CHAPTER 2. DISTRICT PROVISIONS

2.1 General Intent and Establishment of Districts

The Districts have been ordered and classified according to a Rural-Urban Transect. The Transect is a method of classifying the natural and built environments as a continuum of six conditions, ranging from rural to urban. The value of the Transect is that it serves to locate any given place within a context in which all of the parts fit together harmoniously.

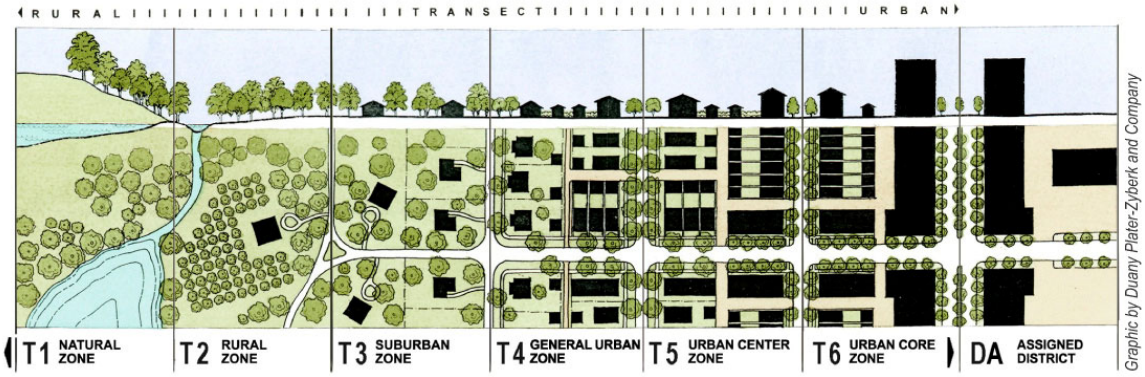
For example, a rural street typically has no curbs or sidewalks and its buildings look like farmhouses or barns. An urban street, depending on the intensity of urbanism, may have curbs and gutters, regularly placed street trees, sidewalks, and building forms that include common walls, flat roofs, and cornices. Each Transect zoning category has detailed provisions for each neighborhood, for density, height, street design, the design of parks, the mix of uses, building design, parking, and other aspects of the human environment.

The Transect begins with two zones that are entirely rural in character: Natural Zone (or T-1), which is made up of lands protected in perpetuity; and Rural Zone (T-2), which includes areas of high environmental or scenic quality that are not currently preserved, but perhaps should be.

The transition zone between countryside and town is called the Suburban Zone (T-3), which encompasses the most rural part of the neighborhood, and the countryside just beyond. The Edge is primarily single family homes. Although the Edge is the most purely residential zone, it can have some mixed-use, such as civic buildings; schools are particularly appropriate for the Edge. Next is the General Urban Zone (T-4), typically the largest zone. General is primarily residential, but more urban in character, having somewhat higher density with a mix of housing types and a slightly greater mix of uses allowed.

At the more urban end of the spectrum are two zones which are primarily mixed use: Urban Center, or T-5. This can be a small neighborhood center or a larger town center, the latter serving more than one neighborhood. The Urban Core or Downtown (T-6) serves the region, not only adjacent neighborhoods, and is typically understood as the central business district. Additionally, the inclusion of Special Districts, in addition to the 6 zones, make allowance for auto-dependent activities, such as big box retail, institutional campuses, and industrial zones.

The Zoning Districts for the Town of Knightdale have thus been ordered along this Transect providing an appropriate detailing of development at each end (rather than homogenous standardization) as well as a simplified tool for users of this Code to use to facilitate appropriate development. The graphic on the next page shows the defining features of various types of developments at either end of the Rural-Urban spectrum.



Graphic by Duany Plater-Zyberk and Company

PRIVATE	Less Density	More Density
	Primarily Residential	Primarily Mixed-Use
	Smaller Buildings	Larger Buildings
	More Greenspace	More Hardscape
	Detached Buildings	Attached Buildings
	Rotated Frontages	Aligned Frontages
	Yards & Porches	Stoops & Shopfronts
	Deep Setbacks	Shallow Setbacks
	Articulated Massing	Simple Massing
	Wooden Buildings	Masonry Buildings
	Generally Pitched Roofs	Generally Flat Roofs
	Small Yard Signs	Building Mounted Signage
	Livestock	Domestic Animals
PUBLIC	Roads & Lanes	Streets & Alleys
	Narrow Paths	Wide Sidewalks
	High L.O.S. Standards	Low L.O.S. Standards
	Opportunistic Parking	Dedicated Parking
	Larger Curb Radii	Smaller Curb Radii
	Open Swales	Raised Curbs
	Starlight	Street Lighting
	Mixed Tree Clusters	Aligned Street Trees
CIVIC	Local Gathering Places	Regional Institutions
	Parks & Greens	Plazas & Squares

Table by Duany Plater-Zyberk and Company

A. Base Districts

In accordance with North Carolina General Statute 160A-382 that sets forth the establishment of zoning regulation by district, the Town of Knightdale, as indicated on the Official Zoning Map, is hereby divided into various districts that set forth uniform regulations for the development of land within each district.

The purpose of these district regulations is to provide a comprehensive plan for the use of land and buildings in conditions of good health and safety and in conditions of orderly community development. These regulations shall apply to all land and structures within the respective zoning district.

Open Space Preserve (OSP)
Rural Residential (RR1)
General Residential (GR3 and GR8)
Urban Residential (UR12)
Residential Mixed-Use (RMX)
Neighborhood Mixed-Use (NMX)
Town Center (TC)
Highway Business (HB)
Manufacturing and Industrial (MI)

B. Planned Development Districts

The following districts function as floating overlay districts. They are permitted subject to the minimum development size and/or density of the underlying district.

Manufactured Home Development (MHD) – *Permitted as a Conditional District Only*
Traditional Neighborhood Development (TND) – *Permitted by Right*

C. Overlay Districts

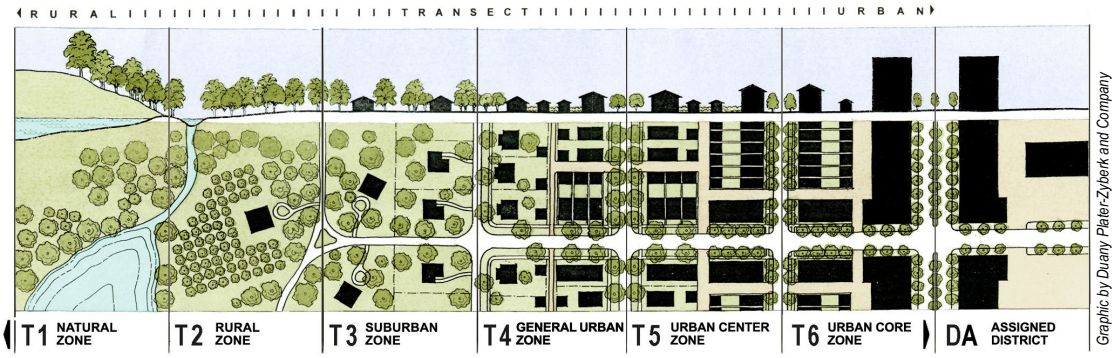
In accordance with North Carolina General Statute 160A-382, the following overlay districts are established. These overlay districts impose additional requirements on properties within one or more underlying base or conditional districts.

Quarry Overlay (QOD)
Special Highway Overlay (SHOD)

D. Conditional Districts

Each District is permitted a corresponding Conditional District subject to the submission of a Master Plan as a prerequisite to any development. The procedure for the establishment of these districts is found in Section 15.17. See Section 2.17 for additional details.

2.2 Form-Based Standards by Zoning District



Base District	OSP (§2.4)	RR1 (§2.5)	GR3 (§2.6) GR8 (§2.6)	UR12 (§2.7) RMX (§2.8)	NMX (§2.9)	TC (§2.10)	HB (§2.11) MI (§2.12)
Development District	CD (§2.18)	MHD (§2.13)	TND (§2.14)				
Building Type *(CH 5)*	Civic	Institutional House	Townhouse	Apartment Mixed-Use	Commercial		District – specific requirements
Max. Density *(Units/Acre)*	Not Applicable	RR - 1	GR3 – 3 GR8 – 8	UR12 – 12 RMX – 18	No Maximum	No Maximum	No Maximum
Min. Height	None	None	None	None	None	2 stories/20 ft[1]	None
Max. Height	35 ft	35 ft	3 stories	3 stories	4 stories	5 stories	5 stories
Open Space Dedication[2] *(CH 7)*	Yes	Yes	Yes	Yes	Yes	Not Required[1]	Yes
On-Street Parking *(CH 10)*	Not Applicable	Occasional	Occasional	Marked	Marked	Marked	Marked
Lighting *(CH 11)*	Not Required	Not Required	Regular Spacing	Pedestrian-Scaled	Pedestrian-Scaled	Pedestrian-Scaled	Regular Spacing
Curb *(CH 13 & 14)*	Not Required	Not Required	Standard[3]	Standard	Standard	Standard	Standard
Drainage *(CH 13 & 14)*	Open Swale	Open Swale	Closed	Closed	Closed	Closed	Closed
Street Trees *(CH 13 & 14)*	Not Required	Not Required	40 ft average spacing in planting strip	40 ft average spacing in planting strip	40 ft average spacing in planting strip or tree wells	40 ft average spacing in tree wells	40 ft average spacing in planting strip or tree wells
Sidewalk[4] *(CH 13 & 14)*	Not Required	Multi-Use Path (6 ft min)	5 feet both sides	5 feet both sides	5-16 feet both sides	8-16 feet both sides	5-16 feet both sides

[1] For non single-family residential structures only
[2] Dedication is required for residential development only in the TC area
[3] Standard curb not required on "park" side of a parkway style street.
[4] Sidewalk Width: 5 ft for Residential, 8 ft min for Retail/Restaurants and 8-16 ft for TC area per Downtown Plan

2.3 Use Categories and Tables of Permitted Uses

A. All uses permitted in this Code have been divided into nine (9) general categories as detailed in Chapter 19, Definitions and are generally defined as follows:

1. **Residential:** Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.

2. **Lodging:** Premises available for short-term human habitation, including daily and weekly rental.

3. **Office/Service:** Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component.

4. **Retail/Restaurants:** Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.

5. **Entertainment/Recreation:** Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.

6. **Manufacturing/Wholesale/Storage:** Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.

7. **Civic/Institutional:** Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.

8. **Infrastructure:** Uses and structures dedicated to transportation, communication, information, and utilities.

B. Interpretation of Use Matrices

1. Any use not listed in the Use Matrix is prohibited unless the Administrator determines that it falls within the same class as a listed use as set forth below.

2. Uses not listed as permitted (P), permitted with additional standards (PS), or requiring a special use (SU) permit or conditional district (CD) are presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this Chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, this Chapter may be amended to establish a specific listing for the use in question.

3. The Administrator may determine that a use is materially similar if:

a. The use is listed as within the same Structure or Function classification as the use specifically enumerated in the Use Matrix, as determined by the Land-Based Classification Standards (LBCS) of the American Planning Association [*Reference: http://www.planning.org/lbcs/index.html*]. The use shall be considered materially similar if it falls within the same LBCS classification and meets the requirements of subsection (b) below.

b. The proposed use shall not generate average daily trips exceeding other similar uses proposed in the zoning district by more than ten percent (10%), as determined by the Institute of Transportation Engineers, Trip Generation (7th ed., 2003)(the "ITE Manual"), which document is hereby incorporated by this reference. If the trip generation is not listed in the ITE Manual, then the use shall be considered materially similar to the use that most closely approximates the proposed use. The Administrator may also refer to similar local traffic studies.

4. In order to assist in interpretation of the Use Matrix, the LBCS numbers where applicable are enumerated. In interpreting the Use Matrix, the following rules of construction shall apply:

a. If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification governs. The specific use is not permitted in all districts where the uses coded to the general classification are permitted simply because they share a similar LBCS code number. The numbers increase as the classifications get more specific.

b. Some uses are listed separately, but fall within the same LBCS classification. The uses within one such classification are not permitted in all of the zoning districts as the others simply because they fall within the same LBCS classification.

C. Use Matrices

	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	—	P	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	—	PS	PS	PS	PS	PS	PS	—	—	—	PS
f. Family Care Home (6 or Less residents)	—	PS	PS	PS	PS	PS	PS	—	—	PS	P
g. Home Occupation	—	PS	PS	PS	PS	PS	PS	—	—	PS	PS
h. Housing Service for the Elderly	—	—	PS	PS	P	P	P	—	—	—	----
i. Live-Work Units	—	—	—	PS	PS	PS	PS	—	—	—	P
j. Manufactured Housing	—	PS	PS	—	—	—	—	—	—	PS	—
(2) Lodging											
a. Bed and Breakfast Inns	—	PS	PS	PS	PS	PS	P	P	—	—	PS
b. Hotels/Motels/Inns	—	—	—	—	—	CD	CD	P	—	—	CD
c. Rooming or Boarding House	—	—	—	—	PS	PS	PS	—	—	—	PS
(3) Office/Service											
a. Animal Services	—	SU	—	—	—	PS	PS	PS	P	—	----
b. ATM	—	—	—	—	PS	P	P	P	P	—	PS
c. Banks, Credit Unions, Financial Services	—	—	—	—	—	PS	P	P	P	—	P
d. Business Support Services	—	—	—	—	—	PS	P	P	P	—	P
e. Child/Adult Day Care Home (Fewer than 6 people)	—	PS	PS	PS	PS	PS	PS	—	—	—	PS
f. Child/Adult Day Care Center (6 or more people)	—	PS	—	PS	PS	PS	P	—	—	—	P
g. Community Service Organization	—	P	—	P	P	P	P	P	—	—	P
h. Cremation Facilities	—	—	—	—	—	SU	P	P	—	—	—
i. Drive Thru Service	—	—	—	—	—	SU	—	PS	PS	—	—
j. Equipment Rental	—	—	—	—	—	—	PS	PS	P	—	—
k. Funeral Homes	—	—	—	—	—	P	P	P	—	—	—
l. Government Services	P	P	P	P	P	P	P	P	P	—	P
m. Group Care Facility (More than 6 residents)	—	SU	—	—	—	PS	PS	—	—	—	—
n. Medical Services – Doctor Office	—	—	—	—	SU	P	P	P	P	—	SU
o. Medical Services – Outpatient/Urgent Care Center	—	—	—	—	P	P	P	P	P	—	P
p. Outdoor Kennels	—	SU	—	—	—	—	—	—	SU	—	—
q. Post Office	—	—	—	—	P	P	P	—	P	—	P
r. Professional Services	—	—	—	—	P	P	P	P	P	—	P
s. Studio – Art, dance, martial arts, music	—	—	—	—	P	P	P	P	P	—	P
t. Vehicle Services – Maintenance/Body Work/Repair	—	—	—	—	—	SUP	PS	PS	PS	—	—

P Permitted
— Not Permitted
PS Permitted subject to Additional Standards in Chapter 3
CD Conditional District (See Chapter 15)
SU Special Use Permit Required (See Chapter 3 and Chapter 15)

	T1	T2	T3	T4		T5	T6	Assigned Districts		Planned Districts	
BASE DISTRICT	**OSP**	**RR**	**GR**	**UR**	**RMX**	**NMX**	**TC**	**HB**	**MI**	**MHD**	**TND**
(4) Retail/Restaurants											
a. Auto Parts Sales	—	—	—	—	—	P	P	P	P	—	—
b. Bar/Tavern/Night Club	—	—	—	—	—	PS	PS	P	—	—	PS
c. Drive-Thru Retail/Restaurants	—	—	—	—	—	SU	—	PS	—	—	----
d. Gas Station with Convenience Store	—	—	—	—	—	PS	PS	PS	—	—	—
e. Neighborhood Retail/Restaurant – 2,000 sf or less	—	—	—	—	SUP	P	P	P	—	—	P
f. General Retail – 10,000 sf or less[1]	—	—	—	—	—	P	P	P	—	—	P
g. General Retail – 10,001 sf – 50,000 sf[1]	—	—	—	—	—	—	P	P	—	—	P
h. General Retail – Greater than 50,000 sf[1]	—	—	—	—	—	—	CD	CD	—	—	CD
i. Restaurant	—	—	—	—	—	P	P	P	----	—	P
j. Shopping Center – Community Center[1]	—	—	—	—	—	—	CD	CD	CD	—	—
k. Shopping Center – Neighborhood Center[1]	—	—	—	—	—	CD	CD	CD	—	—	CD
l. Vehicle/Heavy Equipment Sales	—	—	—	—	—	—	PS	PS	PS	—	----
(5) Entertainment/Recreation											
a. Adult Establishment	—	—	—	—	—	—	—	—	SU	—	—
b. Amusements, Indoor – 5,000 sf or less	—	SU	SU	SU	SU	P	P	P	P	—	—
c. Amusements, Indoor – 5,001 sf – 20,000 sf	—	—	—	—	SU	SU	SU	P	P	—	—
d. Amusements, Indoor – Greater than 20,000 sf	—	—	—	—	—	—	—	P	P	—	—
e. Amusements, Outdoor	—	SU	—	—	PS	PS	PS	PS	PS	—	PS
f. Cultural or Community Facility	SU	SU	—	—	P	P	P	P	P	—	P
g. Meeting Facilities	SU	SU	—	—	P	P	P	—	—	—	—
h. Recreation Facilities, Indoor	—	PS	PS	PS	P	P	P	P	P	—	P
i. Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	P	P	P
j. Theater, Live Performance	—	—	—	—	—	CD	CD	CD	CD	—	CD
k. Theater, Movie	—	—	—	—	—	CD	CD	CD	CD	—	CD
(6) Manufacturing/Wholesale/Storage											
a. Agribusiness	P	PS	PS	—	—	—	—	—	PS	—	—
b. Laboratory - Medical, analytical, research & development	—	—	—	—	—	—	—	P	P	—	—
c. Laundry, dry cleaning plant	—	—	—	—	—	—	—	P	P	—	—
d. Manufacturing, Light	—	—	—	—	—	—	—	PS	P	—	—
e. Manufacturing, Neighborhood	—	—	—	—	—	PS	PS	P	P	—	P
f. Manufacturing, Heavy	—	—	—	—	—	—	—	—	P	—	—
g. Media production	—	—	—	—	—	—	P	P	P	—	—
h. Metal products fabrication, machine or welding shop	—	—	—	—	—	—	----	----	P	—	—
i. Mini-Warehouses	—	—	—	—	—	—	—	PS	PS	—	—

P Permitted **PS** Permitted subject to Additional Standards in Chapter 3 **SU** Special Use Permit Required (See Chapter 3 and Chapter 15)
— Not Permitted **CD** Conditional District (See Chapter 15)

[1] *See Section 16.12 for requirements related to the submission of a Traffic Impact Analysis*

	T1	T2	T3	T4		T5	T6	Assigned Districts		Planned Districts	
BASE DISTRICT	**OSP**	**RR**	**GR**	**UR**	**RMX**	**NMX**	**TC**	**HB**	**MI**	**MHD**	**TND**
(6) Manufacturing/Wholesale/Storage (continued)											
j. Research and development	—	—	—	—	—	—	—	PS	P	—	—
k. Storage - Outdoor storage yard as a primary use	—	—	—	—	—	—	—	----	PS	—	—
l. Storage - Warehouse, indoor storage	—	—	—	—	—	—	PS	PS	PS	—	—
m. Wholesaling and distribution	—	—	—	—	—	—	—	SU	PS	—	—
(7) Civic/Institutional											
a. Campground	SU	SU	SU	—	—	—	—	P	P	P	P
b. Cemeteries	PS	—	—	—	—	PS	P	PS	—	—	—
c. Colleges/Universities	—	—	—	—	CD	CD	CD	—	—	—	—
d. Hospital	—	—	—	—	—	—	CD	CD	CD	—	—
e. Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P
f. Religious Institutions	—	P	P	P	P	P	P	P	—	P	P
g. Schools – Elementary & Secondary	—	SUP	SUP	CD	CD	CD	CD	—	—	—	P
h. Schools – Vocational/Technical	—	—	—	—	P	P	P	P	P	P	P
(8) Infrastructure											
a. Airport	—	SU	—	—	—	—	—	—	SU	—	—
b. Transit, Road & Ground Passenger Services	—	—	—	—	—	—	PS	PS	PS	—	—
c. Wireless Telecommunication Facility-Stealth	—	—	PS	PS	PS	PS	PS	PS	PS	PS	PS
d. Wireless Telecommunication 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	—	—

P Permitted
— Not Permitted
PS Permitted subject to Additional Standards in Chapter 3
CD Conditional District (See Chapter 15)
SU Special Use Permit Required (See Chapter 3 and Chapter 15)

2.4 OPEN SPACE PRESERVE (OSP)

A. Purpose and Intent: The Open Space Preserve District is intended to protect areas that are permanently preserved as natural and/or environmentally significant lands. Such areas include rural parks, wetlands, and areas placed in a conservation easement.

B. Specific District Provisions:

	All Buildings
Lot Width (*Minimum*)	100 ft
Front Setback (*Minimum*)	30 ft
Side Setback (*Minimum*)	10 ft
Rear Setback (*Minimum*)	20 ft
Accessory Structure Side/Rear Setback (*Minimum*)	5 ft

2.5 RURAL RESIDENTIAL (RR1)

A. Purpose and Intent: The Rural Residential District is intended to accommodate very low-density, rural residential and agricultural uses, protect natural vistas, and landscape features that define our rural heritage.

B. Specific District Provisions:

	House	Civic & Institutional
Lot Width (*Minimum*)	90 ft	100 ft
Front Setback (*Minimum*)	35 ft	40 ft
Front Yard Encroachments *(a)*	8 ft	8 ft
Side Setback (*Minimum*)	10 ft	10 ft
Rear Setback (*Minimum*)	30 ft	30 ft
Accessory Structure Side/Rear Setback (*Minimum*)	5 ft	5 ft

Notes:

(a) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

2.6 GENERAL RESIDENTIAL (GR3 and GR8)

A. Purpose and Intent: The General Residential District is intended for Town's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with a suburban pattern. These Districts are differentiated only by the density of the overall development relative to the planning goals of the Town as set forth in the *2027 Comprehensive Plan*.

B. Specific District Provisions:

1. **Maximum Development Density** (*on a project by project basis*)**:**
   GR3: 3 Units/Acre
   GR8: 8 Units/Acre

2. **Permitted Building Type Ratio:** The maximum number of Townhouse buildings in a GR development shall not exceed 30% of the total number of units.

3. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as-built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (whichever is greater). In situations where no block face exists (no houses facing the street) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Civic & Institutional
Lot Width *(a)* (*Minimum*)	30 ft	n/a	100 ft
Front Setback (*Minimum*)	10 ft	0 ft	10 ft
Front Setback (*Maximum*)	n/a	25 ft	n/a
Front Yard Encroachment *(b)*	8 ft	*(e)*	10 ft
Side Setback (*Minimum*)	20% of lot width *(d)*	10 ft between buildings	15 ft
Rear Setback (*Minimum*)	25 ft	n/a	30 ft
Rear Setback from Rear Lane/Alley *(c)* (*Minimum*)	15 ft from centerline	15 ft from centerline	n/a
Accessory Structure Side/Rear Setback (*Min.*)	5 ft	5 ft	5 ft

Notes:

(a) For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required, except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 60 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 60 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

(b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

(c) For lots that provide access to off-street parking from a rear lane/alley

(d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

(e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Town.

2.7 URBAN RESIDENTIAL (UR12)

A. Purpose and Intent: The Urban Residential District accommodates the in-town neighborhoods of the Town and those close to town centers which provide for a variety of compatible housing types and a limited mix of uses in a walkable context.

B. Specific District Provisions:

1. **Maximum Development Density** (*on a project by project basis*)**:**

   UR12: 12 Units/Acre

2. **Mixed-Use Buildings:** Mixed-Use Buildings are permitted in new developments only (not infill lots).

3. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as-built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (whichever is greater). In situations where no block face exists (no houses facing the street) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Civic & Institutional
Lot Width *(a)* (*Minimum*)	30 ft	n/a	n/a	32 ft	50 ft
Front Setback (*Minimum*)	10 ft	0 ft	0 ft	0 ft	10 ft
Front Setback (*Maximum*)	n/a	25 ft	25 ft	10 ft	n/a
Front Yard Encroachment *(b)*	8 ft	*(e)*	*(e)*	*(e)*	10 ft
Side Setback (*Minimum*)	20% of lot width *(d)*	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 12 ft	10 ft between buildings
Rear Setback (*Minimum*)	25 ft	n/a	n/a	10 ft	30 ft
Rear Setback from Rear Lane/Alley *(c)* (*Minimum*)	15 ft from centerline	15 ft from centerline	15 ft from centerline	5 ft	n/a
Accessory Structure Side/Rear Setback (*Min.*)	5 ft	5 ft	5 ft	0 ft	5 ft

Notes:

(a) For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 60 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 60 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

(b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

(c) For lots that provide access to off-street parking from a rear lane/alley

(d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

(e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Town.

2.8 RESIDENTIAL MIXED-USE (RMX)

A. Purpose and Intent: The Residential Mixed-Use District is intended to provide for areas for higher density residential development in close proximity (within ½ - ¼ mile) to existing and planned commercial centers such as the Town Center District (TC). The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles along with a limited mix of neighborhood-friendly uses are encouraged.

B. Specific District Provisions:

1. **Maximum Development Density** (*on a project by project basis*): 18 Units/Acre

2. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as-built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (whichever is greater). In situations where no block face exists (no houses facing the street) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Civic & Institutional
Lot Width *(a)* (*Minimum*)	30 ft	n/a	n/a	32 ft	50 ft
Front Setback (*Minimum*)	10 ft	0 ft	0 ft	0 ft	10 ft
Front Setback (*Maximum*)	n/a	25 ft	25 ft	10 ft	n/a
Front Yard Encroachment *(b)*	8 ft	*(e)*	*(e)*	*(e)*	10 ft
Side Setback (*Minimum*)	20% of lot width *(d)*	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 12 ft	10 ft between buildings
Rear Setback (*Minimum*)	25 ft	n/a	n/a	10 ft	30 ft
Rear Setback from Rear Lane/Alley *(c)* (*Minimum*)	15 ft from centerline	15 ft from centerline	15 ft from centerline	5 ft	n/a
Accessory Structure Side/Rear Setback (*Min.*)	5 ft	5 ft	5 ft	0 ft	5 ft

Notes:

(a) For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 60 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 60 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

(b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

(c) For lots that provide access to off-street parking from a rear lane/alley

(d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

(e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Town.

2.9 NEIGHBORHOOD MIXED-USE (NMX)

A. Purpose and Intent: The Neighborhood Mixed-Use District is coded to provide pedestrian-scaled, higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors, in areas of transition, and at the functional center of new neighborhoods. Development in this district should encourage pedestrian activity through construction of mixed-use buildings and connections to adjacent neighborhoods. Buildings in this district are typically small and detached.

B. Specific District Provisions:

1. **Lot and Building Dimensional Requirements:** On infill lots, the minimum lot width, front and side setbacks shall be equal to the median lot width, average as-built front setback and average as-built side setback dimension, respectively, of lots on the same block face and the opposite block face within 300 feet or one block length (whichever is greater). In situations where no block face exists (no houses facing the street) for purposes of making average calculations, a Special Use Permit shall be required. Otherwise, the dimensional requirements for new developments shall be as follows:

	House	Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
Lot Width *(a)* (*Minimum*)	30 ft	n/a	n/a	n/a	32 ft	50 ft
Front Setback (*Minimum*)	10 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Front Setback (*Maximum*)	n/a	25 ft	25 ft	10 ft	10 ft	n/a
Front Yard Encroachment *(b)*	8 ft	*(e)*	*(e)*	*(e)*	*(e)*	n/a
Side Setback (*Minimum*)	20% of lot width *(d)*	10 ft between buildings	10 ft between buildings	0 ft within development, otherwise 5 ft	0 ft within development, otherwise 5 ft	10 ft between buildings
Rear Setback (*Minimum*)	25 ft	n/a	n/a	0 ft	0 ft	30 ft
Rear Setback from Rear Lane/Alley *(c)* (*Minimum*)	15 ft from centerline	15 ft from centerline	15 ft from centerline	0 ft	0 ft	n/a
Accessory Structure Side/Rear Setback (*Minimum*)	5 ft	5 ft	5 ft	0 ft	0 ft	5 ft

Notes:

(a) For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 60 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 60 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

(b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

(c) For lots that provide access to off-street parking from a rear lane/alley

(d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

(e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Town.

2.10 TOWN CENTER (TC)

A. Purpose and Intent: The Town Center District is coded for the traditional downtown area and the identified new town centers at future commuter rail stations. Individual buildings are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses.

B. Specific District Provisions

1. **Parking Requirements** *(per Chapter 10-Parking and Loading)***:** May achieve compliance with parking requirements by making payments to the Town of Knightdale Parking Fund as provided in Section 10.3(C)(2).
2. **Open Space Requirements** *(per Chapter 7-Open Space and Greenways)***:** None required
3. **Lot and Building Dimensional Requirements:**

	House or Townhouse	Apartment	Mixed-Use	Commercial	Civic & Institutional
Lot Width *(a)* (*Minimum*)	n/a	n/a	n/a	16 ft	50 ft
Front Setback (*Minimum*)	0 ft	0 ft	0 ft	0 ft	0 ft
Front Setback (*Maximum*)	25 ft	25 ft	10 ft	10 ft	25 ft
Front Yard Encroachment *(b)*	*(e)*	*(e)*	*(e)*	*(e)*	n/a
Side Setback (*Minimum*)	6 ft between buildings	If no partiwall then 10 ft	If no partiwall then 10 ft	If no partiwall then 10 ft	0 ft
Rear Setback (*Minimum*)	n/a	n/a	0 ft	0 ft	0 ft
Rear Setback from Rear Lane/Alley *(c)* (*Minimum*)	15 ft from centerline	15 ft from centerline	0 ft	0 ft	0 ft
Accessory Structure Side/Rear Setback (*Minimum*)	0 ft	0 ft	0 ft	0 ft	0 ft

Notes:

(a) For lots less than 60 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 60 feet wide where no alley/rear lane access exists, shared driveways shall be required. For lots 60 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

(b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

(c) For lots that provide access to off-street parking from a rear lane/alley

(d) In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

(e) Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the Town.

2.11 HIGHWAY BUSINESS (HB)

A. Purpose and Intent: The intensity of commercial development in the Highway Business District is established by the traffic of the fronting thoroughfare. The intent of these regulations is to provide and encourage the development of high-intensity offices, services, retailing of durable and convenience goods, facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

B. Specific District Provisions:

1. Dimensional Standards:

a. Lot Standards	
Lot Width at Right-of-Way	150 ft

b. Principal Structure Standards	
Front Setback from Right-of-Way (Minimum)	10 ft
Front Setback from Right-of-Way (Maximum)	90 ft
Side Setback (Minimum) *(a)*	0 ft or 6 ft
Corner Side Setback (Minimum)	10 ft
Side Setback from RR, GR, UR and RMX districts	50 ft
Rear Setback from Property Line	10 ft
Rear Setback from Alley/Rear Lane Centerline	15 ft
Rear Setback from RR, GR, UR and RMX Districts	50 ft
Height (Maximum)	75 ft

c. Accessory Structure Standards	
Side Setback (minimum)	0
Side Setback from Residential District	50 ft
Rear Setback from Rear Property Line	0
Rear Setback from Alley/Rear Lane Centerline	0
Rear Setback from Residential District	50 ft
Height (Maximum)	35 ft

(a) If a partiwall condition is not provided, then the buildings shall be a minimum of 6 feet apart.

2. Landscape Buffer Requirements:

See Chapter 8 – Tree Protection & Landscaping

3. Sign Height:

See Chapter 12 – Signs

4. Access Management

a. Driveways shall be limited in accordance with the following standards. Where the NC DOT Driveway Manual conflicts, the stricter of the two standards shall prevail.

Frontage (feet)	Number of Driveways Allowed
≤ 500	1
501-999	2 (one shall be limited access)
>1000	3 (one shall be limited access)

Development Type	Minimum Spacing (feet)
Commercial	400

b. The minimum distance between a driveway and an intersection shall be as follows. Where the NC DOT Driveway Manual conflicts, the stricter of the two standards shall prevail.

Street Type	Minimum Distance (feet)
Arterial	500
Local/Collector Street	200

c. The Minimum Spacing between median openings shall be 1000 feet. Where the NC DOT Median Crossover Guidelines conflict, the stricter of the two standards shall prevail.

2.12 MANUFACTURING AND INDUSTRIAL (MI)

A. Purpose and Intent: The Manufacturing and Industrial District is coded to permit the development and operation of industrial and/or flex space uses that are typically too large in scale to fit within a neighborhood environment and should be buffered from surrounding neighborhood uses. In the interest of economic development this District is reserved for non-residential uses only to preserve adequate opportunities for future relocation and expansion of employment-based uses.

B. Specific District Provisions:

1. **Internal Streets:** An interconnecting network of internal streets shall be designed to accommodate the various uses found within the District. Where possible, all access to sites shall be from these internal streets.

2. **Building Design Standards:** All portions of buildings within 100 ft of the street shall be designed in a manner that is pedestrian in scale and massing unless a technological requirement demands a different trajectory. These elements include the following:

   a. Building Materials: All building walls visible from a public street shall be brick or decorative concrete masonry unit, or other materials similar in appearance and durability.

   b. Avoid long, blank walls by integrating design variety along the façade through wall offsets, change in material patterning, awnings, windows, or doors or other techniques used to avoid wall monotony.

3. **Parking:** Parking lots may be placed adjacent to internal streets only but shall be screened in accordance with the standards of Chapter 8-Landscaping. Parking lots shall not be adjacent to external streets unless existing conditions to do not provide a practical alternative.

4. **Lot and Building Dimensional Requirements:**

	All Structures
Exterior Development Setback (*Minimum*)	50 ft
Undisturbed Development Buffer (*Minimum*)	30 ft
Internal Setbacks (*Minimum*)	None

2.13 MANUFACTURED HOME DEVELOPMENT (MHD)

A. Purpose and Intent: Manufactured housing is a recognized form of affordable housing. To provide for this type of housing in an organized manner this district permits two different types of Development, the Manufactured Home Neighborhood and the Mobile Home Park. Mobile home parks can only occur in a MHD district.

The intent is to treat manufactured housing with the same design considerations applied to homes built to the standards set forth in the North Carolina Building Code and those codified in this Code.

B. Density: The Maximum Density of any Manufactured Home Development shall not exceed the maximum density of the underlying district.

C. Manufactured Home Neighborhood

1. **General Description:** The Manufactured Home Neighborhood is a subdivision of land that permits either single-wide or double-wide manufactured houses that are aligned on the lots in a manner similar to site built homes with their front doors facing the streets

2. Individual homes shall be placed upon separately platted lots.

3. The mobile home shall have the tow assembly and wheels removed and be mounted on and anchored to a permanent, continuous masonry (brick) foundation.

4. Neighborhoods with 50 or more lots shall have at least two (2) entrances.

5. **Lot and Dimensional Specifications:**

	All Structures
Minimum Development Size	3 acres
Maximum Development Size	40 acres
Maximum Development Density *(Units/Acre)*	6
Exterior Development Setback	50 ft
Internal Setbacks (*Minimum*)	None

D. Mobile Home Parks

1. **General Description:** The location of two or more mobile homes on a parcel of land shall constitute a mobile home park and shall be subject to the provisions of this section.

2. **General plan:** Each application for a mobile home park as a Special Use Permit shall be accompanied by general plans, including contoured site plans (five-foot intervals) using true elevations. The general plan shall show the circulation pattern, mobile home spaces, permanent structures and other site design requirements as may be considered essential by the board of adjustment. The general plan shall also show that all improvements would meet the following minimum standards.

3. **Lot and Dimensional Specifications**

	All Structures
Minimum Development Size	3 acres
Maximum Development Size	40 acres
Maximum Development Density *(Units/Acre)*	6
Exterior Setback	50 ft
Minimum Space Area	5,000 sq ft
Distance between Units	25 ft
Internal Setbacks (*Minimum*)	None

4. **General Requirements:** The following standards shall be considered the minimum requirements for all new mobile home parks

   a. The transfer of title of a mobile home space or spaces either by sale or by any other manner shall be prohibited within a mobile home park.

   b. Mobile home park identification sign shall not exceed 48 square feet in area. Only indirect, non-flashing lighting shall be used for illumination. The top portion of any sign shall not exceed 12 feet in height.

   c. Within a mobile home park, there shall be an administrative office.

   d. The owner and/or operator of a mobile home park shall not sell mobile homes on or within a mobile home park unless the mobile home unit for sale shall be placed individually and separately upon an existing mobile home space where all design standards and utilities have been completed as specified by this ordinance. This does not prohibit the mobile home park owner and/or operator from owning or operating a retail sales business on adjoining property.

   e. Any mobile home unit must have a U. S. Department of Housing and Urban Development numbered certification label affixed to the exterior of each section of the home.

f. At least ten percent of the total area to be used as a mobile home park shall be set aside for recreational purposes.

g. Any mobile home park with greater than fifty (50) units shall construct a community center, which shall serve the needs of their residents for gatherings and emergency shelter.

5. Streets and Parking

a. Convenient access to each mobile home space shall be provided by streets or drives with a minimum of 20 feet graded, drained, and paved with a durable dustless surface, for automobile circulation. Maintenance of such streets shall be provided for by the owner and/or operator of the mobile home park.

b. Cul-de-sacs shall not exceed 250 feet in length and shall be provided with a turnaround of at least 60 feet in diameter. Streets or drives within the mobile home park shall intersect as nearly as possible at right angles, and no street shall intersect at less than 60 degrees. Where a street intersects a public street or road, the design standards of the North Carolina Department of Transportation shall apply.

c. Proposed streets, which are obviously in alignment with others existing and named, shall bear the assigned name of the existing streets. In no case shall the name of proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of [the] suffix, street, avenue, boulevard, drive, place, court, etc.

d. A minimum of two automobile parking spaces (paved with a durable, dustless surface) shall be provided adjacent to each mobile home space, but shall not be located within any public right-of-way or within any street in the park.

e. All spaces within a mobile home park shall be serially numbered for mailing address purposes. These numbers shall be displayed on a free standing post on each mobile home space.

6. Mobile Home Space

a. Each mobile home space shall be clearly defined by means of concrete or iron pipe markers placed at all corners.

b. Each mobile home space shall be located on ground not susceptible to flooding and graded so as to prevent any water from ponding or accumulating on the premises and not located in "A Zones" as identified in FIRMs.

c. The mobile home space shall be provided with anchors and tiedowns such as cast-in-place concrete "dead men" eyelets embedded in concrete foundations or runways, screen augers, arrowhead anchors, or other devices securing the stability of the mobile home. Each mobile home unit shall comply with the above standards or similar standards whichever are higher. Each mobile home owner shall be responsible for securing his individual mobile home to anchors provided by the mobile home park operator.

7. Utility Requirements

a. An accessible, adequate, and potable supply of water shall be provided in each mobile home park. Where a public water supply is available, connection shall be made thereto and its supply used exclusively. When a municipal or public water supply is not available, a community water supply shall be developed, and its supply used exclusively in accordance with the standards of the Sanitary Engineering Division of the North Carolina Division of Health Services and the Wake County Health Department.

b. Adequate and safe sewage disposal facilities shall be provided in all mobile home parks. Where a public sewage collection system is available, connection shall be made thereto, and the system and sewage treatment plants complying with the requirements of the North Carolina Division of Environmental Management shall be provided. Plans for sewage collection systems and treatment facilities shall be submitted to the North Carolina Division of Environmental Management. Individual septic tank systems can be considered, if soil, topography, and groundwater conditions are favorable. If septic tanks are used, they will be subject to approval by the Wake County Health Department.

c. All utilities within the proposed mobile home park shall be located underground.

8. Solid Waste

a. The storage, collection, and disposal of solid waste in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or pollution.

b. All solid waste containing garbage shall be stored in standard fly-tight, watertight, rodent-proof containers which shall be located not more than 150 feet from any mobile home space. Containers shall be provided in sufficient number and capacity to properly store all solid waste containing garbage. The mobile home park owner and/or operator shall be responsible for the proper storage, collection, and disposal of solid waste as specified by the Wake County Health Department.

c. Containers shall be installed in the ground or provided with stands. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.

d. All solid waste garbage shall be collected at least once weekly. Where suitable collection service is not available from municipal or private agencies, the mobile home park owner and/or operator shall dispose of the solid waste by collecting and transporting it in conformance with requirements and guidelines set forth by the North Carolina State Board of Health and the Wake County Health Department.

9. Grounds, Buildings, and Structures

a. Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination and control methods shall conform with the requirements of the county health department and/or North Carolina Department of Agriculture.

b. Parks shall be maintained free of accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

c. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building material shall be stored at least one foot above ground.

d. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be screened with wire mesh or other suitable materials.

e. The growth of bushes, weeds, and grass shall be controlled so as to prevent the harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open spaces and recreation areas shall be maintained free of heavy undergrowth of any description.

f. No inoperable automobile shall remain in a mobile home park for a period longer than 60 days.

10. Registration of Occupants: Every mobile home park owner or operator shall maintain an accurate register. The register shall be available for inspection at all times by authorized town representatives. The register shall contain the following information on forms provided by the planning department: (1) Name of owner and/or occupant; (2) mobile home space number; (3) make, model, registration number of mobile home; and (4) date of arrival and departure of the occupants. Records shall be maintained for a period of three years.

11. Inspection

a. The Wake County Health Department and the Town of Knightdale Planning Department are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this ordinance. It shall be the duty of the owners and/or operators or occupants of mobile home parks to give these agencies free access to such premises at reasonable times for the purpose of inspection.

b. The person to whom an operating permit for a mobile home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

c. The park owner and/or operator shall notify park occupants of all applicable provisions of the ordinance and inform them of their duties and responsibilities under this ordinance.

2.14 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

A. Purpose and Intent: The intent of this District is to allow for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods that minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation. Traditional Neighborhood Developments adhere to the following design principles:

- All neighborhoods have identifiable centers and edges.
- Edge lots are readily accessible to retail and/or recreation by non-vehicular means (a distance not greater than ¼ - ½ mile).
- Uses and housing types are mixed and in close proximity to one another.
- Street networks are interconnected and blocks are small.
- Civic uses are given prominent sites throughout the neighborhood.
- Proximity to open space.

B. Specific District Provisions

1. Development Size (Minimum-Maximum): 40 acres – 200 acres *(Note: Projects in excess of 200 acres should be developed as multiple Traditional Neighborhoods, each individually subject to all such provisions)*

2. The entire land area of the TND shall be divided into blocks, streets, lots and open space areas.

3. Similar land categories shall generally front across streets. Dissimilar categories shall abut at rear lot lines. Corner lots which front on streets of dissimilar use shall be set back the same as the adjacent use with the lesser setback.

4. The long axis of streets exceeding 500 feet in length shall have appropriate termination with either a public monument, specifically designed building facade, or a gateway to the ensuing space.

5. No portion of the TND is further than 760 feet (1/8 mile) from a public open space as defined in Chapter 7.

6. Open space shall be centrally located so that it is within walking distance (¼ – ½ mile) from all locations within the TND. All required open space shall be in accordance with the provisions of Chapter 7.

7. Dimensional Standards: The Dimensional Standards shall be established in accordance with the neighborhood design but shall be generally consistent with those found in the underlying Districts.

C. Land Allocation by Use:

(Note: The figures in the table below are to be calculated as the net development area, excluding street-rights-of-way)

	Minimum	Maximum
Single-Family Uses	15%	75%
Two-Family and Multi-Family Uses	10%	40%
Lodging/Office/Retail Uses	2%	40%
Civic Uses	2%	none
Open Space	Per Chapter 7	

D. Permitted Locations and Densities:

	Maximum Density By Right (units/acre)	Maximum Density as a Conditional District (units/acre)
GR3	3.75	4.5
GR8	10	12
UR12	15	18
RMX	27.5	Not Restricted
NMX	Not Restricted	Not Restricted
TC	Not Restricted	Not Restricted

2.15 QUARRY OVERLAY DISTRICT

A. Purpose and Intent: This district is established to acknowledge the unique land use impact of mining and quarrying on neighboring land uses, the need to notify the owners of the presence of neighboring quarry and to reduce potential negative impacts of the quarry on adjacent land uses.

B. Location: The QOD shall be located on parcels that otherwise allow residential development and are adjacent to the primary quarry parcel up to a maximum of 1000 feet from the primary quarry parcel boundary as determined by the Town Council.

C. Uses Permitted: The district restricts any form of residential development to a maximum of one (1) dwelling unit per acre. All other uses in the underlying general use or conditional use district are not restricted and permitted according to the Use Matrices (Section 2.3(C))

D. Full Disclosure Statement: For all residential and/or non-residential structures constructed within the QOD, the owner shall disclose in writing to all prospective purchasers that they are located within an area that may be impacted by mining/quarry operations and blasting.

Such notification will be accomplished by inclusion of this information in all sales contracts, brochures and promotional documents, including any illustrative site plans on display within any sales related office(s), as well as in homeowners association documents, and displayed on all subdivision and site plans, and within all deeds of conveyance.

2.16 SPECIAL HIGHWAY OVERLAY (SHOD)

A. Purpose and Intent: The Town hereby establishes a Special Highway Overlay District along the Eastern Wake Expressway, U.S. 64 Bypass, and any other such roadway classified on the Town's Functional Classification Plan as a highway/freeway. The intent of the district is to promote the safe movement of traffic, to maintain and enhance the scenic beauty viewed by travelers on the highway, and to reduce potential negative impacts of the highway on adjacent land uses.

Special Highway Overlay Districts shall be located on both sides of a highway and shall be 50 feet wide in depth measured from the right-of-way line. District boundaries may be located closer to the highway right-of-way where the underlying zoning is residential and residential development has already substantially defined the natural character of the land.

B. Uses Permitted: The district does not replace or restrict the range of uses permitted in the underlying general use or conditional use zoning district. The district includes additional development requirements that shall be met by any development within the district.

C. Lot and Dimensional Specifications

	All Structures
Building Setback from Highway Right-of-Way	50 feet
Minimum Buffer Adjacent to Highway *(Type "D")*	30 feet
Distance between Structures	25 ft
Internal Setbacks (*Minimum*)	None

D. Site Plan Requirements: In addition to all standard requirements for site plans, submittal of the following items is required in a Special Highway Overlay District:

1. The specific location and species of trees greater than fifteen inches (15") in caliper and those which shall be saved and integrated in to the development, with indication of protection methods during construction, as well as those trees proposed for removal.
2. The specific location of trash and refuse containers, collection areas, parking and loading areas, lighting, heating, ventilation, air conditioning equipment, as well as the methods for screening.
3. Front, rear and side elevation drawing / rendering of all proposed buildings at a minimum scale of 1/8" = 1'.
4. Non-residential subdivisions that abut developed residential areas shall be required to submit a unified development plan. The purpose of the unified development plan is to ensure that development is compatible with and complementary to the surrounding area. For purposes of this section, the unified development plan should include, but not be limited to, information regarding proposed building design, utilities, and traffic circulation. The unified development shall require Town Council approval.

2.17 CONDITIONAL DISTRICTS (CD)

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 districts 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 in any district but is not intended to relieve hardships that would otherwise be handled using a variance procedure.

B. Specific District Provisions:

District	Minimum Area Required
Rural Residential (RR1)	40 Acres
General Residential (GR3, GR8)	20 Acres
Urban Residential (UR12)	2 Acres
Residential Mixed-Use (RMX)	2 Acres
Neighborhood Mixed-Use (NMX)	1 Acres
Town Center District (TC)	None
Highway Business (HB)	4 Acres
Manufacturing and Industrial (MI)	10 Acres
Manufactured Home Development (MHD)	3 Acres
Traditional Neighborhood Development (TND)	40 Acres

C. District Types:

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.

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.

This page intentionally left blank