



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

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ORD #10-02-17-001
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE,
REGARDING RESTRICTION OF THE PLATTING OF SINGLE-FAMILY LOTS IN NEUSE RIVER
BASIN RIPARIAN BUFFERS.

WHEREAS, the Town of Knightdale has received a petition to amend the Unified Development Ordinance in regard to restricting the platting of single-family lots in Neuse River Basin Riparian Buffers; 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 a clearer separation between state protected stream buffer areas and private property; as well as being consistent with the Comprehensive Plan's stated goals of providing balanced and responsible urban design, planning and development and protection of the Town's historical, cultural and natural resources;

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:

6.6 Neuse River Basin Riparian Buffers

Both the corporate limits and the ETJ of the Town of Knightdale fall completely within the Neuse River basin and are therefore subject to the riparian buffer rules as governed by North Carolina Administrative Code (NCAC), Title 15A, Chapter 2, SubChapter B as may be amended from time to time.

Neuse River Basin Riparian Buffers cannot be located on any single-family residential building lot (detached or attached) within a major subdivision as defined in Section 15.8. In general terms, Neuse River Basin Riparian Buffers in major subdivisions must be platted as separate lots where the responsibility of maintaining (in a natural state) said riparian buffers in perpetuity is designated to a homeowners association or non-profit land conservation agency. Lots that have received Preliminary Plat approval (*Section 15.6*) prior to March 1, 2010 shall be exempt from this requirement.

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 That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.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 February, 2010.

Russell B. Killen, Mayor

ATTEST:

Suzanne M. Yeatts, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney