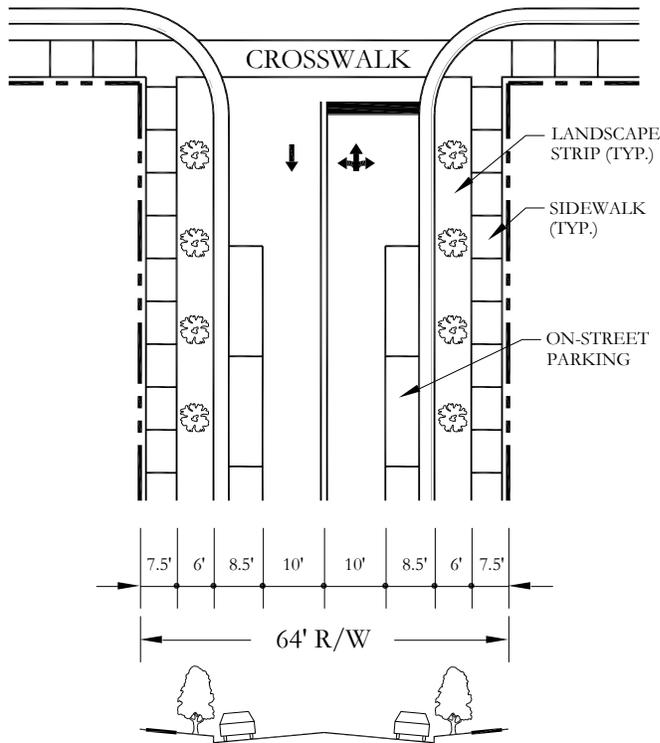
NOTE: FLEXIBLE DESIGN ALLOWED

FIGURE 17.2



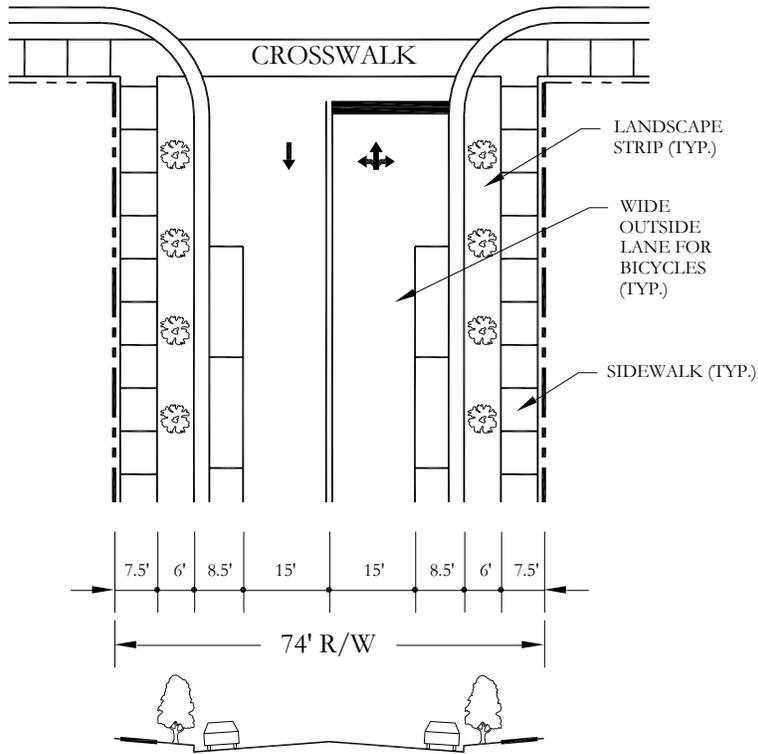
MAIN STREET

FIGURE 17.3



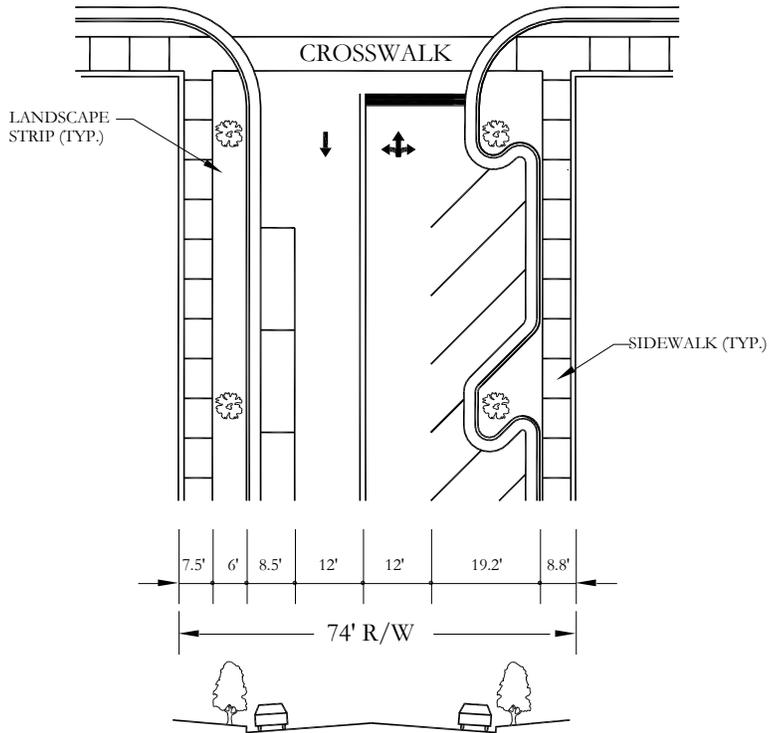
AVENUE

FIGURE 17.4 A



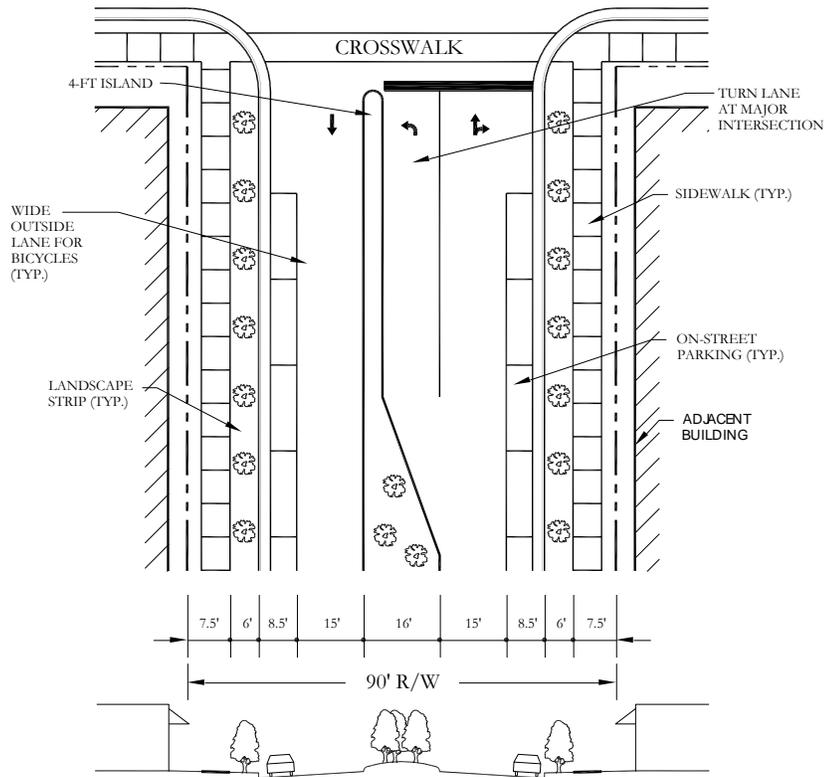
AVENUE B

FIGURE 17.4B



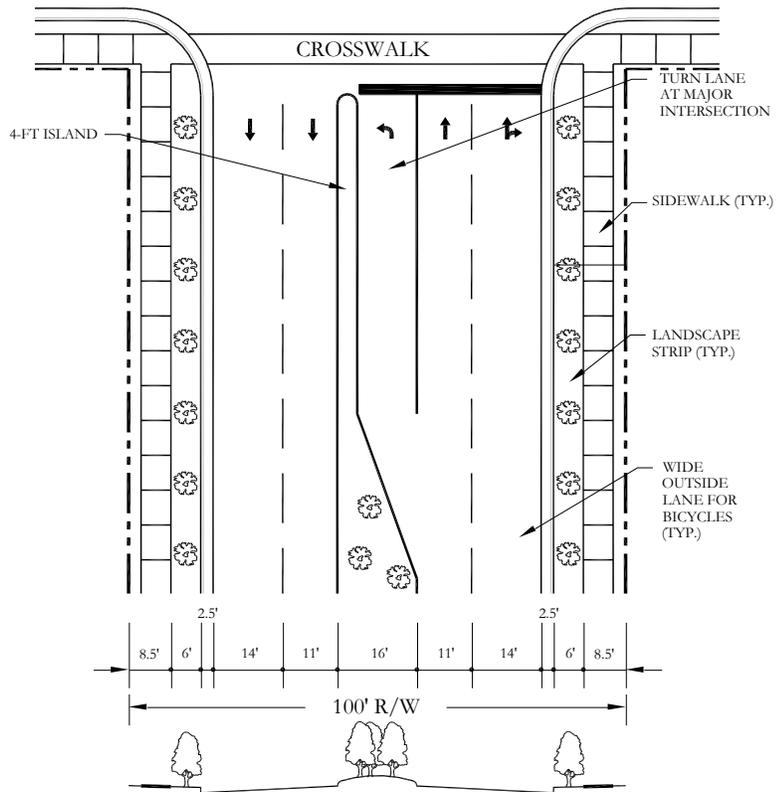
URBAN AVENUE

FIGURE 17.5



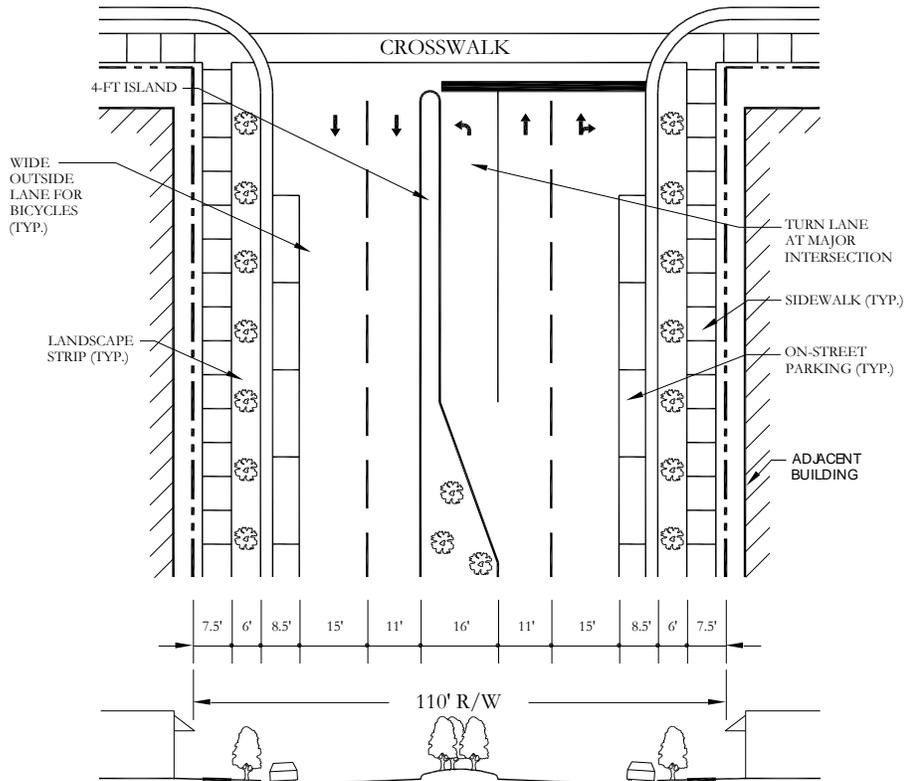
BOULEVARD

FIGURE 17.6



URBAN BOULEVARD

FIGURE 17.7



(Delete Section 17.4(I)(2)).

Section 17.4(L)(1) Connection to Public System: ...All non-residential development within the Town's Urban Service Area shall connect to the public water and sewer systems whenever it is practicable in terms of distance and in accordance with Town Council policy on water and sewer extensions. In the case of family subdivisions, extensions of water and sewer shall be in accordance with the standards in Section 15.7(C).

Section 17.4(L)(2) Water and Sewer Mains: All water and sewer main extensions and distribution/ collection facilities which connect to the water distribution/sewerage collection systems of the Town shall be designed, constructed and installed in accordance with the City of Raleigh Public Utilities Handbook.

(Insert new section) **Section 18.4(H)(3)(b)(6) Occupancy of Building without CO or Expiration of Temporary CO:** \$500 per violation or offense.

Section 18.4(H)(3)(c)(5) Other Environmental Protection Violations: \$250 per violation per day.

(Insert new section) **Section 18.4(H)(3)(c)(6) Occupancy of Building without CO or Expiration of Temporary CO:** \$100 per violation per day.

Chapter 19

(Insert new term and definition) **Pilaster:** Decorative feature that imitates engaged piers but are not supporting structures. May be rectangular or semi-circular projection of at least eight (8) inches in depth and typically contains a base, shaft and capital.

Primary Façade: The building façade that shares a frontage line with a street or square. In cases where a building fronts more than one street or square, the primary façade will be determined by the Administrator.

Projection: Any component, member or part which juts out a minimum of two (2) feet from a building, or any jog in a wall that results in the wall being set forward a minimum of two (2) feet.

Recessed Wall: Any depression or jog in a wall that results in the wall being set back a minimum of two (2) feet.

(Remove definition of Semi-Cutoff Fixture)

Standard Brick: A brick that is 8 inches in length, 2¼ inches in height and 3¾ inches in depth.

Stucco: An exterior finish composed of some combination of portland cement, lime and sand, which are mixed with water, which dries to a very hard textured surface. Also a synthetic finishing system containing materials such as an epoxy as a binder. It is not parging which is plasterwork or a coat of cement mortar applied to the face of rough masonry.

Transit, Road and Ground Passenger Services 2.3C(8)b: Services including but not limited to taxi cabs, limousines, charter buses, interurban buses, towing companies and mass transit. Also includes but is not limited to dispatch centers, stations and maintenance facilities. *(LBCS F4120 and S3900)*

Uninterrupted Wall: A façade section that does not contain any features such as transparent windows, doors, stairs or similar exterior features such as spandrel glass that may be approved by the TRC, or any articulations such as pilasters, projections, recesses or other vertical architectural elements as may be approved by the TRC.

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 January, 2007.

ATTEST:

Douglas M. Boyd, Mayor

Town Clerk

APPROVED AS TO FORM:

Town Attorney