



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #22-11-16-007
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-2-22 Harper Preserve Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Rural Transition (RT) to General Residential-3 and Neighborhood Mixed-Use Planned Unit Development (GR3/NMX-PUD); and

WHEREAS, the Town Council finds the proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as protecting the natural environment through compact development patterns which limits impacts to streams and wetlands, extending the transportation network in keeping with the Street Network Map, and expanding home choices for residents in Knightdale. Further, it is consistent with the Growth & Conservation Map's designation as a "Mixed Density Neighborhood" Place Type. Additionally, the proposal is consistent with the Street Network Map, Trails & Greenway Map, and the Mixed Density Residential Focus Study Area; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design which achieves the spirit and intent of the Town's vision for growth;

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, which includes the Zoning District Map, be amended to rezone approximately 94.01± acres located in the Town of Knightdale's Extra Territorial Jurisdiction between Fayetteville Street and Robertson Street; identified by Wake County PINs 1754-51-9021 and 1754-60-7948; from RT to GR3/NMX-PUD as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-2-22 and PUD document, and listed below apply as additional zoning conditions to the parcel of land identified as PINs 1754-51-9021 and 1754-60-7948:

1. All single-family front-loaded lots shall a minimum of 60-feet wide and be served by driveways that are a minimum length of 25-feet. All single-family rear-loaded lots and townhomes shall be served by driveways that are a minimum length of 20-feet.
2. Side setbacks for front-loaded lots shall be a minimum of 5-feet, and 3-feet for rear-loaded lots.

3. The development shall meet the following distribution of uses as noted in the approved master plan:

Use Type	Distribution
Dwelling-Townhomes	17%
Dwelling-Single-Family	76%
Mixed-Use	7%

4. Mass grading shall be permitted on all single-family lots, except lots 1-9 and 59-63.
5. A 10-foot Type A Buffer shall be required on the mixed-use parcels adjacent to single-family zoning.
6. Single-Family Residential Architectural Standards:
- a. Single-family two-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and one-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
 - b. Single-family homes built on lots less than 60-feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
 - c. All single-family homes shall be raised from the finished grade a minimum of 18-inches and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
 - d. All single-family homes with a crawl space will be wrapped in brick or stone on all sides.
 - e. All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.
 - f. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6'x6'.
 - g. Main roof pitches (excluding porches) for two-story homes shall be at least 8:12.
 - h. There shall be a 12-inches overhang on every gable roof end.
 - i. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
 - j. Garages for lots that are at least 60-feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall contain over window inserts and hardware.
 - k. For every linear 30 feet (or fraction) of continuous side elevation per floor, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
 - l. Garages will not exceed 45% of the front facade width or will be split into two bays.
7. Townhome Architectural Standards
- a. All townhouse units will have alley-loaded two-car garages.
 - b. All townhouse units shall be raised from the finished grade a minimum of 18-inches and have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
 - c. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
 - d. Usable front porches shall be at least five (5) feet deep and extend more than 30% of the primary facade.

- e. All townhouse units shall provide detailed design elements using at least one (1) of the features from each of the four categories below:
 - i. Entrance
 - 1. Recessed entry with 6-inches minimum width door trim
 - 2. Covered porch with 6-inches minimum width pillars/posts/columns
 - ii. Building Offset
 - 1. Facade offset
 - 2. Roofline offset
 - iii. Roof
 - 1. Dormer
 - 2. Gable
 - 3. Cupola/Tower/Chimney
 - 4. Decorative cornice of roof line (flat roof only)
 - iv. Facade - at least two (2) of the following elements:
 - 1. Bay window
 - 2. Balcony
 - 3. Porch
 - 4. Shutters
 - 5. Window trim with 4" minimum width
 - 6. Patterned finish (scales, shakes, wainscoting, brick, or stone)
 - f. There shall be a 12-inches overhang on every gable roof end.
 - g. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
 - h. Main roofs on townhouse buildings shall have 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. Monopitch roofs shall have a pitch of at least 3:12.
 - i. For every second and third story of the side elevations, there shall be a minimum of three windows added to the side elevation with at least two windows on the second floor and 1 window on the third floor. Any siding break on the side of the home such as a fireplace or wall offset can be used as an alternate to a window. On the ground floor there shall be a minimum of one window on the side elevations.
 - j. The second and third stories of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
 - k. No two townhouse units in a building shall have the same exterior paint color scheme.
8. Mixed-Used Building Architectural Standards
- a. Primary Façades: Primary façades are those which face a public or private street. All buildings shall have a primary façade that consists of a clearly discernible base, body, and cap as follows:
 - i. The lowest portion (base) of the building façade shall be built with masonry material to a height of at least two feet. The top of the base shall be constructed with a soldier course (a complete course of masonry laid on end vertically with the narrow side exposed) or an equivalent cap, which projects further from the façade than the rest of the base.

- ii. The body of the building shall constitute a minimum of 50% of the total building height. A living wall or planted vegetative wall may be used to define the body of the building.
 - iii. The highest portion (cap) of the building façade shall have a smaller vertical dimension than the base and shall consist of a cornice, parapet, awning, canopy, eave or other architectural treatment that demarcates the top of the structure.
 - iv. Visually heavier materials shall be placed below lighter materials (e.g., stucco or siding over brick or stone) to give the sense of support and grounding.
 - b. Primary Materials: At least 40% of the primary façades shall consist of one or more of the following approved materials:
 - i. Brick or glazed brick;
 - ii. Wood;
 - iii. Cementitious fiber board;
 - iv. Stone, cast stone, stone masonry units, marble or similar material;
 - c. Secondary Materials: The secondary facades and the remaining area of the primary façades may also consist of the following materials:
 - i. Concrete masonry units;
 - ii. Exterior insulation finishing systems;
 - iii. Split face block;
 - iv. Concrete (pre-cast or cast in place);
 - v. Concrete block;
 - vi. Metal composite panels; and
 - vii. Rigid frame metal.
 - d. Transparency: The first floor primary facades of non-residential buildings located less than 150 feet from a public right-of-way shall have a minimum transparency of 30%. Windows and glazing used to meet this standard must allow views from habitable areas inside the building to the street or property line, except where obstructed by the display of merchandise for retail uses. Glass block, spandrel and windows in vehicular garage doors do not count towards meeting this standard.
 - e. Additional Standards:
 - i. Building façades should include a clearly discernible base, body, and cap set apart with different colors, materials, patterns, profiles and/or textures.
 - ii. Along street frontages, windows, main entrances, architectural treatments and other primary façade elements should be oriented toward the street.
 - iii. New buildings should utilize the Town of Knightdale's predominant palette of materials (including brick, wood and stone), and should specifically reflect the colors, shades and textures of surrounding development. Glass, stucco and synthetic stucco may be used as a primary material where deemed appropriate.
 - iv. High-quality materials should be used for all building walls visible from a public street, parking lot, park or civic space.
 - f. All other UDO standards shall apply to these lots.
- 9. Zoning Conditions: The following zoning conditions are proposed to apply to the nonresidential lots within the development. These conditions will limit the number of uses permitted, and all other uses otherwise permitted in UDO Section 3.1.C shall be prohibited. All other UDO regulations shall apply to these lots as well.
 - a. Dwelling – Multi-family above ground floor as a part of Mixed-Use
 - b. Indoor Amusements (5,000 square feet or less)
 - c. Animal Services (No outdoor boarding or outdoor Doggie Day Care shall be permitted)

- d. Banks (drive-throughs are prohibited)
- e. Business Support Services
- f. Child/Adult Day Care Center
- g. Community Support Organizations
- h. Cultural Facility
- i. General Retail (under 10,000 square feet per single user)
- j. Government Services
- k. Medical Services (No after-hour urgent care)
- l. Personal Services
- m. Professional Services
- n. Public Safety Facility
- o. Residential Uses
- p. Studio Services (Music, Dance, Martial Arts)
- q. Neighborhood Retail/Restaurants (2,000 SF or less)
- r. Bar/Tavern/Microbrewery
- s. Restaurant
- t. Cultural or Community Facility
- u. Meeting Facilities

10. The submitted Planned Unit Development document and mater plan will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the GR3/NMX-PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the July 14, 2022, DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 4. 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 5. 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 6. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 16th day of November, 2022

Jessica Day, Mayor

ATTEST and SEAL:

Brittney Hunt, Deputy Town Clerk