



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

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

ORD #10-01-04-004
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING THE ADDITION OF A REQUIREMENT FOR MONUMENT SIGNS TO BE
ARCHITECTURALLY COMPATIBLE WITH THE ASSOCIATED PRIMARY STRUCTURE IN TERMS OF
MATERIALS USED.

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to the addition of a requirement for monument signs to be architecturally compatible with the associated primary structure in terms of materials used; 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 better managing the development of the community by requiring sign materials to match those of the principal structure and thereby further relating the advertising sign to its associated use(s); as well as being consistent with the Comprehensive Plan's stated goal of providing balanced and 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:

12.7(D) Monument Signs

1. Only buildings set back more than 30 feet from the right-of-way and having street frontage may use a monument sign.
2. All monument signs shall be located a minimum of five (5) feet behind the street right-of-way.
3. No monument sign greater than five (5) square feet in area shall be located closer than ten (10) feet to any adjacent lot line. A 15-foot side yard setback shall be required if the side lot line abuts a residential district.
4. A suspended shingle post sign may be substituted for a monument sign but shall meet all height and area requirements as provided.
5. The base and surrounding structural components of a monument sign must be finished with materials consistent with those of the principal structure. Up to an additional 15 feet of sign area is permitted for a monument sign that is routed or sandblasted.

6. Neighborhood Identification Signs

a. Maximum Sign Area: 16 square feet per single face (max. total of 32 square feet)

b. Maximum Height: Seven (7) feet

c. Maximum Number per Principal Entrance: 2

d. Residential development identification signs which exist prior to the effective date of this Section may be replaced with new signs in the same location as the existing signs as long as the sign will comply with the sign area and height limitations of this Section.

7. Developments with over 300,000 square feet of retail commercial space and adjacent to a limited access highway are allowed to exceed specified maximum height and area computations as recommended by the Administrator and subject to approval by the Town Council.

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 January, 2010.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney